

Development Management Report

Responsible Officer: Tim Rogers

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Summary of Application

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| Application Number: 14/01819/OUT | Parish: | Ford |
| Proposal: Outline application (access for approval) for mixed residential development | | |
| Site Address: Development Land North Of A458 Ford Shrewsbury Shropshire | | |
| Applicant: Shropshire Homes Ltd | | |
| Case Officer: Andrew Gittins | email: planningdmc@shropshire.gov.uk | |

Grid Ref: 341491 - 313231



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RECOMMENDATION:

Grant permission subject to a legal agreement to secure affordable housing in accordance with the prevailing rate at the time of submission of reserved matters.

REPORT**1.0 THE PROPOSAL**

- 1.1** This application seeks outline planning consent for mixed residential development on land in Ford, Shropshire. The application includes access onto the A458 truck road with all other matters reserved for later consideration. An indicative layout has been submitted illustrating a development of 26 dwellings.

2.0 SITE LOCATION/DESCRIPTION

- 2.1** The site is located approximately 6 miles West of Shrewsbury town centre. The site is situated on the Northern side of the A458 and West of Butt Lane. The development site is set back from the A458 and comprises a parcel of land set to grass, which is currently used for agricultural purposes. The site meets the residential curtilages of existing dwellings to the North of the boundary and Trinity Primary School to the East. The site gently slopes down to the northern boundary.
- 2.2** Ford consists of a mixture of housing types, including Victorian cottages and 20th century housing. The Design and Access Statement (DAS) outlines that the proposed houses will be two-storey and will either be detached or semi detached. Ford has good local facilities, such as a primary school, Local pub, village hall and a local shop (within the petrol station). There are bus services from Ford to Shrewsbury and Welshpool.

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

- 3.1** Ford Parish Council have submitted a view contrary to officers recommendation for approval based on material planning reasons which cannot reasonably be overcome by negotiation or the imposition of planning conditions; and the Area Manager / Principal Planning Officer in consultation with the committee chairman / vice chairman and the Local Member agrees that the Parish/Town Council has raised material planning issues and that the application should be determined by committee.

4.0 Community Representations**4.1 Consultee Comments****4.1.1 Ford Parish Council (16th July 2014): Strongly object:**

Further to our earlier comments I can confirm that Ford Parish Council maintains its strong objection to this scheme. Material planning issues giving rise to our objection are as follows: Ford designation as Open Countryside - Despite the ongoing uncertainty as to the standing of the SAM.Dev Plan, Ford Parish Council maintains its desire to be treated as open countryside for planning purposes. A development of

market housing, particularly of this size would be refused if the SAM.Dev Plan was deemed 'up to date'. We trust that this situation will be resolved by the time this application is determined and expect the Planning Authority to act in accordance with its own policies. Highways Safety - The comments of the Highways Agency, suggesting that access be considered via the County Road network would be strongly opposed by local residents and the Parish Council. The access would have to be via Brook Gardens, which opens onto The Leasowes. Both roads are unsuitable for additional traffic and when Brook Gardens was approved the Highways division of Shropshire County Council observed that visibility splays from Brook Gardens were sub-standard (see comments against Planning Reference SA/09/0107/F). The addition of approximately 60 additional vehicles using this access is totally unacceptable and would present a risk to pedestrians, many of which are primary school children. The Parish Council has already expressed concern about the original proposal to access the site from the A458 and note the comments of the Highways Agency confirming this should be discouraged in the interests of highway safety. The size of the development, whilst not as dense as might be proposed, is still disproportionate in scale to the size of the existing community. Ford village consists of less than 300 properties and this would represent a 10% increase in size. This is a large number of families to integrate into the community at one time. The development site is within Ford Conservation Area, which is very important for the protection of the character of the village. Part of that character is derived from the open spaces permitting views of the village from the surrounding countryside. The development of this site would largely restrict such views and impact negatively on the rest of the conservation area. The layout of the development gives concern as the access road has been taken to the extreme western perimeter. The three pairs of semi-detached houses along the western perimeter, (plots 12 - 17), are facing west and accessed via a service road along the edge of the site. There is considerable concern that this layout has been proposed to enable the site to be extended at a future date into the undeveloped land bordering the site to the west. It appears that there is sufficient space to the eastern side of these houses to provide access and this would be more acceptable. This would also enable the access road to terminate near the centre of the site with the service road serving plots 18 - 21 being extended to serve plots 22 - 24. Accessing plots 12 - 17 from the east would enable these properties to face into the centre of the development, creating a more cohesive communal environment. This could be extended to include plots 3, 4, 9, 10 and 11.

