

Application No: 17/1643N
Location: 22, HEATHFIELD ROAD, AUDLEM, CW3 0HH
Proposal: Application for approval of reserved matters on approval 14/3976N
Applicant: Mr Mark Ellis, Markden (Audlem) Projects Ltd
Expiry Date: 30-Jun-2017

SUMMARY:

The principle of development has already been accepted as part of the outline approval on this site.

This assessment considers the matters of detailed design, layout and landscaping previously reserved, however, the scheme is considered to contribute to the 3 strands of sustainability in the NPPF in the following ways:

Social Sustainability

The development will not have a detrimental impact upon residential amenity, it would provide benefits in terms of much needed affordable housing provision and would help in the Councils delivery of 5 year housing land supply and provide affordable housing in an area of continuing need.

The impact upon infrastructure would be neutral. The provision of public open space and the proposed play area is acceptable and complies with the parameters of the outline scheme.

Environmental Sustainability

The design, layout and landscaping of the scheme are considered to be of sufficient quality.

A total of 17 conditions are imposed on the outline permission which address environmental concerns such as ecology, drainage and flood risk issues, trees, amenity, road layout, travel planning and electric vehicle infrastructure amongst others.

The proposed access point is acceptable and the traffic impact as part of this development has already been accepted together with highway works at the outline stage.

The internal design of the highway layout/parking provision is acceptable to the Head of Strategic Infrastructure (Highways).

Economic Sustainability

The proposal will contribute to the local economy by virtue of the increased spending power of new residents and the construction supply chain.

RECOMMENDATION

Approve with conditions

PROPOSAL:

The application seeks reserved matters approval for the appearance, landscaping, layout and scale following the approval of application number 14/3976N. Access was approved at the outline stage. The outline application was for '*up to 26 dwellings*' and this application proposes 24 dwellings.

SITE DESCRIPTION:

The application site covers an area of approximately 1.27 ha and is located to the east of Audlem on land to the east of Heathfield Road. The site comprises the curtilage of 22 Heathfield Road and an adjacent field to the south. It is bound by residential dwellings on Heathfield Road to the west, Mill Lane to the north east and properties known as The Paddock and Mill Cottage to the north.

The majority of the site is designated as being within the open countryside, with the access point from Heathfield Road being within the settlement boundary.

RELEVANT HISTORY:

15/0903N Release from legal obligations for education and health care contributions – Approved 9th October 2015

14/3976N Outline application for up to 26 dwellings – Approved 19th December 2014

13/5162N Outline application for up to 26 dwellings – Refused 10th April 2014 (Appeal withdrawn)

13/3210N Outline application for up to 36 dwellings – Refused 5th November 2013

NATIONAL & LOCAL POLICY

National Policy

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

Local Plan Policy

The Development Plan for this area is the Borough of Crewe and Nantwich Replacement Local Plan 2011 (CNRLP), which identifies that the site is within the Open Countryside

The relevant Saved Policies are:

NE.2 (Open countryside)
NE.3 (Areas of Special County Value)
NE.5 (Nature Conservation and Habitats)
NE.9: (Protected Species)
NE.20 (Flood Prevention)
BE.1 (Amenity)
BE.2 (Design Standards)
BE.3 (Access and Parking)
BE.4 (Drainage, Utilities and Resources)
RES.5 (Housing in the Open Countryside)
RES.7 (Affordable Housing)
RT.3 (Provision of Recreational Open Space and Children's Playspace in New Housing Developments)
RT.9 (Footpaths and Bridleways)
TRAN.3 (Pedestrians)
TRAN.5 (Cycling)

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) (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

Audlem Neighbourhood Plan 2015 – 2030 (ANP)

H1 – Number of New Homes
H3 – Scale of New Development

H4 – Size of Homes
H5 – Type of Homes
D1 – Character & Quality
D2 – Size & Space
D3 – Position & Topography
D4 – Conservation Areas
D7 – Efficiency & Sustainability
D8 - Retaining Green Space and Encouraging Nature Conservation
D10 – Drainage
D11 – Residential Parking
D13 – Safe Access
CW3 – infrastructure Support
T2 – Traffic Congestion and Risk to Road Users

