

Application No: 12/1455C

Location: Land on the Corner of, Moss Lane and Station Road, ELWORTH, SANDBACH, CHESHIRE

Proposal: Outline Planning Permission (with access from Station Road applied for) for the Erection of up to 41 Dwellings

Applicant: Revelan Group PLC

Expiry Date: 23-Oct-2012

SUMMARY RECOMMENDATION:

APPROVE subject to conditions and the completion of Section 106 legal agreement

MAIN ISSUES:

The key issues for Members to consider in determining this application are:

- a) Principle of Residential Development and Housing Land Supply
- b) Loss of Employment Land
- c) Highways
- d) Public Open Space Provision
- e) Trees

REASON FOR REFERRAL

The application is included on the agenda of the Southern Planning Committee as the proposal is for more than 10 dwellings and is therefore a small-scale major development.

DESCRIPTION OF SITE AND CONTEXT

This application relates to an industrial site located at the junction of Station Road, Elton Crossings Road, Moss Lane and Salt Line Way. The premises long term occupant Saxon Vehicles, vacated the site in May 2005. Since that time the site has been mainly vacant or partially occupied on short term rolling tenancies.

The rectangular shaped site comprises 1.23 hectares and is laid out to hardstanding and comprises one large two storey, brick built three bay industrial unit of circa 5000 m. The established use falls within Class B2 (General Industry) with an ancillary building in B1 use (Business). The site is currently vacant having been last occupied circa 6 months ago by a short term tenant on a rolling tenancy.

The area is generally mixed industrial/residential in character. Directly opposite on Station Road are small, recently developed, small workspace units. To the immediate north is an industrial warehousing complex on Moss Lane. The remaining majority land use in the wider area is residential. The site is situated within the settlement zone line of Sandbach as designated in the adopted Congleton Borough Local Plan First Review (2005).

DETAILS OF PROPOSAL

Outline planning permission is sought for the demolition of the existing industrial building on the site and the construction of 41 residential units. The plans submitted with the application are indicative only. Matters of appearance, landscaping, layout and scale are reserved for subsequent approval, however access is fully detailed as being via Station Road. Public Open Space is indicatively provided on site. As such this proposal merely seeks to establish the principle of residential development on the site with a fixed access via Station Road.

The scheme has been amended during the course of the application, including reducing the overall numbers of units to 41 units, from 48 units and relocating the proposed site access to Station Road from Moss Lane. Public Open Space has also been provided on site.

RELEVANT HISTORY

The site has no relevant planning history.

POLICIES

Regional Spatial Strategy (RSS)

DP1	Spatial Principles
DP2	Sustainable Communities
DP 3	Promote Sustainable Economic Development
DP 4	Make the Best Use of Existing Resources and Infrastructure
DP 5	Manage Travel Demand; Reduce the Need to Travel
DP 6	Marry Opportunity and Need
DP 7	Promote Environmental Quality
EM11	Waste Management Principle
EM2	Remediating Contaminated Land
EM5	Integrated Water Management)
EM18	Decentralised Energy Supply
MCR3	Southern Part of the Manchester City Region
L2	Understand Housing Markets
L4	Regional Housing Provision
RT2	Managing Travel Demand)
W3	Supply of Employment Land)

Cheshire Replacement Waste Local Plan (Adopted 2007)

Policy 11 (Development and waste recycling)

Local Plan Policy

PS4	Towns
GR21	Flood Prevention
GR1	New Development
GR2	Design
GR3	Residential Development
GR5	Landscaping
GR6	Amenity & Health
GR7	Amenity & Health
GR8	Pollution
GR9	Accessibility, servicing and parking provision
GR18	Traffic Generation
GR19	Infrastructure
GR22	Open Space Provision
H1	Provision of New Housing Development
H2	Provision of New Housing Development
H4	Residential Development in Towns
E10	Re-use or Redevelopment of Existing Employment Sites

Other Material Considerations

The National Planning Policy Framework (NPPF)

SPG1	Provision of Public Open Space in New Residential Developments
SPG2	Provision of Private Open Space in Residential Developments
SPD4	Sustainable Development

Relevant legislation also includes the EC Habitats Directive and the Conservation (Natural Habitats &c.) Regulations 1994.

Sandbach Town Strategy

CONSULTATIONS (External to Planning)

Environmental Health: No objection subject to conditions

Strategic Highways Manager: Considered the initial access from Moss Lane to be unacceptable. Raises no objection to the access as amended subject to conditions.

