

Application No: 16/3924C

Location: WATERWORKS HOUSE, DINGLE LANE, SANDBACH, CW11 1FY

Proposal: Demolition of existing two-storey dwelling, removal of water treatment storage and settlement tanks and construction of 12 two and three storey detached dwellings together with associated car parking, landscaping works and formation of new access onto Tiverton Close.

Applicant: Mr P Pollard, MyPad Developments Ltd

Expiry Date: 30-Nov-2016

CONCLUSION:

The site is within the Settlement Zone Line of Sandbach, where there is a presumption in favour of sustainable development.

There is an extant consent for twelve dwellings on the site granted on appeal in 2014, therefore the principle of development has been established.

The proposal would satisfy the economic and social sustainability roles by providing for much needed housing within an existing settlement where there are existing infrastructure and amenities.

Subject to conditions, the proposal is considered to be acceptable in terms of its impact upon highway safety, amenity, ecology, drainage, landscape and design and accordingly is recommended for approval.

RECOMMENDATION: APPROVE subject to the completion of a Section 106 Agreement and conditions.

PROPOSAL:

The application seeks full planning permission for the demolition of existing two-storey dwelling, removal of water treatment storage and settlement tanks and construction of 12 two and three storey detached dwellings together with associated car parking, landscaping works and formation of new access onto Tiverton Close.

SITE DESCRIPTION:

The application site comprises a vacant detached dwelling house, set in a very large plot that is derelict due to a fire and vandalism. As its name suggests, the house was part of the former water treatment works and within the site are the now disused water storage tanks.

The site is designated as being within the Settlement Zone Line of Sandbach, within a Protected Area of Open Space and within a Wildlife Corridor. To the north and west of the site is existing residential development, with Sandbach Park adjacent to the existing housing to the west. To the south east is the A534 Old Mill Road. Vehicular access is currently taken from Dingle Lane, with pedestrian access both from Dingle Lane and Tiverton Close. The site is surrounded by footpaths, including Public Footpath 11, although none of the footpaths pass through the site.

There is an extant planning permission relating to this site for twelve detached dwellings that could still be implemented.

RELEVANT HISTORY:

12/1650C	Refusal for 12 detached dwellings Appeal allowed 6 th May 2014	2012
20100/1	Appeal allowed for residential development	1989
23370/3	Approval for residential development	1991
24811/3	Refusal for erection of 12 dwellings	1993

NATIONAL & LOCAL POLICY

Sandbach Neighbourhood Plan

Sandbach Neighbourhood Plan (SNP) The Sandbach Neighbourhood Plan has been made on 12th April 2016 under 38A(4)(a) of the Planning and Compulsory Purchase Act 2004 and now forms part of the Development Plan for Cheshire East. The relevant Policies in the Neighbourhood Plan are:

- PC1 (Areas of Separation)
- PC2 (Landscape Charter)
- PC3 (Policy Boundary for Sandbach)
- PC4 (Biodiversity and Geodiversity)
- PC5 (Footpaths and Cycleways)
- H1 (Housing growth)
- H2 (Design and Layout)
- H3 (Housing Type and Mix)
- H5 (Preferred locations)
- CW1 (Amenity, play, recreation and Outdoor Sports Facilities)

Local Plan Policy

The Development Plan for this area is the adopted Congleton Borough Local Plan First Review 2005, which allocates the site as being within the Settlement Zone Line

The relevant Saved Policies are: -

PS4 Towns
H1 & H2 Provision of New Housing Development
H6 Residential Development in Open Countryside & Green Belt
H13 Affordable and Low Cost Housing
GR1 New Development
GR3 Density, Housing Mix and Layout
GR4 Landscaping
GR6 Amenity and Health
GR7 Pollution
GR9 Accessibility, Servicing and Parking Provision
GR22 Open Space Provision
NR1 Trees and Woodlands
NR2 Statutory Sites
NR3 Habitats
NR4 Non-Statutory Habitats

SPG1 Provision of Public Open Space in New Residential Development
SPG2 Provision of Private Open Space in New Residential Developments
SPD6 Affordable Housing and Mixed Communities
SPD14 Trees and Development

The saved Local Plan policies are consistent with the NPPF and should be given full weight.