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:

Audlem Parish Council: The Parish Council submitted a comprehensive six page objection to the proposal on the grounds that it is contrary to several policies in the Audlem Neighbourhood Plan. The objection covers the following points;

- The proposal is contrary to Policies H4 (Size of Homes) and H5 (Type of Homes) as the development is dominated by detached dwellings which are 4 and 5 bedroom
- The proposal is contrary to Policy H6 (Affordable Housing) as 30% of 24 is 7.2. There should be 8 affordable units on this development
- The proposal is contrary to Policy D1 (Character and Quality) due to the off the peg design, there is insufficient information in relation to materials, and non-compliance with the CEC Design Guide
- The proposal is contrary to Policy D3 (Position and Topography) as the two-storey dwellings will dominate the surrounding bungalows.
- The proposal is contrary to Policy D4 (Conservation Areas) as the modern dwellings do ignore the cottage style dwellings in the Salford area. Harm to the Conservation Area
- The proposal is contrary to Policies D6 (Street Furniture and Lighting) and D7 (Efficiency and Sustainability) as no detail is provided on the plans
- The proposal is contrary to Policy D8 (Retaining Green Space and Encouraging Nature Conservation) as there is little detail of the public open space. The storage area and car park will harm Mill Lane which is a public bridleway
- The proposal is contrary to Policy D9 (Planting) as there are no planting details or details of management of the open space
- The proposal is contrary to Policy D10 (Drainage) there is no information of how the drainage will be managed. Concern over the outfall into Salford Brook in terms of flooding and pollution
- The proposal is contrary to Policy D11 (Residential Parking) as it is not clear that there would be adequate parking provision on this site

- The proposal is contrary to Policy D14 (Storage Space) as it is not clear that the development complies with this policy
- The use of Mill Lane for a car park is unacceptable
- A maximum time period should be set for the completion of the development. Deliveries should not be made before 09:00 and after 15:00
- Concerns over land contamination on this site

Highways: No objection.

Flood Risk Manager: No objection subject to further information relating to storm period and intensity calculations and temporary storage facilities.

United Utilities: None received at the time of report writing.

Public Rights of Way: No objection.

Environmental Health: Recommend conditions/informatives relating to noise and disturbance, air quality and contaminated land.

REPRESENTATIONS:

Neighbour notification letters were sent to adjoining occupants and a site notice posted. At the time of report writing fourteen representations have been received which can be viewed in full on the website.

One supports the proposal stating that new housing is needed in Audlem, there is a good mix of houses, local businesses would benefit and the school needs more pupils.

The objectors make the following points:

- No more housing required in Audlem
- Contrary to the Neighbourhood Plan
- Development on greenfield land outside the settlement
- Highway safety
- Need for a traffic management scheme
- Access to Mill Lane
- Inadequate drainage
- Flood risk
- Inappropriate layout
- Impact on trees
- Loss of hedgerow
- Overlooking
- Overbearing
- Visual intrusion
- Loss of privacy
- Loss of light
- Too many large dwellings
- Property prices

APPRAISAL:

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

Principle of Development

Given that the principle of development has been established by the granting of outline planning permission this application does not represent an opportunity to re-examine the appropriateness of the site for residential development.

Access to the site onto Heathfield Road was fully approved as part of the outline scheme for up to 26 units granted outline permission.

The key issues for Members to consider in determining this application therefore, are the acceptability of the design and appearance of the scheme, the internal highway configuration, landscaping, layout and scale of the buildings, particularly in respect of residential amenity, their relationship to retained trees/hedgerows and the surrounding area.

Audlem Neighbourhood Plan

Audlem Parish Council has submitted a comprehensive objection to the proposals.

Policy H4 of the ANP requires that new development should favour smaller dwellings to meet the needs of Audlem unless a viability study or other material considerations justify a different mix.

In the case of this site, the development would provide 4 x two bed semi-detached (affordable), 3 x three bed mews houses (affordable), 4 x three bed detached dormer bungalows, 2 x three bed detached houses, 6 x four bed detached houses and 5 x five bed detached houses. As such just over half would be two and three bed units, seven of which would be affordable housing. To restrict this to all 'small' units on the site would mean a significant increase in the number of dwellings on the site.