Nature Conservation Officer (NCO): No Objection subject to conditions concerning breeding birds

Environment Agency: No objection subject to conditions concerning compliance with the recommendations of the Flood Risk Assessment and surface water regulation.

Forestry Officer - Raises no objection subject to conditions.

Housing Strategy and Needs Manager – No objection subject to the provision of 30% Affordable Housing being provided.

Education

Based on a development of 41 dwellings (2 bed+) the following calculations apply:

Primary School

The Council is forecasting that the local primary schools will be oversubscribed by the September 2013 intake. In light of this a primary school contribution will be required for every pupil of this age generated by the development. $7 \times 11919 \times 0.91 = \text{£}75,924.03$

Secondary School

The Councils forecasts are showing the Sandbach secondary schools having 50 places each (100 in total) available by 2018. However, these two schools are facing further pressure in light of the amount of development which is proposed in Sandbach including 2 schemes which have already commenced (Fodens and Canal Fields) and will generate 48 secondary aged pupils between them. There are a further 2 applications for the Fodens Test Track and the Albion Inorganic Chemicals site which have been approved subject to completion of the S106 Agreement which will generate an additional 64 secondary aged pupils. Bearing in mind the latest forecasts, this proposed development will come on line the secondary schools are going to be oversubscribed due to development. In light of this it is calculated that the scheme would generate $5 \times 17959 \times 0.91 = \text{£}81,713.45$

Green space Manager - No objection in principle to the application, but advises that there will be a need for POS on site. If POS is to be maintained by the Council a commuted sum will be necessary.

They also advise there is a requirement for new play and recreation provision to meet the future needs arising from the development. Whilst there is no requirement for the new provision to be on site, the existing facilities in the area are substandard in quality including a poor range of facilities to meet the needs of the local community.

An opportunity has been identified for the enhancing the quality of an existing facility at Thornbrook Way.

Committed sums for enhanced Provision of £12,361.95 and Maintenance sum of £40,297.50

VIEWS OF THE SANDBACH TOWN COUNCIL:

Sandbach Town Council has no objection to the application

OTHER REPRESENTATIONS:

Original scheme

Two submissions of support who consider that the removal of the industrial building will be beneficial to the locality and the use of brownfield land is preferable to Greenfield land

Three objections on grounds of loss of employment use of the site; increased traffic generation, impact upon local services, schools, the additional provision of housing in principle in the area and the Ecological Report is out of date.

Revised scheme

Working For Cycling – makes various recommendations to the layout and the wider street environment in the interests of cyclists, including the removal of bollards on Elton Crossings Road.

Councillor Corcoran – supports these suggestions from Working for Cycling, particularly the suggestion to create a cycle route through Elton Crossing Way towards School Lane.

Three further representations received. One considers the proposal to be an environmental improvement to the appearance of the area but raises some concern about the ability of Station Road to cope with the additional traffic generated.

Two objections on grounds of loss of trees, increased overlooking, removal of the bollards on Elton Crossings Road.

APPLICANT'S SUPPORTING INFORMATION:

A full package of supporting information has been submitted with the application including;

- Supporting Planning Statement
- Design and Access Statement
- Ecological Assessment
- Flood Risk Assessment
- Transport Assessment
- Phase 1 Contamination Assessment
- Employment Land Overview
- Marketing Report

All of these documents are available in full on the planning file, and on the Council's website.

OFFICER APPRAISAL

Principal of Development

National Planning Policy Framework

Members will be aware that The National Planning Policy Framework published in March 2012 superseded a number of National Planning Policy Statements and consolidates the objectives set within them.

Paragraph 47 of the NPPF requires that there is a five year supply of housing plus a buffer of 5% to improve choice and competition. The SHLAA has put forward a figure of 3.94 years

housing land supply and once the 5% buffer is added, the Borough has an identified deliverable housing supply of 3.75 years.

The NPPF clearly states at paragraph 49 that:

“housing applications should be considered in the context of the presumption in favour of sustainable development. 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.”

This must be read in conjunction with the presumption in favour of sustainable development as set out in paragraph 14 of the NPPF which for decision taking means:

*“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.”*

The NPPF states that, Local Planning Authorities should have a clear understanding of housing needs in their area. This should take account of various factors including:

- housing need and demand,
- latest published household projections,
- evidence of the availability of suitable housing land,
- the Government’s overall ambitions for affordability.