27th May 2014

Objects strongly to this outline planning application for the following reasons:

Proposal contrary to Development Plan

The proposal is contrary which is contrary to the stated desire for Ford Parish to be treated as Open Countryside under the emerging SAMDev Plan.

Insufficient detail to assess impact

The submitted application contains insufficient detail to gauge the number, size or layout of the proposed housing development and its impact on the Ford Conservation Area cannot therefore be assessed. The application should therefore be refused.

Highway safety

The Parish Council also has grave concerns about the safety and suitability of the proposed access, which is onto the busy A458 trunk road. The access is close to the main Butt Lane junction and Trinity Primary School. The A458 is often blocked by vehicles attempting to turn into Butt Lane to drop off children, so permitting an unspecified number of additional vehicles to join the road at this point will cause extensive delays to through traffic.

Drainage

The parish council is also concerned about the proposed drainage from the site. The D&AS proposes that run-off will be disposed of to the existing watercourse running close to the site. This brook already suffers from flooding downstream of the development and increased run-off will steepen the hydrograph, increasing the rate and extent of such flooding. The pumping station in Ford is already supported by additional pumps due to insufficient capacity at peak flows.

Loss of greenspace

Finally, the Parish Council objects to the loss of valuable green space.

4.1.2 SC Conservation (Historic Environment) 1st July 2014: Overall at this stage we are satisfied with the information now provided and generally the scheme is not expected to have a detrimental impact on the Conservation Area.

Since my previous comments dated May 7th regarding this Outline Application, we have met with the applicants to discuss the issues raised and additional indicative schematic plans and typical house designs have been provided along with a revised site plan. Principles of Scheme: Overall at this stage we are satisfied with the information now provided and generally the scheme is not expected to have a detrimental impact on the Conservation Area. As the scheme is expected to have a high standard of design and excellent quality materials, conditions should be imposed so that all architectural and landscape details and materials and finishes will be agreed at the formal full application stage. Detail: The rear and southerly side elevation of the first dwelling proposed to the west of the entrance to the site should be well designed as these elevations would be visible from public views into the Conservation Area from the highway.

7th May 2014

I have reviewed the site layout plan which really seems to be the same as the location plan for this Outline Application, and has no information on it except for a potential access point to this site. As these lands are fully within the boundaries of the Ford Conservation Area, at a highly visible location adjacent to the highway, and on a potential major access route into and through the Conservation Area towards the more traditional part of the village, we need to request more detail on this proposal to ensure that any development here a) does not negatively impact on the Conservation Area (including views into and out of the Conservation Area), and, b) actually enhances the character and appearance of the Conservation Area. Access details from the highway, building and access road layout, building set backs, elevation drawings including materials, number of dwellings and associated garages, any enclosure details and landscaping details should all be provided at an early stage to better assess the proposal and any impacts it might have.

RECOMMENDATION:

More information is required at this stage to adequately assess this proposal and its potential impacts on the Conservation Area.

4.1.3 SC Highways: No objection

The highway onto which this development would access is the A458 Trunk Road which is under the control of the Highways Agency as Highway Authority and not Shropshire Council. I must therefore recommend that you consult them regarding this application.

4.1.4 SC Ecology (22nd July 2014): A condition based on the requirements that Drainage set out in their 7th May 2014 comments would be sufficient to prevent a detrimental impact on the SSSI. When it comes to discharging this condition SC Ecology should be consulted. (Amendment to comments made on 10th July 2014).**4.1.5 SC Drainage (18th June 2014): No objection subjects to conditions/informative(s).****4.1.6 SC Learning and Skills: No comments received.****4.1.7 SC Archaeology (14th May 2014): No comment / objection.****4.1.8 Highway Agency (29th Oct 2014): No objection****4.2 Public Comments****4.2.1** One letter of objection has been received from a local residential raising the following points:

- The village has already met its demand for housing
- Loss of valuable green space
- Drainage concerns and increased flood risk
- Loss of privacy to existing properties
- Concerns about the access to the site
- High density housing, not in keeping with the village

5.0 THE MAIN ISSUES**Housing Land Supply Policies****Sustainable Development****Layout, external appearance and scale****Highways / Access****Other Matters**

- Ecology
- Landscaping and open space
- Drainage
- Developer Contributions

6.0 OFFICER APPRAISAL

6.1 Housing Land Supply Policies

6.1.1 Under section 38(6) of the Planning and Compulsory Purchase Act 2004, all planning applications must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. Since the adoption of the Councils Core Strategy the National Planning Policy Framework (NPPF) has been published and is a material consideration that needs to be given weight. Paragraph 12 of the NPPF states that

‘Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise’

6.1.2 Paragraph 14 of the NPPF states that:

‘At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.....For decision-taking this means that where the development plan is absent, silent or relevant policies are out of date, granting permission unless:

— any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in [the]Framework taken as a whole; or

— specific policies in [the] Framework indicate development should be restricted.’

