

Name of meeting: **PLANNING SUB-COMMITTEE (HUDDERSFIELD AREA)**
 Date: 11TH JUNE 2015

Title of report: **Planning Application 2014/60/93014/W – Land at Edgerton Road / Queens Road, Edgerton. Proposed residential development comprising 41no dwellings and associated works.**

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| Is it likely to result in spending or saving £250k or more, or to have a significant effect on two or more electoral wards? | No |
| Is it in the Council's Forward Plan ? | No |
| Is it eligible for "call in" by Scrutiny ? | No |
| Date signed off by <u>Director</u> & name | Paul Kemp– 2 nd June 2015 |
| Is it signed off by the Director of Resources? | No financial implications |
| Is it signed off by the Acting Assistant Director - Legal & Governance? | Margaret Miller – 2 nd June 2015 |
| Cabinet member portfolio | Cllr. P. McBride |

Electoral [wards](#) affected: **Greenhead**
 Ward councillors consulted: **No**

Public or private: **Public**

1. Purpose of report

1.1 For the Area Planning Sub-Committee to review the reasons they would have been minded to refuse outline planning permission in the light of further information submitted by the applicant subsequent to their resolution.

2. Key points

2.1 Planning application 2014/60/93014 is the subject of an appeal to the Secretary of State against non-determination by this Authority. The application was considered by the Planning Sub-Committee (Huddersfield Area) on 26th February 2015. Members resolved that the Secretary of State be informed that this Authority would have been minded to refuse outline planning permission on the grounds that:

1. The applicant has failed to demonstrate sufficient information to enable the implications of the proposed development to be properly judged having regard to the impact on wildlife habitat and biodiversity. In the absence of this information the likely harm to biodiversity and the natural environment significantly and demonstrably outweighs the benefits when assessed against the policies in part 11 of the National Planning Policy Framework.

2. The proposal fails to provide affordable housing provision contrary to Unitary Development Plan policy H10, Supplementary Planning Guidance 2 and part 6 of the National Planning Policy Framework.

Copies of the report to Sub-Committee and the Update are attached to this report for information.

- 2.2 The appeal will be by Informal Hearing scheduled for Tuesday 16th June 2015.
- 2.3 Subsequent to the Sub-Committee meeting discussions have been continuing with the applicant to resolve Members' concerns.
- 2.4 An amended layout has been submitted showing part of the central area of public open space will be landscaped with plants typical of the woodland habitat. The applicant submitted a Woodland Assessment informed by a further survey on 23rd April 2015. This has been assessed by the Council's Biodiversity officer and West Yorkshire Ecology.
- 2.5 The Council's Biodiversity officer notes that one of the reasons for previously recommending refusal of the application was because of a lack of information about the quality and extent of the woodland habitat. Having now received survey information about the woodland he confirms the following:
 1. The woodland does not meet the criteria for Local Wildlife Site designation in the Local plan although it is of a type W10 Lowland Deciduous Woodland.
 2. There is a discrepancy in the woodland boundary between the plan submitted as part of the application and the woodland boundary as identified on the ground following further survey work. This has been established through identifying vegetation characteristics of the ground flora.
 3. The actual woodland boundary extends into the proposed development footprint at a point where two oak trees are proposed for removal in Plot 32 as marked on the plan.
 4. Taking into account the circumstances, it is unlikely that the loss of this small area of woodland would be grounds for refusal providing there is scope to compensate for this loss.
 5. That loss can be compensated for through the creation of woodland and plant translocations in the open space as proposed, along with further native tree species landscaping across the site.

- 2.6 The Biodiversity Officer confirms that it is possible to create a habitat around the sewer easements crossing the site as the planting will be more open than blanket tree cover.
- 2.7 Bat activity surveys will be undertaken to establish if any roosts exist within the woodland trees and their foraging patterns. However, the development is unlikely to impact on any roost features and there is a high level of confidence that appropriate mitigation measures can be put in place (eg sensitive lighting schemes, appropriate tree management, additional bat boxes). This can be dealt with by condition.
- 2.8 The woodland planting proposed for the public open space is acceptable as it would compensate for the loss of part of the nearby woodland habitat as a result of the development. It will involve the translocation of specified plant species from the woodland area to be lost into the new area of woodland. This is over and above any other landscaping or requirements for the site. The detailed planting can be the conditioned.
- 2.9 A management plan for the woodland will be required and the aim of this will be to enhance the biodiversity of existing and new woodland areas, including removal of invasive species.
- 2.10 In such circumstances officers consider that the previous concerns on biodiversity grounds have been overcome.
- 2.11 With regard to the applicant's failure to provide affordable housing as part of the proposal, since the application was reported to the Planning Sub-Committee (Huddersfield Area) on 26th February 2015, the applicant has indicated a willingness to re-visit this position. They have submitted a significantly more detailed viability appraisal which has been independently scrutinised on behalf of the Council. Discussions with the applicant are currently in progress to clarify this assessment and Officers' are expecting that a clear position on this issue can be reported to the Committee at the meeting.