Policy H2 relates to infill and brownfield land and the proposal does not meet the criteria set down in this policy as it neither an infill site or brownfield Land.

Policy H5 relates to the type of new homes and specifies that residential development should have only one-third detached dwellings with the rest being bungalows, terraced or semi-detached. In response to the Parish Council the proposal has been amended to include 3 bungalows, meaning that 11 of the dwellings would be bungalows, terraces or semi-detached. Whilst this does not fully comply with the requirements of the ANP, it should be noted that the outline approval (albeit indicative) showed 18 of the proposed dwellings as detached.

Policy H6 relates to affordable housing relates to the provision of 30% affordable housing. The Parish Council note that, the calculation for 24 dwellings would be 7.2 affordable dwellings and consider that the number should be increased to 8 or a financial contribution sought. This would not be reasonable or in compliance with the Council's affordable housing policy.

Policy D1 relates to character and quality and the Parish Council consider that the development fails to respect and enhance the natural, built and historic environment of the village. It should be noted that there are a mixture of property types in the vicinity of the site, including the suburban development around Hilary Drive. The proposal is for a mixture of nine different property types and it is considered that with careful use of materials that these would integrate into the local area. This can be controlled by condition.

Policy D3 relates to position and topography. The Parish Council consider that two storey houses would dominate the existing bungalows on Heathfield Road, causing overlooking and overshadowing. However, although the land slopes upward, the required separation distances would be complied with and the outline consent required a maximum ridge height of 8m, which the development also complies with.

Policy D4 relates to Conservation Areas. The site lies to the north of the Woore Road (Audlem) Conservation Area and is approximately 100m from it. The site is elevated but it is not considered that there would be an adverse impact on the character and appearance of the Conservation Area or its setting.

Policies D6 and D7 relate to street furniture/lighting and efficiency and sustainability and the Parish Council consider further information is required. These issues however can be controlled by condition. In addition street lighting and furniture will need to be designed in accordance with Cheshire East Highways requirements as the roads will ultimately adopted by them.

Policy D8 relates to retaining green space and encouraging nature conservation. Concerns about damage to Mill Lane are noted; however a construction management plan has been submitted and compliance with this will be controlled by condition. It is not clear what detrimental impact the PC think there will be to the bowling green.

Bat and bird boxes are proposed within the development and the Council's Principal Nature Conservation Officer is satisfied that these are acceptable. The inclusion of bat boxes on the side of new dwellings is common practice and to the benefit of nature conservation.

Policy D10 relates to drainage and this issue will be dealt with by condition.

Policy D11 relates to residential parking. The Head of Strategic Infrastructure has assessed the development and is satisfied that the parking provision is acceptable and complies with Cheshire East requirements.

Policy D14 relates to storage space. This can be controlled by condition.

Audlem PC has also raised concerns about the use of Mill Lane as a car park and for construction traffic. This is not the case, the Mill lane access will only be used for access to the site for contractor's vehicles until the primary access is formed. Plot 11 does not have an access onto Mill Lane.

The Parish Council have requested that a maximum time frame for completion of the development be imposed. This would not be in line with national requirements; however the provision of the affordable housing would be controlled by the S106 Agreement.

Land contamination is assessed by Environmental Protection who have recommended a condition relating to contaminated land.

The applicant has submitted a response to the comments of the PC which he considers addresses all the issues raised. An indicative plan has also been submitted showing a housing mix and density that would meet the objections of the PC. These can be viewed on the website.

Social Sustainability

Affordable Housing

The Councils Interim Planning Statement: Affordable Housing (IPS) states in Settlements with a population of less than 3,000 we will negotiate for the provision of an appropriate element of the total dwelling provision to be for affordable housing on all unidentified 'windfall' sites of 3 dwellings or more or larger than 0.2 hectares in size as set out in the IPS. Since the Court of Appeal decision and the NPPG amending the rules for Rural Non Exception sites the IPS has been amended to 10 dwellings or a combined floor space including annexes and garages of 1000sqm's in size as the trigger point for Affordable Housing Provision.