With regards to housing development paragraph 49 of the NPPF states that:

‘Housing applications should be considered in the context of the presumption in favour of sustainable development’.

and that

‘Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.’

The Council has published a revised 5 year land supply statement alongside the submission of the SAMDev plan which demonstrates that the Council currently has a 5 year land supply. However policies may be considered out of date and of limited weight for other reasons (e.g. age of a saved local plan policy and consequent inconsistency with NPPF policies).

6.1.3 The key issue in determining applications is whether adopted and emerging policies are considered up to date and what weight should be given to these policies balanced against the weight that can be given to other material considerations. The relevant Local Plan for Ford is the SABC Local Plan and the adopted Core Strategy in addition to the SAMDev.

6.1.4 Ford is identified as a HS3 settlement within the SABC Local Plan which identifies that residential development would be acceptable subject to satisfying the following list of criteria:

(i) that the development lies wholly within the settlement as identified by the development boundaries on the proposals map;

(ii) that the development does not detract from the character of the settlement and is of an appropriate scale, design and character sympathetic to the immediate environment;

(iii) that the development does not result in the loss of any land in open use that is considered important to the setting and character of the settlement;

(iv) that adequate provision can be made for essential utilities;

(v) that an adequate and safe means of access exists or can be provided.

It is considered that the proposal meets with (ii) – (v) of the above and will be considered later in the report. However the proposed site is outside the development boundary and therefore this proposal would be contrary to this policy and has been advertised as a departure. However adopted local plan policies are at risk of being considered “time expired” due to their age and the time which has lapsed since the end date of the plan. Officers therefore advise that it is appropriate to assess this site within the context of the ‘presumption in favour of sustainable development’. This site is adjacent to a HS3 settlement where it is considered acceptable to support additional residential development and this demonstrates that it is the Council’s opinion that Ford is a sustainable location. It is therefore considered that the proposal should be supported provided it is considered to represent sustainable development, that it accords with (i) - (v) above and that there would be no adverse impact of approving it.

6.1.5 CS4 of the Core Strategy outlines how villages will be identified as Hubs or Clusters within the SAMDev DPD where additional development will be supported. Ford is not identified as a hub or a cluster within the SAMDev DPD that was submitted for examination at the beginning of August. Paragraph 216 indicates that the ‘weight’ that can be attached to relevant policies in emerging plans such as the SAMDev depends on the stage of preparation, extent of unresolved objections, and degree of consistency with the NPPF. With the submission of SAMDev the Council is now in a position that it has identified sufficient land that addresses the NPPF 5 year housing land supply requirements. However, in calculating the 5 year supply the Council recognises that full weight cannot yet be attributed to the SAMDev Final Plan housing policies as they have not yet been found sound and consistent with the NPPF and there are significant unresolved objections which will not be resolved until the public examination. The Council’s view is that the SAMDev Plan has reached a point, being settlement and site specific and having undergone public consultation, where some weight can be attached but, pending examination and adoption, this needs to be considered with care alongside the other material considerations.

6.1.6 In this period prior to examination sustainable sites for housing where any adverse impacts do not significantly and demonstrably outweigh the benefits of the development will still have a strong presumption in favour of permission under the NPPF as the 5 year housing supply is a minimum requirement and the NPPF aim of significantly boosting housing supply remains a material consideration. Officers consider that it would be difficult to defend a refusal for a site which is considered to constitute sustainable development unless the adverse impacts of granting consent would significantly and demonstrably outweigh the benefits (as outlined in paragraph 14 of the NPPF).

6.1.7 The principle issue for consideration therefore is whether the development is sustainable or not when considered against the NPPF as a whole. The balance of material considerations is still in favour of boosting housing supply in locations that are considered to be sustainable. The key factor in determining this proposal is therefore assessing whether the proposal would represent sustainable development and whether there would be any significant impact or harm as a result of the proposed development that would outweigh the benefits. This will be considered in the paragraphs below.