3. Implications for the Council

- 3.1 None

4. Consultees and their opinions

- 4.1 The Biodiversity officer raises no objections to the revised proposals subject to conditions.

5. Next steps

Not applicable

6. Officer recommendations and reasons

Subject to current negotiations being satisfactorily concluded which provide an acceptable contribution for affordable housing; officers consider that there is no longer any reason to substantiate a recommendation to the Inspector to refuse outline planning permission. If Members agree with that view then Officers will inform the

Inspectorate that the Local Planning Authority will no longer object to the Secretary of State granting outline planning permission subject to the following conditions.

1. Approval of the details of the appearance, scale and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason No details of the matter referred to having been submitted they are reserved for the subsequent approval in writing of the Local Planning Authority.

2. Plans and particulars of the reserved matters referred to in Condition 1 above, relating to the appearance, scale and landscaping of the site shall be submitted in writing to the Local Planning Authority and shall be carried out in full accordance with the approved plans.

Reason: Pursuant to section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

3. Application for approval of any reserved matter shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: Pursuant to section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

4. The development hereby permitted shall be begun either before the expiration of two years from the final approval of reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: Pursuant to section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

5. No material operation as defined in section 56(4)(a)-(d) of the Town & Country Planning Act 1990 shall be carried out to commence the development pursuant to this planning permission until arrangements for the provision of public open space to serve the development including the woodland along the northern boundary of the site up to the channel of the Dyke have been submitted to and approved in writing by the Local Planning Authority.

The arrangements shall cover the following matters:-

- a) the layout and disposition of the public open space.
- b) the timescale for the implementation and completion of the works to provide the public open space;
- c) the mechanism for ensuring that the public open space will be available for public within perpetuity.
- d) maintenance of the public open space in perpetuity.
- e) the retention or relocation within the open space of existing colonies of 'autumn crocus'.

Reason: To ensure the provision of open space to serve the development and in accordance with Policy H18 of the Council's Unitary Development Plan

6. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by Eastwood & Partners, dated August 2014 Ref: PR/LEM37278-002 and the following mitigation measures detailed within the FRA:

- a) Limiting the surface water run-off generated by up to and including 1 in 100 year critical storm so that it will not exceed the run off from the undeveloped site and not increase the risk of flooding off-site.

The mitigation measures shall be fully implemented prior to the occupation of the dwellings hereby approved and subsequently in accordance with the timing/phasing arrangements embodied within the scheme or within any other period as may be subsequently agreed in writing by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site in accordance with the National Planning Policy Framework.

7. Notwithstanding the submitted details before the occupation of any dwellings on plots 25-35 inclusive as shown on drawing no 1414-101 rev Q hereby approved details of the woodland path to the rear of plots 25 – 34 and the side of plots 34 & 35 shall be submitted to and agreed in writing by the Local Planning Authority. These details shall cover the following matters:

- a) Width, materials, construction details and design including any retaining or supporting structures and handrails;
- b) The route and its levels relative to existing ground and river channel and relationship to existing trees supported by accurate topographical and tree and ecological surveys; and
- c) The means by which the path shall be retained for public access and retained in perpetuity

The path shall be fully implemented in accordance with the agreed details before the occupation of any dwellings on plots 25-35 inclusive and retained for public access thereafter.

Reason: In the interests of visual and residential amenity and to ensure that protected trees, the river channel and the woodland habitat are not adversely affected in accordance with Unitary Development Plan policies NE9 and R13 and the National Planning Policy Framework .

8. No building or other obstruction shall be located over or within five metres either side of the centre line of the sewers which cross the site.

Reason: In order to allow sufficient access for maintenance and repair at all times and to accord with Policy BE D2 (ix) of the Unitary Development Plan.

9. Development shall not commence until a scheme detailing separate foul, surface water treatment, foul and surface water drainage and land drainage, (including off site works, outfalls, balancing works, plans and longitudinal sections, hydraulic calculations, phasing of drainage provision, existing drainage to be maintained/diverted/abandoned) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be phased, so as to include details of when, during the development of the site, the drainage will be installed. The development shall be carried out in accordance with that phased scheme and no dwellings within each phase shall be occupied prior to completion of the agreed scheme, the scheme shall be retained thereafter whilst the site is occupied.