The figures contained within the Regional Spatial Strategy proposed a dwelling requirement of 20,700 dwellings for Cheshire East as a whole, for the period 2003 to 2021, which equates to an average annual housing figure of 1,150 dwellings per annum. In February 2011 a full meeting of the Council resolved to maintain this housing requirement until such time that the new Local Plan was approved.

It is considered that the most up-to-date information about housing land supply in Cheshire East is contained within the Strategic Housing Land Availability Assessment (SHLAA) which was adopted in March 2012.

The SHLAA has put forward a figure of 3.94 years housing land supply. In terms of the SHLAA, this site has been assessed to be achievable and deliverable within Years 1 to 5 for the delivery of 48 units.

Appeals

There are several contemporary appeals that also feed into the picture of housing supply in Cheshire East. At Elworth Hall Farm in Sandbach, a proposal for 26 homes was allowed on a small site on the outskirts of the town.

Hindheath Road (269 homes) has been remitted back to the Secretary of State following a successful high court challenge, whilst Abbeyfields (280 homes) went to the court of Appeal in July and an outcome was expected some time in late October. No date has been set for when the outcome can now be expected.

Members should also be aware of the recent appeal decision at Loachbrook Farm Congleton. In this case the inspector gave significant weight to the lack of a 5-year housing land supply and approved the development for up to 200 dwellings.

The Council has sought leave to challenge this decision, it is unknown at the time of writing whether the Legal Challenge will proceed further through the Courts.

In Neighbouring Cheshire West & Chester, the lack of a five year supply and the absence of any management measures to improve the position were material in allowing an appeal for housing on a greenfield site in the countryside in the Cuddington Appeal case, which Members will be aware of from previous Appeals Digest reports.

Conclusion – Housing Land Supply

From the above, it can be concluded that:

- The Council does not have a five year supply of housing – and the presumption in favour of sustainable development should apply.
- The Appeals that have been determined in this area and the Cuddington Appeal in Cheshire West and Chester indicates that significant weight should be applied to housing supply arguments.
- The NPPF is clear that, where a Council does not have a five year housing land supply, its housing supply relevant policies cannot be considered to be up to date. Where policies are out of date planning permission should be granted 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.”

Overall, housing supply is a very important consideration in the determination of this application and must be given considerable weight. In the light of the sustainable location of this brownfield site within the Sandbach Settlement and the lack of a 5 year plus 5% buffer in housing land supply, it is considered that the contribution to housing land supply must be accorded considerable weight.

As a consequence, the application turns, therefore, on whether there are any **significant** and **demonstrable** adverse effects, that indicate that the presumption in favour of the development should not apply in this case. This is considered in more detail below;

Loss of Employment Land

Although an unallocated employment site within the settlement boundary, Policy E10 applies to this site. This policy states that proposals for the change of use or redevelopment of existing employment sites to non-employment uses will not be permitted unless it can be demonstrated that the site is no longer suitable for employment use or there would be substantial planning benefit in permitting alternative uses that would outweigh the loss of the site for employment purposes.

In considering whether the site is no longer suitable for employment uses, account will be taken of:

- 1 The location of the site or premises and the physical nature of any building
- 1 The adequacy of supply of suitable employment sites and premises in the area
- 2 Whether reasonable attempts have been made to let or sell the premises for employment uses

The applicant's planning statement explains that the location close to residential properties on 3 sides, its age, condition and physical characteristics render the premises unsuitable for efficient, modern day industrial requirements and this serves as a major barrier in attracting prospective tenants.

In respect of marketing, the site has been marketed since 2005 by 3 different agents. Late in 2006 the property was let to a company called Glebe Transport, who went into receivership within 6 months of occupation. The submitted marketing overview states that very little interest has been shown in the premises due to the low level demand for engineering facilities due to the structural changes in the economy. Interest was expressed by distribution type companies but they also tended to express concern over the eaves height within the building, which was considered inadequate.

Potential distribution companies could not rack to the full height due to the undulating floor levels and eaves height. The feedback was that there were other more suitable sites closer to the strategic highway network that were better suited to distribution companies. Concerns were also expressed by potential tenants about the site's proximity to residential properties. In 2008/2009, following the economic down turn, the level of interest decreased further. Potential occupiers were more attracted to speculative warehouses being completed elsewhere which were of modern build standards and had a better specification than the site.