Cheshire East Local Plan Strategy Proposed Changes (Consultation Draft) March 2016 (CELP)

The following are considered relevant material considerations as indications of the emerging strategy:

PG 2 Settlement Hierarchy
PG 6 Spatial Distribution of Development
SC 4 Residential Mix
SC5 Affordable Homes
SD 1 Sustainable Development in Cheshire East
SD 2 Sustainable Development Principles
SE 1 Design
SE 2 Efficient Use of Land
SE 3 Biodiversity and Geodiversity
SE 4 The Landscape
SE 5 Trees, Hedgerows and Woodland
SE 6 Green Infrastructure
SE 9 Energy Efficient Development
SE 12 Pollution, Land Contamination and Land Instability
SE 13 Flood Risk and Water Management
IN1 Infrastructure
IN2 Developer Contributions
PG 1 Overall Development Strategy
PG 2 Settlement Hierarchy
EG1 Economic Prosperity

National Policy

The National Planning Policy Framework establishes a presumption in favour of sustainable development.

Of particular relevance are paragraphs:

14. Presumption in favour of sustainable development.

50. Wide choice of quality homes

56-68. Requiring good design

Other Considerations

The EC Habitats Directive 1992

Conservation of Habitats & Species Regulations 2010

Circular 6/2005 - Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System

Interim Planning Statement Affordable Housing

CONSULTATIONS:

Sandbach Town Council: Object to the proposal on the grounds that it is contrary to the SNP and involves an over intensive use of the site. This can be viewed in full on the Council website.

Highways: No objection subject to informatives.

United Utilities: No objection subject to conditions relating to foul and surface water drainage.

CEC Flood Risk Manager: None received at the time of report writing.

Public Rights of Way: No objection.

Environmental Health: None received at the time of report writing. However on the previous application they recommended conditions relating to the hours of construction, piling, contaminated land and noise attenuation measures for traffic noise generated from the A534.

Education: Require a contribution of £32,685 towards secondary education provision.

Ansa: Require a contribution of £26,935.20 towards amenity greenspace and children and young persons provision.

REPRESENTATIONS:

Neighbour notification letters were sent to all adjoining occupants and site notices posted. At the time of report writing, twenty six representations have been received; these can be viewed in full on the Council website. They raise the following concerns:

- Highway safety
- Narrow access road
- Access should be off the A534
- Impact on wildlife corridor

- Impact on public footpaths
- Impact on trees and hedges
- Loss of protected open space
- Noise, disturbance and pollution
- Contaminated land
- Lack of a noise barrier
- Contrary to the neighbourhood plan
- Flood risk
- Loss of privacy
- Three storey dwellings not appropriate
- Design out of character with the area
- Inadequate infrastructure in Sandbach
- Already enough housing approved in Sandbach
- Sandbach roads already gridlocked

APPRAISAL:

The key issues to be considered in the determination of this application are set out below.

Principle of Development

The principle of development within the settlement boundary is accepted provided that it accords with other relevant policies in the adopted local plan. These policies seek to ensure, amongst other things, that proposals are not detrimental to neighbouring residential amenity and are appropriate in design and highway terms.

In November 2012 the Council refused an application on the site for 12 dwellings. Subsequently this was the subject of a Public Inquiry and the Inspector allowed the appeal. There is therefore an extant planning permission for 12 dwellings on the site, that could be implemented and this is an important material consideration in the assessment of this application as it establishes the principle of development on the site.

Policy PC1 relates to Areas of Separation and seeks to minimise impact on the open character of them. Having regard to this site, there is already approval for 12 dwellings on the site. Therefore a reason for refusal on these grounds could not be sustained.

Policy H1 states that housing growth should be delivered through existing commitments, sites identified in the local plan and windfalls. As this site already benefits from planning permission, the proposal is in compliance with this policy.

In this case the site is largely brownfield and the NPPF states that planning should *‘encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value’*.

Housing Land Supply

Following the receipt of the Further Interim Views in December 2015, the Council has now prepared proposed changes to the Local Plan Strategy (LPS), alongside new and amended strategic site

allocations, with all the necessary supporting evidence. The proposed changes have been approved at a Full Council meeting held on the 26 February 2016 for a period of 6 weeks public consultation which commenced on Friday 4 March 2016.