Reason: To ensure that the site can be satisfactorily drained and to reduce the risk of flooding to the proposed and existing development and occupants in accordance with the National Planning Policy Framework.

10. Development shall not commence until a scheme restricting the rate of surface water discharge from the site to a maximum of 5 litres per second per hectare (3.5l/s where retaining wall drainage is implemented throughout the site) has been submitted to and approved in writing by Local Planning Authority. The drainage scheme shall be assessed and designed to attenuate flows generated by the critical 1 in 100 year storm event, with an appropriate allowance for climate change on drainage infrastructure, blockage scenarios and exceedance events, and surface water run-off pre and post development between the development and the surrounding area, in both directions, together with a scheme for the mitigation of any identified effects. The scheme shall include a detailed maintenance and management regime for the storage facility including the flow restriction. The scheme shall be phased, so as to include details of when, during the development of the site, the attenuation and flow restriction will be installed. The development shall be carried out in accordance with that phased scheme. No dwellings shall be occupied until the works comprising the approved scheme have been completed and such approved scheme shall be retained thereafter throughout the lifetime of the development.

Reason: To ensure that the site can be satisfactorily drained and to reduce the risk of flooding to the proposed and existing development and occupants in accordance with the National Planning Policy Framework.

11. Development shall not commence until a scheme, detailing temporary surface water drainage for the construction phase after soil and vegetation strip has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail:

- phasing of the development and phasing of temporary drainage provision.
- include methods of preventing silt, debris and contaminants entering existing drainage systems and watercourses and how flooding of adjacent land is prevented.

The temporary works shall be implemented in accordance with the approved scheme and phasing. No phase of the development shall be commenced until the temporary works approved for that phase have been completed. The approved temporary drainage scheme shall be retained until the approved permanent surface water drainage system is in place and functioning in accordance with written notification to the Local Planning Authority.

Reason: To ensure that the site can be satisfactorily drained and to reduce the risk of flooding to the proposed and existing development and occupants in accordance with the National Planning Policy Framework.

12. Development shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase 1 Desk Study Report) has been submitted to and approved in writing by the Local Planning Authority.

Reason To ensure the safe occupation of the site in accordance with policy G6 of the Unitary Development Plan and the National Planning Policy Framework.

13. Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved pursuant to condition 12 development shall not commence until a Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the Local Planning Authority.

Reason To ensure the safe occupation of the site in accordance with policy G6 of the Unitary Development Plan and the National Planning Policy Framework.

14. Where further intrusive investigation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 13 development shall not commence until a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

Reason To ensure the safe occupation of the site in accordance with policy G6 of the Unitary Development Plan and the National Planning Policy Framework..

15. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 14. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in the Phase II Intrusive Site Investigation Report is identified or encountered on site, all works on site save for site investigation works shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the Local Planning Authority, works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason To ensure the safe occupation of the site in accordance with policy G6 of the Unitary Development Plan and the National Planning Policy Framework.

16. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, no part of the site shall be brought into use until such time as the remediation measures for the whole site have been completed in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the Local Planning Authority.

Reason To ensure the safe occupation of the site in accordance with policy G6 of the Unitary Development Plan and the National Planning Policy Framework.

17. In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, works on site shall not recommence until either (a) a Remediation Strategy has been submitted to and approved in writing by the local planning authority or (b) the local planning authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy a Validation Report shall be submitted to the local planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the whole site has been remediated in accordance with the approved Remediation Strategy and a Validation Report in respect of those works has been approved in writing by the local planning authority.

18. Details of any permanent lighting scheme to the roads and footpaths together with temporary lighting during the construction phase shall be designed to minimise light spillage into woodland and other habitat within the site and such details shall be submitted to and approved in writing with the Local Planning Authority before installation and the development shall not be lit otherwise than in complete accordance with the agreed scheme.

Reason: To secure biodiversity enhancement, to protect key foraging corridors for bats and other artificial light sensitive species and secure the ecological functionality of habitat networks within the site and ensure the protection of wildlife and the habitat which supports it and secure opportunities for the enhancement of the nature conservation value of the site in accordance with the National Planning Policy Framework

19. The woodland footpath shown on drawing no 1414-101 rev Q shall not be artificially lit.

Reason: To secure biodiversity enhancement and the ecological functionality of habitat networks within the site and ensure the protection of wildlife and the habitat which supports it and secure opportunities for the enhancement of the nature conservation value of the site in accordance with the National Planning Policy Framework

20. A scheme for the provision of bat roost and bird nest boxes located integral to the buildings and on retained trees within the development shall be submitted to and approved in writing with the Local Planning Authority before any dwellings are occupied; such scheme shall include the timing of provision and the retention of the installed features thereafter.