Marketing agents confirm that the premises are unattractive to potential occupiers because the premises are old (1950's) and coming to the end of its economic life, the accommodation is inflexible, access is poor; with access to the Moss Lane estate being the narrow access to Station Road from London Road for articulated lorries.

Feedback from potential occupiers was that there are better locations for employment development and Industrial occupiers are wary of the site's proximity to residential occupiers.

Since 2009 marketing has involved the provision of a second print run of marketing particulars of 2000 units, the initial run being 3000; a marketing board was placed on the site, direct mailing over a regular period throughout the marketing to;

1. North West property agents on a quarterly basis (list of 250 contacts)
2. details sent to Economic development Unit
3. distribution companies in Cheshire, Staffordshire
4. property companies
5. car showroom occupiers
6. care home operator
7. Northwich, Sandbach, Winsford occupiers
8. trade counter users
9. sheltered accommodation
10. non food and food retailers

The premises remained vacant until April 2010 when Servisair (Airport servicing) took part of the premises on a flexible short term rolling contract. At that time the owner was looking to achieve a rent of circa £2 per sqft from a marketing figure in the region of £3 per ft. They offered the site as a whole or in part and on a very flexible short term basis. The Servisair deal covered not much more than costs and covered insurance, rating and security issues. Servisair needed a wind and water tight environment to store airport related vehicles that had become surplus to their needs due to the global downturn in air travel. Servisair used the site for the storage of vehicles and equipment. The premises were unmanned for the majority of their occupation and Servisair left the site completely in May 2012. Servisair were the only firm who expressed an interest in the premises and during their rolling tenancy occupation, no other firms expressed an interest in the site.

The site is also listed on joint agents web site and particulars were regularly emailed to local, regional and national agents it is reasonable to say that there is still the demand for properties of this type for employment uses. The property has been on the commercial property database at Cheshire East Council on the 20th July 2012 since that date the Council has received no enquiries for this property.

The owner advises that the property would not lend itself to effective subdivision due to the orientation of the bays. The bays are side on to the yard therefore the back section would be left with very poor servicing and a shared yard. Occupiers of units of 20,000sqft upwards do not like shared yards and require good servicing.

The only interest in the freehold in the site was for alternative uses other than commercial.

In addition, the owner considers that a split into units smaller than 20,000sqft would not be viable or practical on the basis that the cost of putting in full height fire walls to compartmentalise and then the creation of fire corridors would be too expensive.

On balance, it is considered that taking into account the age, size, design and condition of the building and the availability of suitable alternative employment sites in the area, and the proximity of the site to residential properties, it has been reasonably demonstrated that the site has been adequately marketed for some time and that it is no longer suitable for employment uses without significant upgrading which given the rental level achieved when the premises were last rented (£2 per sq foot) is uneconomic. On this basis, there is no objection to the loss of the employment use.

Provision of Affordable Housing

The Councils Interim Planning Statement for Affordable Housing states that the Council will seek affordable housing on all sites with 15 units or more, and the general minimum proportion of affordable housing for any site will be 30% of the total units.

The Strategic Housing Market Assessment 2010 shows that for the sub-area of Sandbach, there is a requirement for 75 new affordable homes per year between 2009/10 – 2013/14, made up of an annual requirement for 21 x 1 bed, 33 x 2 bed, 7 x 3 bed, 4 x 4/5 bed and 10 x 1/2 bed older persons accommodation.

In addition to the information taken from the SHMA 2010, Cheshire Homechoice is used as the choice based lettings method of allocating social rented accommodation across Cheshire East. There are currently 79 applicants on the housing register on Cheshire Homechoice who have selected Elworth as their first choice, these applicants require 15 x 1 bed, 34 x 2 beds, 23 x 3 beds and 3 x 4 beds. 18 of the applicants who have selected 1 or 2 beds have indicated they would accept a flat. (4 applicants have not specified how many bedrooms they require).

Therefore as there is affordable housing need in Sandbach there is a requirement that 30% of the total units at this site are affordable, which equates to 14 dwellings (in the form of 9 x 2 beds and 5 x 3 bed properties).

The Affordable Housing IPS also states that the tenure mix split the Council would expect is 65% rented affordable units (either social rented dwellings let at target rents or affordable rented dwellings let at no more than 80% of market rents) and 35% intermediate affordable units. The affordable housing tenure split that is required has been established as a result of the findings of the Strategic Housing Market Assessment 2010.