The desired target percentage for affordable housing for all allocated sites will be a minimum of 30%, in accordance with the recommendations of the Strategic Housing Market Assessment carried out in 2013. This percentage relates to the provision of both social rented and/or intermediate housing, as appropriate. Normally the Council would expect a ratio of 65/35 between social rented and intermediate housing.

This is a proposed development of 24 dwellings therefore in order to meet the Council's Policy on Affordable Housing there is a requirement for 7 dwellings to be provided as affordable dwellings. The SHMA 2013 shows the majority of the demand in Audlem per annum until 2018 is for 4 x one bedroom, 16 x three bedroom, and 4 x four bedroom dwellings for General Needs. The SHMA is also showing 3 x two bedroom dwellings for Older Person.

The SHMA shows an over supply of 2 bedroom General needs properties. A rural housing needs survey was carried out in January 2013. 810 surveys were delivered to all households in Audlem, with 416 being returned giving a response rate of 51%. The survey has highlighted several types of resident that had an affordable housing need within Audlem.

These included:

- 29 respondents requiring alternative housing within the parish, most commonly because they needed smaller accommodation
- 40 current Audlem residents who might wish to form a new household inside Cheshire East within the next 5 years
- 29 ex-Audlem residents who might move back into the parish within 5 years if affordable housing were available.
- Therefore, there were a potential total 98 new households that might be required within Audlem within the next 5 years.

Of these 98 potential new households at least 37 would need to be subsidised ownership or rentable properties, with the majority of these being for a son or daughter of a current resident.

The majority of the demand on Cheshire Homechoice is for 6 x one bedroom, 6 x two bedroom, 4 x three bedroom and 1 x five bedroom dwellings therefore 1, 2 and 3 bedroom dwellings on this site would be acceptable. Five units should be provided as Affordable rent and two units as Intermediate tenure.

The Affordable Housing Scheme has been revised and is now advising that the Tenure Split is to 5 Social Rent and 2 Shared Ownership. This is now IPS compliant.

There was an objection to the Affordable Housing statement advising the timing of the construction and handover of the Properties to Aspire Housing will be no later than when 80% of the private sale houses are occupied.

The IPS states:

4.10 In order to ensure the proper integration of affordable housing with open market housing, particularly on larger schemes, conditions and/or legal agreements attached to a planning permission will require that the delivery of affordable units will be phased to ensure that they are delivered periodically throughout the construction period. The actual percentage will be decided on a site by site basis but the norm will be that affordable units will be provided not later than the sale or let of 50 % of the open market homes. However, in schemes that provide for a phased delivery and a high degree of 'pepper potting' of affordable homes, the maximum proportion of open market homes that may be completed before the provision of all affordable units may be increased to 80%.

This resubmitted Affordable Housing Scheme is now showing the timing of the Affordable Housing to be completed by 50% of the Market Housing being occupied. This again now meets the IPS and is acceptable.

Health

Concerns have been expressed by the doctor at the local medical practice and by many of the residents of Audlem, that the local medical facilities do not have the capacity to accommodate any additional patients.

However there is currently no mechanism in place that could secure financial contributions to address this issue. As such a requirement for any financial contribution would not meet the criteria set out in the NPPF and the Community Infrastructure Levy (CIL) Regulations 2010, and could not be imposed.

Public Open Space

With regards to CNLP, Policy RT3 requires a combined area of shared recreational open space and shared children's play space of 35sqm per dwelling equating this development to a minimum of 840sqm. The area being provided on left of the entrance road shown on the planting plan addresses this requirement with a slight over provision.

The nearest equipped play facility is just over 430m away as the crow flies however it is accessed via two main roads A525 and A529 therefore a small formal on site play area is required. As this

is a relatively small development a combined LAP/Local Landscaped Area for Play is required laid out to Fields in Trust standards containing 3 fixed items of play aimed at younger children. This area should contain minimal planting to ensure a flat free space for informal games.