Reason: To secure biodiversity enhancement and the ecological functionality of habitat networks within the site and ensure the protection of wildlife and the habitat which supports it and secure opportunities for the enhancement of the nature conservation value of the site in accordance with the National Planning Policy Framework

21. Notwithstanding the submitted plans and information, an Arboricultural Method Statement, in accordance with British BS 5837, shall be submitted and approved in writing by the Local Planning Authority before development commences. The method statement shall include details on how the construction work will be undertaken with minimal damage to the adjacent protected trees and their roots. Thereafter, the development shall be carried out in complete accordance with the Arboricultural Method Statement.

Reason: So as to protect to viability of the protected mature trees and woodland within close proximity to the application site and to accord with Policy NE9 of the Unitary Development Plan and the NPPF.

22. Notwithstanding the submitted plan 'Proposed Woodland Footpath and Woodland Pruning Works Diagram no pruning or felling of trees within the

woodland canopy shall take place unless otherwise agreed in writing with the Local Planning Authority

Reason: So as to protect to viability of the protected mature trees and woodland within close proximity to the application site and to accord with Policy NE9 of the Unitary Development Plan and the NPPF.

23. No development shall take place until a comprehensive written mitigation strategy detailing how the development shall be completed without harm to any bat species and without loss or detriment to the wildlife habitat used by the said species, has been submitted to and approved by the Local Planning Authority. The development shall then be carried out in accordance with the approved method statement.

Reason: To secure biodiversity enhancement and the ecological functionality of habitat networks within the site and ensure the protection of wildlife and the habitat which supports it and secure opportunities for the enhancement of the nature conservation value of the site in accordance with the National Planning Policy Framework

24. Before the development commences a landscape and woodland management plan detailing the arrangements for long term protection of all landscaped and woodland areas within the site including those areas outside residential curtilages and phasing arrangements for its implementation to enhance biodiversity interest across the site shall be submitted to and approved in writing by the Local Planning Authority and retained thereafter.

Reason: To secure biodiversity enhancement and the ecological functionality of habitat networks within the site and ensure the protection of wildlife and the habitat which supports it and secure opportunities for the enhancement of the nature conservation value of the site in accordance with the National Planning Policy Framework

25. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order (with or without modification)) no development included within Classes A, B, E of Part 1 or Class A of Part 2 of Schedule 2 to that Order shall be carried out within the curtilages of plots 25-40 inclusive as shown on the approved drawing no1414-101 rev S at any time.

Reason: In the interests of visual amenity to prevent close overlooking of adjacent properties in accordance with Unitary Development Plan policy BE12; to ensure the protection of trees within the site in accordance with Policy NE9 of the Unitary Development Plan and to protect the functionality of the woodland habitat all in accordance with the National Planning Policy Framework

26. No development shall take place until details of a scheme to eradicate Japanese Knotweed, Giant Hogweed and other invasive plant species has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the approved scheme shall be completed prior to the development first being occupied.

Reason: To secure biodiversity enhancement and the ecological functionality of habitat networks within the site and ensure the protection of wildlife and the habitat which supports it and secure opportunities for the enhancement of the nature conservation value of the site in accordance with the National Planning Policy Framework

27. Before the development is commenced an acoustic report specifying the measures to be taken to protect the occupiers of the development from road traffic noise on Edgerton Road shall be submitted to and approved in writing with the Local Planning Authority. The report shall

- (i) Determine the existing noise climate
- (ii) Predict the noise climate in gardens (daytime), bedrooms (night-time) and other habitable rooms of the development
- (iii) Detail the proposed attenuation/design necessary to protect the amenity of the occupants of the new residences (including ventilation if required).

The development shall not be occupied until all works specified in the approved report have been carried out in full and such works shall be thereafter retained.

Reason: To prevent noise nuisance to future occupiers of the site in accordance with Unitary development plan policy EP4 and in accordance with the National Planning Policy Framework

28. Before development commences details of facilities to be provided for charging plug in and other ultra-low emission vehicles within the curtilage of dwellings shall be submitted to and approved in writing with the local Planning Authority. Before first occupation of any dwellings on the development; the facilities shall be provided before the dwellings to which they relate are occupied and retained thereafter.

Reason: In the interests of protecting air quality in accordance the National Planning Policy Framework.

29. Prior to the development being brought into use, the approved vehicle parking areas shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the occupation of the dwellings .