6.2 Sustainable Development

6.2.1 Policy CS6, amongst a range of considerations, requires proposals likely to generate significant levels of traffic to be located in accessible locations where opportunities for walking, cycling and use of public transport can be maximised and the need for car based travel to be reduced. Policy CS7 states that a sustainable pattern of development requires the maintenance and improvement of integrated, attractive, safe and reliable communication and transport infrastructure and services. Policy CS9 states that development that provides additional dwellings or employment premises will help deliver more sustainable communities by making contributions to local infrastructure in proportion to its scale and the sustainability of its location.

6.2.2 Ford is a village mostly located to the north side of the A458, with some housing and a petrol station, shop and restaurant and private business located to the east of the village fronting the southern side of the A458. Including these services close by the villagers have access to a range of services and facilities, including a primary school, shop, petrol station, restaurant, public house, bowling club, church and playing fields and it is serviced by two regular bus services from Shrewsbury. The site is located at the western end of the village and it is considered that these services that are all within an easy walking distance of the application site. It is therefore considered that the site is situated in a sustainable location with regard to accessibility and proximity to essential day to day services without over reliance or long journeys by private motor car.

6.2.3 However 'sustainable development' isn't solely about accessibility and proximity to essential services but the NPPF states that it is 'about positive growth – making economic, environmental and social progress for this and future generations'. In paragraph 7 of the NPPF it states that these three dimensions give rise to the need for the planning system to perform a number of roles:

- ☐ an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is

available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

- ② a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- ② an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

6.2.4 Economic role – The proposal will help boost the supply of housing in Shropshire and will provide local employment for the construction phase of the development supporting small local builders and building suppliers. The provision of up to thirty additional houses will also support local businesses as future occupiers will access and use local services and facilities. The provision of more homes will create a stimulus to the economy and address the housing shortage. The proposal will also make a financial contribution to the supply of affordable housing in addition to a CIL payment which will provide financial contributions towards infrastructure and opportunities identified in the Place Plan.

6.2.5 Social role – Villages need to expand in a controlled manner in order to provide support for and maintain the level of services and facilities available in the village and surrounding area. The NPPF positively encourages the siting of housing in smaller settlements where it will support facilities within the settlement and those nearby, thereby helping to retain services and enhancing the vitality of rural communities. Providing housing will support and maintain existing facilities and will benefit both the existing and future residents and help meet the needs of present and future generations. It is considered that the addition of 26 dwellings as shown as indicatively proposed would not provide any significant additional pressure on services that would render them unable to sustain services for residents.

6.2.6 Environmental role – The site has no ecological designation and whilst it is currently utilised as open agricultural land it has little ecological value. The brook running to the west of the adjoining site is potentially of greater ecological value but an appropriate buffer zone is provided by the intervening agricultural field. As such the proposal would have no adverse impact on wildlife and the ecological value of the site could potentially be improved by relevant conditions. In addition the proposal would help contribute to a low carbon economy as the site is reasonably accessible to local services and facilities on foot or by cycle and by public transport to the array of services, facilities and employment opportunities in Shrewsbury.

6.2.7 It is therefore considered that the proposed residential development is acceptable in principle and would provide significant benefits having regard to the three dimensions of sustainable development and is in accordance with the NPPFs 'presumption in favour of sustainable development'.

6.3 Highways / Access

6.3.1 The application has been assessed by the Highways Agency (HA) as access is proposed off the A458 Truck Road. The Agency has confirmed that they are able to lift their holding objection following the receipt of additional information. The application has also been assessed by Shropshire Council's Highways Development Control who has no objection as the development is not considered to have any adverse impact on the local highway network under their control. The applicant has formally confirmed in writing that they would be willing to prepare a Unilateral Undertaking to transfer £25,000 to the Parish Council to install traffic calming measures primarily on Butt Lane outside the school to mitigate the impacts of any increased traffic movements on highway safety. However, as Officers do not consider this necessary this is not being sought through a Section 106 Legal Agreement and Members should not give this any weight in the decision making process. For information, the occupants of the development will gain access to the school via either the existing lit and hard-surfaced footpath along the A458 or via a proposed footpath link into the recently constructed residential development off The Leasowes.