An amended planting plan has been submitted to address the issues outlined above satisfactorily.

Education

An application was approved to remove the requirement to provide the education provisions on this site (15/0903N). This follows the conclusions that were reached by the Inspector on the nearby site on Audlem Road for 120 dwellings (13/2224N).

Having regard to the contribution to secondary education, the Inspector concluded that the contributions were not necessary or justified to mitigate the effects of the new development in accordance with Regulation 122 of the CIL Regulations and therefore it was not reasonable to require this contribution.

The requirement for education contributions was justified for exactly the same reasons as on the Audlem Road decision. In the light of that decision it was considered that education contributions could not be justified on this site.

Environmental Sustainability

Landscape

This is a reserved matters application and the principle of erecting up to 26 dwellings on the site has already been accepted. The Council's Principal Landscape Architect has assessed the proposal in terms of landscape impact and is satisfied that this is acceptable. The landscaping proposals put forward within the details of the application are also considered to be acceptable.

Trees & Hedgerows

The Council's Principal Forestry and Arboricultural Officer has assessed the application in terms of the impact on trees and hedgerows and is satisfied that there are no significant impacts in this regard.

Heritage

The site lies to the north of the Woore Road (Audlem) Conservation Area and is approximately 100m from it. The site is elevated but it is not considered that there would be a significant adverse impact on the character and appearance of the Conservation Area or its setting.

Ecology

Condition 12 attached to the outline consent at this site requires the submission of features for nesting birds and roosting bats. The Council's Principal Nature Conservation Officer has advised that the submitted proposals are acceptable.

Three trees were identified at the outline application stage that have the potential to support roosting bats. It was anticipated that most of these trees would be retained as the outline stage. It is difficult to cross reference the tree survey submitted with this application with the protected species report submitted with the outline application but it appears that two of these trees would be removed as part of the proposed layout.

Currently an updated Bat Survey is being undertaken and an update on this matter will be given to Members prior to the meeting.

Hedgerows are a priority habitat and hence a material consideration. There are a number of hedgerows around this site. Based on the submitted tree survey it can be seen that two short sections of hedgerow would be removed to facilitate the site access. To ensure that adequate compensation for this loss of provided it is recommended that the proposed hedgerows be of a suitable native species mix rather than the currently proposed holly hedges. It is considered that the as much of the existing hedgerows as possible should be retained.

Location of the site

The site is located immediately adjacent to the settlement boundary of Audlem which is designated as a Local Service Centre in the CELP. This means that Audlem is considered to provide a range of services and facilities to meet the needs of local residents.

As such the site is considered to be locationally sustainable.

Access and Highways

The access point to the site was determined at the outline stage. The Head of Strategic Infrastructure has assessed the application in terms of internal layout and parking provision and is satisfied that they meet all the necessary requirements

The proposal is therefore acceptable in highway safety terms and in compliance with Policy BE.3 of the adopted local plan.

Flood Risk

Details of drainage from the site have been submitted with the application. The Council's Flood Risk Manager is satisfied with the submitted drainage plan & discharge rate provided. However, in order to discharge any surface water drainage conditions there will need to be calculations demonstrating storm period and intensity (1 in 30 & 1 in 100 (+30% allowance for Climate Change)) & any temporary storage facilities included, submitted / approved by LLFA to ensure adequate drainage is implemented on site.

Consequently, any potential site overland flow routes need to be identified and all surface water should be contained within the site boundary. This information has been requested from the developer and update will be provided for Members prior to the meeting.

Amenity

In terms of the amenity of future occupiers of the proposed dwellings, adequate private amenity space could be provided within the site including for cycle/bin storage.

Having regard to privacy, all the required separation distances between existing and proposed dwellings and between the proposed new dwellings would be met. The outlook from neighbouring properties would be altered; however it is not considered that the development would create an overbearing or obtrusive outlook.

The proposal is therefore considered to be acceptable in amenity terms and in accordance with Policy BE.1

Design

This is a reserved matters application relating to layout, appearance, landscaping and scale.