Reason: In the interests of road safety and the reduction of flood risk to comply with policy T10 of the Kirklees Unitary Development Plan and in accordance with the National Planning Policy Framework.

30. Notwithstanding the submitted details prior to development commencing a detailed scheme for the proposed estate road shall be submitted to and approved in writing by the Local Planning Authority. The scheme (as shown for indicative purposes only on Drawing No. 1414-101 Rev. Q) shall include full sections with suitable gradients and vertical curves, traffic calming, drainage works, street lighting, lining, surface finishes, together with an independent Road Safety Audit covering all aspects of the work. Before any building is brought into use the scheme shall be completed in accordance with the approved details and retained thereafter.

Reason: In the interests of road safety and to comply with policy T10 of the Kirklees Unitary Development Plan.

31. Notwithstanding the submitted details no development shall take place until a scheme detailing full sections, visibility splays of 2.4m x 25m, construction specifications, drainage works, lighting, white lining, and surface

finishes, and associated highway works, at the junction of the proposed estate road and Queen's Road, together with an independent Road Safety Audit covering all aspects of the works has been submitted and approved in writing by the Local Planning Authority. No building shall be brought into use until the works to provide the junction have been completed in accordance with the approved details and thereafter retained.

Reason: In the interests of road safety and to comply with policy T10 of the Kirklees Unitary Development Plan.

32. Prior to construction commencing, a schedule of the means of access to the site for construction traffic shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include the point of access for construction traffic, details of the times of use of the access, the routing of construction traffic to and from the site, construction workers parking facilities and the provision, use and retention of adequate wheel washing facilities within the site. Thereafter all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.

Reason: In the interests of road safety and to comply with policy T10 of the Kirklees Unitary Development Plan.

33. The landscaping details required under conditions 1 and 2 shall include the translocation of specified woodland plant species from the existing woodland area within the site to the proposed public open space as shown on drawing no 1414-101 rev S hereby approved.

Reason To secure biodiversity enhancement and the ecological functionality of habitat networks within the site and ensure the protection of wildlife and the habitat which supports it and secure opportunities for the enhancement of the nature conservation value of the site in accordance with the National Planning Policy Framework

This recommendation is based on the following plans:

| Plan | Ref | Received |
|---|------------------------------------|-------------------|
| Location plan | 1414-100 | 8 October 2014 |
| Site / (Layout) plan | 1414-101 rev S | 08 May 2015 |
| Topographical Survey | 3998 –rev O | 8 October 2014 |
| Planning & Heritage Statement | September 2014 1458/RL/PHS | 21 October 2014 |
| Design & Access statement | Loroc Architects September 2014 | 8 October 2014 |
| Phase 1 Habitat & Protected Fauna Statement | 140380: 22-August 2014 | 21 October 2014 |
| Flood Risk Assessment | PR/LEM/37278-002 – Aug 2014 | 21 October 2014 |
| Geotechnical & Geoenvironmental Site Investigation report | Issue 1- 37278-001 June 2014 | 21 October 2014 |
| Affordable Housing Statement | October 2014 | 21 October 2014 |
| Statement of Community Consultation | 1458/RL/CCS September 2014 | 30 September 2014 |
| Transport assessment | 8226-001-02 – 18th September 2014 | 21 October 2014 |
| Arboricultural Report & Impact Assessment | 11854/AJB | 2 October 2014 |

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| Surface Water Drainage Statement | 37278 | 26 November 2014 |
| Indicative flood routing | Eastwood & Partners 37278/SK02 rev A | 05 February 2015 |
| Woodland Path Method Statement | JCA Ltd 11854/AJB | 23 February 2015 |
| Vehicle tracking plan | Sanderson 8226-002 rev C | 12 February 2015 |
| Highway longitudinal sections | 8226-001 | 12 January 2015 |
| Affordable Supplementary statement | February 2015 | 18 February 2015 |
| Proposed woodland footpath and woodland pruning works diagram | JCA Limited | 12 th February 2015 |
| Indicative surface water storage | Eastwood & Partners 37278/SK01 rev A | 05 February 2015 |
| Woodland Assessment Report | Whicher Wildlife 150377 22 April 2015 | 23 April 2015 |
| Woodland Survey Notes | Whicher Wildlife | 22 April 2015 |
| Viability Assessment Report | Savills 21 April 2015 | 21 April 2015 |

7. **Cabinet portfolio holder recommendation**
Not applicable
8. **Contact officer and relevant papers**
Simon Taylor – Head of Development Management
9. **Director responsible**
Jacqui Gedman