
Report of the Head of Strategic Investment**STRATEGIC PLANNING COMMITTEE****Date: 14-Mar-2019****Subject: Planning Application 2018/92055 Erection of 252 dwellings and formation of vehicular access Land at Gernhill Avenue, Fixby, Huddersfield****APPLICANT**

Harron Homes

DATE VALID

11-Jul-2018

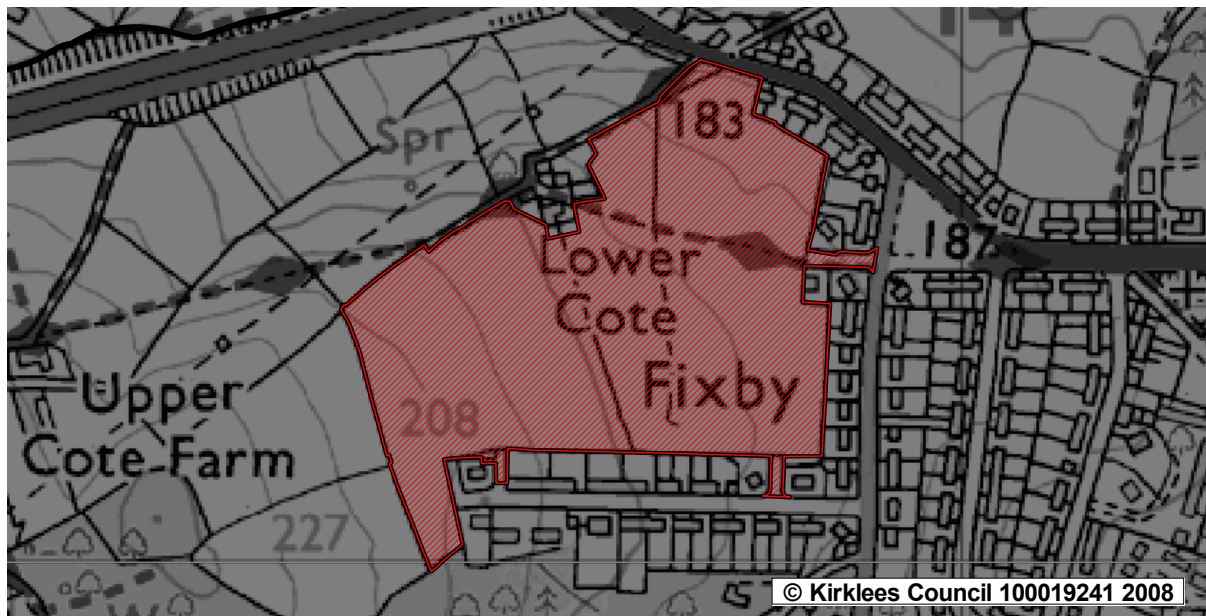
TARGET DATE

10-Oct-2018

EXTENSION EXPIRY DATE

Please click the following link for guidance notes on public speaking at planning committees, including how to pre-register your intention to speak.

<http://www.kirklees.gov.uk/beta/planning-applications/pdf/public-speaking-committee.pdf>

LOCATION PLAN

Map not to scale – for identification purposes only

Electoral Wards Affected: Ashbrow

Yes

RECOMMENDATION:

Delegate to the Head of Strategic Investment to:

1 Secure the signing of a Section 106 Agreement to secure the provision of:

- 50 no affordable dwellings (27 no social rental units and 23 Intermediate units);
- An Education contribution of £493,297;
- The provision and subsequent maintenance of public open space within the site;
- Off-site highway improvement contributions of £82,000 towards improvements at Bradley Bar roundabout;
- £15,000 towards the monitoring of a residential travel plan;
- £10,000 real time bus information.
- £10,000 towards off-site drainage improvements and repairs
- £124,000 towards Metro cards

2. Complete the list of conditions including those contained in this report and issue the decision notice.

3. In the circumstances where the Section 106 agreement has not been completed within 3 months of the date of this Committee's resolution then the head of strategic Investment shall consider whether permission should be refused on the grounds that the proposals are unacceptable in the absence of the benefits that would have been secured; if so, the Head of Strategic Investment is authorised to determine the application and impose appropriate reasons for refusal under Delegated Powers.

1.0 INTRODUCTION:

- 1.1. This application is brought to Committee as the site is an application for residential in excess of 60 dwellings.
- 1.2. In addition this site at the time of the application being submitted was allocated as Green Belt, but a potential residential allocation within the Emerging Local Plan.
- 1.3. Also there has been extensive objection both the planning application and the potential allocation in the adopted Local Plan.

2.0 SITE AND SURROUNDINGS:

- 2.1 The application site comprises an area of 10.26 ha. Located to the north of Huddersfield in the Fixby area. The site currently comprises a number of fields, and is flanked by dwellings on Gernhill Road to the south and west; Lightridge Road to the east, and Clough Lane to the north. On the northern edge of the

site is a grouping of buildings, "Lower Cote". There are listed building to the west off of the site i.e. North Lodge Farm, and also at the junction of Gernhill Avenue and Lightridge Road. The site has a small frontage onto Clough Lane, but this is in an elevated position, and marked by a substantial retaining wall. There is a prevailing fall accord the site from the NW to the SE.