The information presented to Full Council as part of the LPS proposed changes included the Council's 'Housing Supply and Delivery Topic Paper' of February 2016. This topic paper sets out various methodologies and the preferred approach with regard to the calculation of the Council's five year housing land supply.

From this document the Council's latest position indicates that during the plan period at least 36,000 homes are required. In order to account for the historic under-delivery of housing, the Council have applied a 20% buffer as recommended by the Local Plan Inspector. The topic paper explored two main methodologies in calculating supply and delivery of housing. These included the Liverpool and Sedgfield approaches.

The paper concludes that going forward the preferred methodology would be the 'Sedgpool' approach. This relies on an 8 year + 20% buffer approach which requires an annualised delivery rate of 2923 dwellings.

The 5 year supply requirement has been calculated at 14617, this total would exceed the total deliverable supply that the Council is currently able to identify. The Council currently has a total shortfall of 5,089 dwellings (as at 30 September 2015). Given the current supply set out in the Housing Topic Paper as being at 11,189 dwellings (based on those commitments as at 30 September 2015) the Council remains unable to demonstrate a 5 year supply of housing land. However, the Council through the Housing Supply and Delivery Topic paper has proposed a mechanism to achieve a five year supply through the Development Plan process.

National Planning Policy Guidance (NPPG) indicates at 3-031 that deliverable sites for housing can include those that are allocated for housing in the development plan (unless there is clear evidence that schemes will not be implemented within five years).

Accordingly the Local Plan provides a means of delivering the 5 year supply with a spread of sites that better reflect the pattern of housing need however at the current time, the Council cannot demonstrate a 5 year supply of housing.

Sustainable Development

The National Planning Policy Framework definition of sustainable development is:

"Sustainable means ensuring that better lives for ourselves don't mean worse lives for future generations. Development means growth. We must accommodate the new ways by which we will earn our living in a competitive world. We must house a rising population, which is living longer and wants to make new choices. We must respond to the changes that new technologies offer us. Our lives, and the places in which we live them, can be better, but they will certainly be worse if things stagnate. Sustainable development is about change for the better, and not only in our built environment"

The NPPF determines that sustainable development includes three dimensions:- economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

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

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;

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;

These roles should not be undertaken in isolation, because they are mutually dependent.

ENVIRONMENTAL ROLE

Trees & Landscape

The site is located to the east of Sandbach. It comprises a derelict dwelling and former water treatment works. It is bounded by residential development to the north and west, the A534 to the south east and a wooded area to the south. A well used footpath runs to the north and west linking the town centre to residential and amenity areas. The site is identified as protected open space and being within the Sandbach Wildlife Corridor in the Adopted Congleton Borough Local Plan. There are lengths of hedgerow and a number of mature trees on the site boundaries and a water course runs off site to the south. The site is readily visible from the adjacent public footpath. It is also visible from neighbouring residential properties and glimpsed views can be obtained from the A 534.

A previous application for residential development of 12 dwellings was allowed on appeal (12/1650C). The current submission would provide the same number of dwellings, with a different layout and design. The submission includes a topographic survey, two proposed section plans and landscape proposals.

Additional sectional drawings have been requested to show in detail the proposed and existing levels on the site. These will be provided in the presentation for Members at the meeting.

Should the layout be accepted, the landscape proposals appear reasonable in principle although a further plan to include a comprehensive planting specification should be required by condition.

None of the trees are subject to TPO protection although collectively they contribute to the character of the site and its surroundings. The submission is supported by a Tree Survey Plan

which shows tree constraints on the proposed site layout, provides tree categorisation and includes what is described as an Arboricultural Solutions Matrix.

The tree survey covers ten individual trees, three groups and a woodland. Most of the existing vegetation is shown for retention although one tree is identified for removal on grounds of condition, minor works are identified for trees adjoining proposed plot 12, pruning of an overgrown hedge is proposed on the northern boundary and one mature Alder adjacent to proposed plot 4 is identified for coppicing to ensure an future overhang can be managed.