6.4 Layout, external appearance and scale / Impact on residential amenities

6.4.1 The site is located within the Ford Conservation Area as outlined by the Conservation Area above. The application was originally assessed on the 7th May 2014 by the Council's Conservation Officer who requested more detail to assess the impact on the character of the Conservation Area. An indicative site layout plan was submitted for consideration on the 18th June, with the Conservation Officer providing subsequent comments on the 1st July confirming that "*overall at this stage we are satisfied with the information now provided and generally the scheme is not expected to have a detrimental impact on the Conservation Area*". Accordingly officers are content that the Reserved Matters application will be of a high standard design and excellent quality materials, and include architectural and landscape details, materials and finishes. The Reserved Matters application should pay particular regard to the rear and southerly side elevation of the first dwelling proposed to the west of the entrance to the site should be well designed as these elevations would be visible from public views into the Conservation Area from the highway. However in principle the proposed development is considered to capable of respect the character of the Conservation Area and the amenities of neighbouring properties in accordance with Core Strategy Policies CS6 and CS17.

6.5 Other Matters

6.5.1 Ecology

The application has been assessed by the Council's Planning Ecologist who has no objection subject to a condition based on the requirements that SC Drainage set out in their 7th May 2014 comments which would be sufficient to prevent a detrimental impact on the SSSI (one mile away at Montford). In addition the Ecologist has requested the attachment of conditions which will protect and enhance opportunities for bats and nesting birds. As such the proposal is considered to comply with Core Strategy Policies CS6 and CS17.

6.5.2 Landscaping and open space

The indicative layout does not propose any formal recreational space due to the proximity of The Leasowes Recreational Ground to the north of the development which will be accessed via a footpath link into a recently constructed development off The Leasowes. This pragmatic approach is fully supported by Officers and the Open Space IPG as this will result in more CIL money being available to enhance the existing facility and result in more efficient maintenance. Details of the informal landscaping of the site will be submitted at reserved matters stage, and as outlined above will be a high quality to enhance the character of the Conservation Area. As such the proposal is considered to comply with Core Strategy Policies CS6 and CS17.

6.5.3 Drainage

Core Strategy Policy CS18 - Sustainable Water Management states that development should integrate measures for sustainable water management to reduce flood risk and avoid an adverse impact on water quality and quantity within Shropshire. The application has been assessed by the Council's Flood and Water Management Team who have confirmed that the drainage details, plan and calculations can be conditioned and submitted for approval at the reserved matters stage if outline planning permission were to be granted. Accordingly, the development is considered capable of integrating measures for sustainable water management to reduce floor risk in accordance with the requirements of CS18.

6.5.4 Developer Contributions

The proposal is outline only but due to the likely number of dwellings affordable housing will be provided on site and the amount will be determined by the target rate at the time of the submission of an application for Reserved matters. This will be secured by either a S106 or Unilateral Undertaking in accordance with CS11 and the Housing SPD. At the current rate of 15% a development of up to 26 houses would include 3 on-site affordable homes together with an off-site contribution of 0.9. The proposal will also be liable for a CIL payment. Some residents have raised concern about the capacity of the local infrastructure (including school places) to support the additional dwellings. However CIL replaces the need to seek additional developer contributions for education, highway improvements or other infrastructure improvements unless it is necessary to make the development unacceptable and can also be used to target community improvements identified in the LDF Implementation plan and Place plans.

7.0 CONCLUSION

7.1 The proposed development is considered to represent sustainable development in a sustainable location having regard to the three dimensions of sustainable development and is therefore acceptable in principle. It is not considered that there would be any significant adverse impacts of the proposal that would outweigh the benefits. Layout, scale, appearance and landscaping of the scheme are reserved for later approval but it is considered that an acceptable and appropriately designed scheme could be achieved that would have no significant adverse impact on residential amenity and would not result in significant or demonstrable harm to the

character and appearance of the locality. The proposal would not result in the loss of any significant trees, and have no adverse highway or ecological implications subject to conditions being imposed, and landscape details and open space provision will be determined as part of an application for reserved matters. The on-site affordable housing provision and any balance of AHC and the proposed highway improvements will be secured by a legal agreement. It is therefore considered that the proposal accords with Shropshire LDF policies CS6, CS11, and CS17 and the aims and provisions of the NPPF.