The Affordable Housing IPS requires that the affordable homes should be provided no later than occupation of 50% of the open market units, unless the development is phased and there is a high degree of pepper-potting in which case the maximum proportion of open market homes that may be provided before the provision of all the affordable units may be increased to 80%. These requirements can be secured via a Section 106 Agreement.

All the Affordable homes should be constructed in accordance with the standards proposed to be adopted by the Homes and Communities Agency and should achieve at least Level 3 of the Code for Sustainable Homes (2007). The Affordable Homes should also be integrated with the open market homes and not be segregated in discrete or peripheral areas.

As this application is an outline application there are no further details about the affordable housing provision. The applicant will be required to submit details of their proposed affordable housing scheme at the first reserved matter stage and should include details of the affordable housing scheme, including the mix of unit types and how these meet the required tenure split of 65% rented affordable units and 35% intermediate tenure units.

Highways

The application is accompanied by a Transport Assessment. Based on typical traffic generation for industrial and for residential use, it is estimated that future traffic generation for residential use of the site by 48 units would be broadly similar to that if the site was reused for industry, but with of course, none of the significant HGV movements.

The Strategic Manger (Highways) is of the view that there are no particular capacity or safety issues in the vicinity, and the site has reasonable accessibility to facilities and public transport, and accordingly there is no highways objection to the proposal.

Access is applied for at this stage and has been amended at the request of the Highways Engineer from the original access on Moss Lane to Station Road. Concurrently, the overall numbers of residential units has been reduced to 41 units.

Public Open Space Provision

The amended scheme proposes an area of Public Open Space (POS) centrally positioned along western boundary of the site. The indicative layout indicates this area would be well overlooked by the dwellings on the eastern side of the site and appears to offer a good quality usable space. The layout provides 1400 sq m of POS, which accords with the Council's Supplementary Planning Guidance for a development of up to 41 units. On-going maintenance of the POS via a commuted sum payment of .£18, 801.75 is required.

Following an assessment of the existing provision of Children and Young Persons Provision accessible to the proposed development, if the development were to be granted, there would be a deficiency in the quantity of provision, having regard to the local standards set out in the Council's Open Space Study for Children and Young Persons Provision.

To meet the needs of the development, an opportunity has been identified for the upgrading of an existing facility at Thornbrook Way, to increase its capacity. This facility is a local facility located less than 300m away from the development site. The existing facilities at the identified site are substandard in quality and the applicant has agreed to provide a financial contribution for capital works for the upgrade of its play area in accordance with Council standards.

Therefore, subject to the applicant entering into a Section 106 Agreement to secure the financial contributions and the establishment of the management company, the scheme is considered to be in accordance with SPD6.

Ecology

The submission includes a survey of the building for protected species. The report and findings of the survey conclude that the buildings do not support any protected species nor do the buildings offer suitable habitat for bats. It is considered therefore that the proposed development would comply with the requirements of policies NR1 and NR2 of the local plan as well as PPS9 'Planning and Bio-diversity'.

Design

The application is outline with details of scale, layout, appearance and landscaping to be determined at a later date. In support of this planning application an illustrative master plan has been submitted.

The importance of securing high quality design is specified within the NPPF and paragraph 61 states that:

“Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.”

The master plan is purely illustrative but generally illustrates that the site can accommodate a layout of externally orientated blocks of semi detached dwellings to Station Road and Elton Crossing Way an Moss Lane and the Public open Space provided within the site being overlooked by dwellings. The proposed density is circa 32 dwellings per hectare which is appropriate in the context of the existing residential densities in the wider area. The Agent has confirmed that the proposed development would be two-storey, however, it is considered that occasional increases in height may be appropriate to define spaces and to create focal points within the layout.

Avenue tree planting, which screens the existing industrial premises to the west is retained to the Salt Line Way frontage. However it would be a benefit to integration to provide a link through to the POS and site through the tree belt on Salt Line Way. The tree belt is not within the red edge of the application site and is on highway land.

Amenity

The Congleton Borough Council Supplementary Planning Document, Private Open Space in New Residential Developments, requires a distance of 21m between principal windows and 13m between a principal window and a flank elevation to maintain an adequate standard of privacy and amenity between residential properties. The indicative layout indicates a development that is able to be laid out to comply with this requirement, internally and externally.