Open Space

The site is designated as being within 'A Protected Area of Open Space', however it should be noted that the site is privately owned and is not actually public space. This is confirmed in the Inspectors decision on the appeal.

Having regard to criterion ii of Policy RC2, the development would have some impact on the Wildlife Corridor. However in his appeal decision, the Inspector concluded that the development would not interrupt the continuity of the wildlife corridor or act as a barrier to the movement of wildlife and that there would be some small-scale, but not significant harm. This was subject to an off-site contribution secured by legal agreement and it is considered that the same requirement should be applied to this proposal.

Design & Layout

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."

As stated above there is an extant planning permission on this site for 12 dwellings. The main differences put forward with this application are a slightly amended layout with four dwellings at the end of the cu-de-sac, three on the northern side and five on the southern side. An access to the existing pumping station has also been added.

The house types have also been amended.

House Type A would be a detached dwelling with an attached garage, of two storeys with rooms within the roof. It would have a strong gable feature to the front and rear and dormer windows on the roof. These would be sited on plots 2, 5 and 11. It would be approximately 9.3m in height at the ridge.

House Type B would be double fronted, also with strong gable features and an integral garage. This house type would be two-storey and would be sited on plots 8 and 12. It would be approximately 8.9m in height at the ridge.

House Type C would again be double fronted with an integral garage and a strong gable feature. It would be two-storey with rooms in the roof served by a gable window and dormer to the front and rooflights to the rear. This house type would be sited on plots 3, 6, 9 and 10. It would be approximately 9.5m in height at the ridge.

House Type D would again have the strong gable features to the front and rear and an integral garage and would be two-storey. This house type would be sited on plots 1, 4 and 7. It would be approximately 9m in height at the ridge.

Many of the objectors to the proposal have expressed concern about the height of the proposed dwellings; however, given that the increase would be less than 1m and that the site is at a lower level than other dwellings, a refusal on these grounds could not be sustained.

Having regard to the design of the properties, whilst they do not mirror the design of the housing estate to the north, they do have a relatively traditional design, with features that can be found within Sandbach, which is considered to be acceptable in terms of Policy GR2 of the adopted local plan.

Policy H2 of the SNP sets out design requirements and it is considered that the proposal meets these requirements.

Policy H3 of the SNP relates to delivering a mix of housing types, and the proposal is for four and five bedroom dwellings. Whilst the proposal is not fully compliant with this policy, it is not considered that a refusal on these grounds could be sustained.

The proposal is therefore considered to be acceptable and in accordance with Policy GR2 of the adopted local plan and H2 of the SNP.

Highways

This is a full planning application for the development of 12 detached dwellings with associated access, car parking and landscaping.

With the exception of some minor layout details this application is largely consistent with extant Planning Permission Reference: 12/1650C, to which no objections were raised in relation to highways, by either the Strategic Infrastructure Manager or the Appeal Inspector.

Accordingly, the Strategic Infrastructure Manager has no objection to this planning application and it is considered to be in accordance with Policy GR9 of the adopted local plan.

Ecology

The proposed development is located within the Sandbach Wildlife Corridor. Local Plan Policy NR4 applies to the determination of this application. The potential impacts on the wildlife corridor and its associated habitats and species as a result of developing this site were considered during the determination of planning application 12/1650c which was granted consent at appeal.

Under planning permission 12/1650C a commuted sum of £5,647.00 was secured to fund creation or enhancement of Wildlife habitat with the Sandbach area as compensation for the loss of habitat within the wildlife corridor.

It is considered that in the event that planning permission is granted this commitment must also be taken forward as part of this application.

Roosting bats are unlikely to be present or affected by the proposed development. Bats are however active on site. In order to mitigate any impacts on foraging bats due to artificial lighting it is recommended that if planning consent is granted a condition should be attached requiring the submission of a lighting strategy prior to the commencement of development.

To ensure the boundary hedgerows retain their value for bats it must be ensured that they are maintained at height rather than cut back. This matter may be dealt with by means of management plan secured by condition.

Hedgehogs are a biodiversity action plan priority species and hence a material consideration. There are records of hedgehogs in the broad locality of the proposed development site, but no records specifically for the site itself. If planning consent is granted it is recommended that a condition be attached requiring incorporation of gaps in boundary fencing.