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 layout of the site would comprise a ‘Y’ shaped road formation accessed from Heathfield Road at a point opposite Hilary Drive. The road would be of a formal nature when first entering the site with the two sides of the ‘Y’ becoming more informal shared surfaces.

There is a mix of nine types of dwelling proposed within the site, including detached, semi-detached, mews and dormer bungalows which are considered to reflect the mix of dwelling types in the surrounding area. The facing materials to be used are a mix of brick and render with tiled roofs, which is also considered to be acceptable. The particular brick and tile type and the colour of render should be controlled by condition should the application be approved.

The design and layout of the proposed development is therefore considered to be acceptable and in accordance with Policy BE.2 of the adopted local plan.

Air Quality

Policy SE12 of the emerging Local Plan states that the Council will seek to ensure all development is located and designed so as not to result in a harmful or cumulative impact upon air quality. This is in accordance with paragraph 124 of the NPPF and the Government’s Air Quality Strategy.

When assessing the impact of a development on Local Air Quality, the Council has regard to (amongst other things) the Council’s Air Quality Strategy, the Air Quality Action Plan, Local Monitoring Data and the EPUK Guidance “Land Use Planning & Development Control: Planning for Air Quality May 2015)

This proposal is a reserved matter application for the development of 24 new dwellings. Whilst this scheme itself is of a small scale, and as such would not require an air quality impact assessment,

there is a need for the Local Planning Authority to consider the cumulative impact of a large number of developments in a particular area. In particular, the impact of transport related emissions on Local Air Quality.

At the outline stage recommendations were made in relation to a travel plan, electric vehicle charging points and a dust management plan. The applicant has submitted a construction management plan which covers the dust management for the site and should be adhered to for the duration of the development. The Council would make these further recommendations should the reserved matters application be approved:

With regards to the electric vehicle charging points, the plans submitted show the location of external electrical points on each dwelling. A Travel Plan will also be secured through the imposition of a planning condition.

Contaminated Land

The application is for new residential properties which are a sensitive end use and could be affected by any contamination present. The application site has a history of agricultural use and therefore the land may be contaminated. A Ground Investigation and Test Report was submitted with the application, however, Environmental Protection are not satisfied with this information and as such an application to discharge this condition from the outline approval will need to be submitted.

Economic Sustainability

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 area including additional trade for local shops and businesses, jobs in construction and economic benefits to the construction industry supply chain.

PLANNING BALANCE AND CONCLUSION

The principle of development has already been accepted as part of the outline approval on this site.

This assessment therefore considers the matters of detailed design, layout and landscaping previously reserved, however, the scheme is considered to contribute to the 3 strands of sustainability in the NPPF in the following ways:

The development will not have a detrimental impact upon residential amenity, it would provide benefits in terms of much needed affordable housing provision and would help in the Councils delivery of 5 year housing land supply and provide a mix of affordable housing in an area of continuing need.

Provision of public open space and the proposed play area is acceptable. The requirement for contributions to health and education was deemed not to be CIL compliant under application 15/0903N Release from legal obligations for education and health care contributions – Approved 9th October 2015

The design, layout and landscaping of the scheme are considered to be of sufficient quality. The scheme follows the general parameters and design principles set out on the at outline stage. The landscaping details include soft landscaping and provision for hedge planting Hard Landscaping details have not been provided also been provided and are acceptable.

The ecological and arboricultural impacts are considered to be neutral as mitigation, which was conditioned as part of the outline permission follows through to this scheme. Drainage/flood risk issues, land contamination are also conditioned by the outline approval.

The proposed access points are acceptable and the traffic impact as part of this development has already been accepted together.

The internal design of the highway layout/parking provision is acceptable to the Head of Strategic Infrastructure (Highways).