It also illustrates that the same standards can be achieved between proposed dwellings within the new estate.

The SPD also requires a minimum private amenity space of 65sq.m for new family housing. The indicative layout indicates that this can be achieved. It is therefore concluded that the proposed development would be acceptable in amenity terms and would comply with the requirements of Policy GR1 of the Local Plan.

Renewable Energy

It is a requirement within RSS Policy EM17 for all development to incorporate on-site renewable energy technologies. As this application is in outline form with all matters reserved except for access, no details of renewable energy proposals have been submitted. Accordingly, it is necessary to impose a condition to require a renewable energy scheme to be submitted at the Reserved Matters stage, and subsequently implemented.

Conclusion

The fact that the site is within the settlement zone suggests that the site is suitable for housing. The area is well served by a local shop, a public house, nearby public open space and a primary school. Also the train station together with local bus stops lie in close proximity. The site is therefore in a sustainable location in accordance with Paragraph 14 of the NPPF.

It is acknowledged that the Council does not currently have a five-year housing land supply and that, accordingly, housing supply policies are not considered up to date. In the light of the advice contained in the newly adopted National Planning Policy Framework, where the development plan is “absent, silent or relevant policies are out of date” planning permission should be granted unless

“any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”

Or

“specific policies in this Framework indicate development should be restricted.”

The Development plan is not absent or silent with regard to this application. However, in the absence of a five year supply housing land supply, policies are not considered up to date. Other policies however are considered to be in line with NPPF advice.

Community Infrastructure Levy (CIL) Regulations

In order to comply with the Community Infrastructure Levy (CIL) Regulations 2010 it is now necessary for planning applications with legal agreements to consider the issue of whether the requirements within the S106 satisfy the following:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

The provision of affordable housing is necessary, fair and reasonably related to this development to provide sufficient affordable housing in the area, and to comply with National Planning Policy.

The commuted sum in lieu of public open space and recreation provision is necessary, fair and reasonable, as the proposed development will provide 41 family sized dwellings of different sizes, with on site Public Open Space provided which will result in future maintenance requirements. Likewise, the future residents will utilise recreational facilities

and place additional demands upon such infrastructure within the vicinity of the site. The contribution is therefore in accordance with the Council's Supplementary Planning Guidance.

The proposed development would result in an increased number of school children living within the catchment of local schools. An education contribution is necessary to ensure that local schools have capacity to serve this development and is directly related and fair and reasonably related in scale and kind to the development.

All elements are necessary, directly relate to the development and are fair and reasonable in relation to the scale and kind of development.

RECOMMENDATIONS

APPROVE subject to completion of Section 106 legal agreement to secure the following:-

- **Provision of 30% affordable housing units – 65% to be provided as social rent/affordable rent with 35% intermediate tenure**
- **A commuted sum payment of £15,963.75 maintenance of on site POS**
- **Committed sums for enhanced Provision of £12,361.95 and Maintenance sum of £40, 297.50 in lieu of Children's and Young persons provision**
- **A commuted payment of £75,924.03 towards primary school education and £81,713.45 secondary school education**

And the following conditions

1. **Standard outline**
1. **Submission of reserved matters (landscaping, external appearance, layout and scale)**
2. **Approved plans**
3. **Scale Parameters - no higher 2 ½ storey**
4. **Landscaping to include boundary treatments**
5. **Contaminated land investigation (Phase 1)**
6. **Hours of construction/demolition**
7. **Details of pile driving operations**
8. **Submission of Environmental Management Plan (noise and air quality during demolition and construction)**
9. **Scheme to accord with Flood risk Assessment**
10. **Scheme of surface water regulation to be submitted**
11. **Only foul drainage to be connected to sewer**
12. **Retention of important trees**
13. **Submission of Comprehensive tree protection measures**
14. **Implementation of Tree protection**
15. **Timing of the works and details of mitigation measures to ensure that the development would not have a detrimental impact upon breeding birds.**
16. **Submission of details of boundary treatment**
17. **open plan estate**

- 18. Provision of 2 m wide pavement to Station road/ Elton Crossing Road**
- 19. Existing access to be closed off and made to adoptable standards**
- 20. Private maintenance contract to be submitted and approved for Public Open Space**
- 21. Existing vehicular access to be closed off and made up to adoptable standards as pavement**

Application for Outline Planning

RECOMMENDATION:



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