If planning consent is granted conditions should be attached to safeguard nesting birds and for the incorporation of features for breeding birds including House Sparrow and roosting bats.

Native species hedgerows are a priority habitat and a material consideration. The proposed access will result in the loss of a section of hedgerow. The submitted landscape plan (drawing number M2613.01) shows proposed hedgerows located where there are already existing hedgerows. It is recommended that the plan should be amended to show the retention of the existing hedgerows rather than these being replanted. It is also recommended that adequate compensatory planting to the garden boundaries of plots 8-12 should be native species hedgerows.

No evidence of other protected species was recorded during the updated survey. However other protected species have previously been recorded on this site and as the status of other protected species can change within a short time scale, It is recommended that if planning consent is granted a condition should be attached which requires an updated protected survey to be submitted prior to the commencement of development.

Policy PC4 of the SNP relates to biodiversity and geodiversity and the proposal impacts on a wildlife corridor. The policy states that proposals which are likely to have a significant adverse impact on a wildlife corridor will not be permitted. As assessed by the Inspector on the appeal and by the Council's ecologist, the impact would not be significant and mitigation of any limited harm can be addressed. As such the proposal complies with Policy PC4.

ECONOMIC SUSTAINABILITY

The Framework includes a strong presumption in favour of economic growth.

Paragraph 19 states that:

'The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth'

With regard to the economic role of sustainable development, the proposed development will help to maintain a flexible and responsive supply of land for housing as well as bringing direct and indirect economic benefits, to the local area, including additional trade for businesses, jobs in construction and economic benefits to the construction industry supply chain.

SOCIAL SUSTAINABILITY

Residential Amenity

The proposal is for twelve dwellings on this site. Adequate separation distance can be achieved between the proposed dwellings and adequate private residential amenity space can be provided within the site.

Having regard to the existing properties adjacent to the site, the required separation distances between the proposed new dwellings and the existing ones would be in excess of that required. In addition the site is at a lower level than the existing dwellings.

Several objectors have referred to the lack of measures for the protection from noise required by the Inspector; this however can be controlled by condition.

Policy H2 of the SNP requires that new development should not cause unacceptable visual intrusion, overlooking, shading, noise, air pollution, light pollution or other adverse impact on local character and amenities. As set out above it is considered that the proposal meets these requirements.

Should the application be approved a condition should be imposed relating to a Phase I Contaminated Land Investigation in order to protect future occupiers of the proposed dwellings.

Subject to the conditions set out above, the proposal is considered to be acceptable in amenity terms and in compliance with GR6 of the adopted local plan and Policy H2 of the SNP.

Footpaths

The proposed development would not affect a public right of way. There are footpaths that go around the site, and whilst the outlook from these would be altered, they would be retained.

Policy PC5 of the SNP relates to footpaths and cycleways and the proposed development would not cause loss or degradation to the existing footpaths, meeting the requirements of this policy.

Public Open Space

In accordance with the advice, standards and formulae contained in the CBC Interim Policy Note on "POS Provision for New Residential Development" 2008 , the Council has assessed what

POS would be needed to serve the proposals for up to 12 new dwellings shown on the landscape layout plan drawing no M2613.01 dated August 2016.

The Policy Note provides for (1) amenity greenspace and (2) children's play provision, other land typologies such as woodland, buffers, green corridors, wildlife or semi natural areas are not a standard requirement.

A deficit in quality has been identified at Sandbach Park. The wetland and pond area within the park has been developed which enhances the area not only for the public but for wildlife by increasing the biodiversity of the area. As this is proposed on what forms part of the wildlife corridor and is on RC2 land this is a good opportunity to mitigate the loss by helping to further increase the environmental improvements at Sandbach Park.

It is appreciated the design has been considered thoroughly leaving the Southern section and West/North West section of the site relatively untouched to continue the wildlife corridor. The applicant has recognised the need for this wooded area to be protected and enhanced.

It is recommended that any enhancement planting proposed which runs throughout the development site are designed with their eventual maturity in mind.