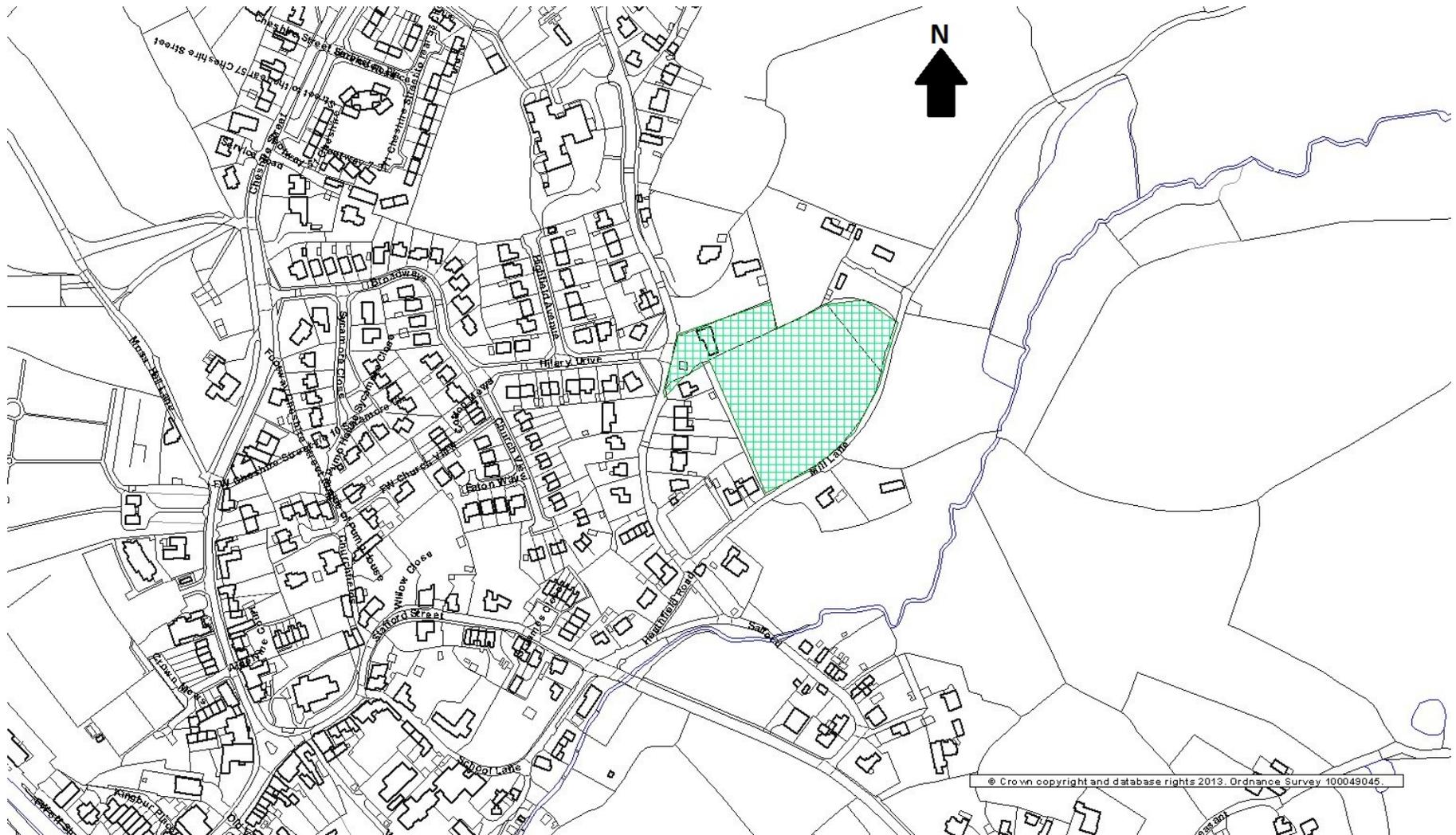
The proposal will contribute to the local economy by virtue of the increased spending power of new residents and the construction supply chain. Accordingly, the scheme is deemed to acceptable and is recommended for approval.

RECOMMENDATION

APPROVE subject to the following conditions:

- 1. Approved plans.**
- 2. Submission and approval of external materials**
- 3. The electric vehicle charging points shall be 'overnight' ones with dedicated off-road parking served from a 30amp independent circuit**
- 4. Travel information pack for future residents**
- 5. Provision of a LAP as shown on the planting. The LAP shall be provided prior to the occupation of 75% of the dwellings**

In order to give proper effect to the 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.



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