8.0 Risk Assessment and Opportunities Appraisal

8.1 Risk Management

There are two principal risks associated with this recommendation as follows:

- ☒ As with any planning decision the applicant has a right of appeal if they disagree with the decision and/or the imposition of conditions. Costs can be awarded irrespective of the mechanism for hearing the appeal, i.e. written representations, hearing or inquiry.
- ☒ The decision may be challenged by way of a Judicial Review by a third party. The courts become involved when there is a misinterpretation or misapplication of policy or some breach of the rules of procedure or the principles of natural justice. However their role is to review the way the authorities reach decisions, rather than to make a decision on the planning issues themselves, although they will interfere where the decision is so unreasonable as to be irrational or perverse. Therefore they are concerned with the legality of the decision, not its planning merits. A challenge by way of Judicial Review must be made a) promptly and b) in any event not later than three months after the grounds to make the claim first arose.

Both of these risks need to be balanced against the risk of not proceeding to determine the application. In this scenario there is also a right of appeal against non-determination for application for which costs can also be awarded.

8.2 Human Rights

Article 8 gives the right to respect for private and family life and First Protocol Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced against the rights and freedoms of others and the orderly development of the County in the interests of the Community.

First Protocol Article 1 requires that the desires of landowners must be balanced against the impact on residents.

This legislation has been taken into account in arriving at the above recommendation.

8.3 Equalities

The concern of planning law is to regulate the use of land in the interests of the public at large, rather than those of any particular group. Equality will be one of a number

of 'relevant considerations' that need to be weighed in Planning Committee members' minds under section 70(2) of the Town and Country Planning Act 1990.

9.0 Financial Implications

There are likely financial implications if the decision and / or imposition of conditions is challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependent on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – insofar as they are material to the application. The weight given to this issue is a matter for the decision maker.

10. Background

Relevant Planning Policies

Central Government Guidance:

NPPF
NPPG

Core Strategy and Saved Policies:

HS3: Housing in Villages with Development Boundaries
CS5 – Countryside and Green Belt
CS6 – Sustainable Design and Development Principles
CS9 – Infrastructure Contributions
CS11 – Type and Affordability of Housing
CS17 – Environmental Networks
CS18 – Sustainable Water Management

SUPPLEMENTARY PLANNING DOCUMENTS

Type and Affordability of Housing

RELEVANT PLANNING HISTORY:

N/A

11. Additional Information - [View details online:](#)

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| List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information) |
| Cabinet Member (Portfolio Holder) Cllr M. Price |
| Local Member Cllr Roger Evans |
| Appendices APPENDIX 1 - Conditions |

APPENDIX 1**Conditions****STANDARD CONDITION(S)**

1. Details of the Appearance, Landscaping, Layout and Scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: The application is an outline application under the provisions of Article 1(2) of the Town and Country Planning General Development (Procedure) Order 1995 and no particulars have been submitted with respect to the matters reserved in this permission.

2. Application for approval of reserved matters shall be made to the local planning authority before the expiration of 12 months from the date of this permission.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act, 1990.

3. The development hereby permitted shall begin before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act, 1990.

4. The following information shall be submitted to the local planning authority concurrently with the first submission of reserved matters:

The number of units
The means of enclosure of the site
The drainage of the site

Reason: To ensure the development is of an appropriate standard.

5. This permission does not purport to grant consent for the layout shown on the deposited Proposed Site Plan F0-P-01i submitted with this application.

Reason: To enable the Local Planning Authority to consider the siting of the development when the reserved matters are submitted.

CONDITION(S) THAT REQUIRE APPROVAL DURING THE CONSTRUCTION/PRIOR TO THE OCCUPATION OF THE DEVELOPMENT

6. Prior to the erection of any external lighting on the site a lighting plan shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and thereafter retained for the lifetime of the development. The submitted scheme shall be designed to take into

account the advice on lighting set out in the Bat Conservation Trust booklet Bats and Lighting in the UK

Reason: To minimise disturbance to bats, a European Protected Species.

7. Prior to the first occupation of the dwellings details of five bat boxes suitable for nursery or summer roosting for small crevice dwelling bat species shall be submitted to and approved in writing by the local planning authority. All boxes must be at an appropriate height above the ground with a clear flight path and thereafter be permanently retained. The approved details shall be implemented in full prior to the occupation of the dwelling/ building.

Reason: To ensure the provision of roosting opportunities for bats, which are European Protected Species.

8. Prior to the first occupation of the dwellings details of two woodcrete artificial nests suitable for small birds such as robin, blackbird, tit species, sparrow and swallow shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented in full prior to the occupation of the dwelling/ building.

Reason: To ensure the provision of nesting opportunities for wild birds