Based on the Council's Guidance Note on its Draft Interim Policy Note on Public Open Space Requirements for New Residential Development the financial contributions for environmental enhancements in Sandbach Park sought from the developer would be:

Enhancement:	£2,535.84
Maintenance:	£5,676.00 (25 years)

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 planning permission 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 and there would be a requirement for new provision. However as this site has size restrictions and is close to Sandbach Park then contributions towards Sandbach Park are preferred.

Based on the Council's Guidance Note on its Draft Interim Policy Note on Public Open Space Requirements for New Residential Development the financial contributions to enhance DDA inclusive activities at Sandbach Park would be;

Enhancement:	£ 4,395.36
Maintenance:	£14,328.00 (25 years)

Affordable Housing

This application is for 12 dwellings, on a largely Brownfield site, within the Settlement Zone Line of Sandbach. As such there is no requirement within the local plan for the provision of affordable housing within the development.

Other Matters

Sandbach Town Council has stated that the proposal would be contrary to Policy CW1 of the SNP. However this policy states that: *“All sports fields and areas currently used for amenity, play and recreation will be protected and where possible enhanced.”* The site is in private ownership and does not have access for the public, therefore cannot be used for amenity, play and recreation and is not a sports field. As such this policy cannot be applied to the proposal.

S106 contributions:

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.

Contributions to secondary education, public open space and off-site ecological works are directly related to the development and fairly and reasonably related in scale and kind to the development. The contribution would help to make the development sustainable.

PLANNING BALANCE AND CONCLUSION

The site is within the Settlement Zone Line of Sandbach, where there is a presumption in favour of sustainable development.

There is an extant consent for twelve dwellings on the site granted on appeal in 2014, therefore the principle of development has been established.

The proposal would satisfy the economic and social sustainability roles by providing for much needed housing within an existing settlement where there are existing infrastructure and amenities.

Subject to conditions, the proposal is considered to be acceptable in terms of its impact upon highway safety, amenity, ecology, drainage, landscape and design.

RECOMMENDATION

APPROVE subject to the completion of a Section 106 Agreement to secure the following;

- 1. A contribution of £32,685.00 for secondary education provision**
- 2. A contribution of £26,935.20 for enhancement and maintenance of amenity greenspace and children and young persons provision**
- 3. A contribution of £5,647.00 for off-site ecological works**

And the following conditions:

- 1. Standard time limit.**
- 2. Compliance with the approved plans.**
- 3. Submission of materials.**
- 4. Contaminated land Phase 11 investigation.**

5. Submission and implementation of a tree retention scheme.
6. Submission and implementation of a tree protection scheme
7. Submission and implementation of a tree pruning specification
8. Submission and implementation of an arboricultural method statement
9. Submission and implementation of foul and surface water drainage scheme.
10. Submission of a landscaping scheme.
11. Implementation of landscaping scheme
12. Submission and implementation of boundary treatment scheme including gaps for Hedgehogs.
13. Hours of construction (including deliveries) limited to 0800 to 1800 Monday to Friday, 0900 to 1400 Saturday with no working on Sundays or Bank Holidays.
14. Submission of details of the method, timing and duration of any pile driving operations.
15. Submission of a construction management plan
16. Protection measures for breeding birds.
17. Submission and implementation of details for the incorporation of features suitable for use by breeding birds including House Sparrow and roosting bats.
18. Submission of a scheme for protection of occupiers of the dwellings from traffic noise from the A534.
19. Submission of details ground levels and floor levels.
20. Updated badger survey to be submitted prior to commencement of development
21. Submission of details of external lighting
22. Submission of detailed design and planting specification for the nature corridor
23. Submission of management plan for the removal of non-native invasive species

In order to give proper effect to the Board`s/Committee`s intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), in consultation with the Chair (or in her absence the Vice Chair) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

Should this application be the subject of an appeal, authority be delegated to the Head of Planning (Regulation) in consultation with the Chairman of the Southern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the following Heads of Terms for a S106 Agreement.

4. A contribution of £32,685.00 for secondary education provision
5. A contribution of £26,935.20 for enhancement and maintenance of amenity greenspace and children and young persons provision
6. A contribution of £5,647.00 for off-site ecological works