- 2.2. There is a public right of way that crosses the site from its access point off Lightridge Road linking into the Lower Cote grouping. This public footpath is part of the Kirklees Way, and is currently just a part trodden line across the field (i.e. it is not made up or surfaced). There is also a footpath along the northern edge of the site linking Lower Cote to Clough Lane, this track also serves as the vehicular access to Lower Cote.
- 2.3. The adjoining land to the west and north is within the green belt, with the M62 running adjacent the green belt area to the north. The extreme SW part of the site (to the west of Gernhill Avenue is part of a larger area of ancient woodland. There are a number of mature trees that surround the site, but they are mostly outside the application site). The northern and western boundaries are marked by hedgerow and post and rail fencing.
- 2.4. The site is allocated for housing in the adopted Local Plan.

3.0 PROPOSAL:

- 3.1 Full permission is sought for the erection of 252 dwellings, a mixture of detached and terrace properties. The accommodation ranges from 2 bed to 5 bedroom properties. The proposals are predominantly 2 no storey, and the building materials include art stone and brick and render, with tiled roofs.
- 3.2. Vehicular access is taken from 3 points around the site i.e. from Lightridge Road, where the lie of the existing footpath and vehicle access for 3 properties off Lightridge Road, is to be widened and improved to serve this site. The line of the public right of way is retained across the site. This access served the northern part of the site.
- 3.3. 2 other vehicular access points are taken from existing turning areas on Gernhill Road, which will then exit onto Lightridge Road.
- 3.4. The scheme includes a number of substantial areas of open space within it, including green landscaped areas adjacent to the route of the retained public right of way, a large area to the northern edge of the site, and a central area of space to adjoining the southern edge of Lower Cote, and to the northern boundary and linking into the public right of way, also this area extends to the south creating a green wedge within the centre of the site.
- 3.4 There are a number of new footpath links within this open space providing connectivity across the site with existing roads, and footpaths .as well as within the new layout.

4.0 RELEVANT PLANNING HISTORY (including enforcement history):

- 4.1 There is no relevant site history although pre-application advice was sought on the site and the layout has been amended to reflect the comments of officers.

5.0 HISTORY OF NEGOTIATIONS (including revisions to the scheme):

- 5.1 There has been additional traffic information requested and provided to justify the traffic movement levels and inform any necessary off-site improvements.
- 5.2 Extensive negotiation has been ongoing regarding the internal layout securing improved parking, adequate forward visibility and turning as well as bin collection points.
- 5.3 Amendments to house types and layouts have been secured to safeguard protected ancient woodland trees, and provide a suitable stand-off distance from the woodland edge, in order to protect the woodland and the habitat and bat roosting and foraging
- 5.4 Additional internal planting has been provided within the street scenes, and at new junctions. Extensive negotiations on the type of internal POS, and nature of the boundary planting to safeguard long distance views
- 5.5 The disposition of affordable housing across the site has been altered, originally there were 2 very large clusters, and this has been amended with a more even distribution across the site of 4 smaller groupings.

6.0 PLANNING POLICY:

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

Local Plan policies

6.2. Site designation- residential.

- PLP3 Location of new development
- PLP5 Master planning of sites
- PLP7 Efficient use of land and buildings
- PLP11 Housing mix and affordable housing
- PLP20 Sustainable travel
- PLP21 Highways safety and access
- PLP22 Parking
- PLP24 Design
- PLP27 Flood Risk
- PLP28 Drainage
- PLP30 Biodiversity and geodiversity
- PLP32 Landscape
- PLP33 Trees
- PLP35 Historic Environment
- PLP49 Education and healthcare needs
- PLP51 Protection and improvement of local air quality
- PLP53 Contaminated and unstable land
- PLP63 New open space.

6.3. National Planning Policy Framework

- Part 2 Achieving sustainable development
- Part 5 Delivering a sufficient supply of homes
- Part 8 Promoting healthy and safety communities
- Part 9 Promoting sustainable transport
- Part 11 Making efficient use of land
- Part 12 Achieving well designed spaces
- Part 14 Meeting the challenge of climate change, flooding and coastal change
- Part 15 Conserving and enhancing the historic environment
- Part 16 Conserving and enhancing the historic environment

7.0 PUBLIC/LOCAL RESPONSE:

7.1 This application has been publicised by site notices and neighbour letters. The amended plans have also been re-publicised.

7.2 To date there have been 126 letters of objection, the main points of concern being:

- The site is within the green belt, and no very special circumstances have been put forward that outweigh the harm caused to the green belt.
- The Council has failed in its objectives of protecting the green infrastructure of the district and prioritising development on brown field sites. There are ample brown field opportunities that should be brought forward before this site is even considered.
- The proposal will result in an additional 500 vehicles using the surrounding network that is unable to cope with that increase in volume, and already suffers from congestion at peak times.
- There are insufficient vehicle access points for a development of this size, and Gernhill Avenue is an inappropriate road to be the main access to this site.
- The additional traffic resultant will have an adverse effect on road safety in the area.
- The local schools and other services (ie doctors and dentist) are oversubscribed already, in this area.
- The site is not only a valuable green space it has considerable wildlife and habitat value, including an area of ancient woodland.
- A development of this scale is out of character with the surrounding area, and should, if approved, be reduced in scale.
- The development will result in additional noise and pollution in the area.
- The area is known as a problem area for flooding, and there should be no additional run off from this site, having any adverse impact on the existing dwellings.
- The field contains a public footpath that is part of the Kirklees Way. This development will destroy the character of that right of way, and its benefits for walkers, and the public.
- It is not clear if the existing sewage system can cope.
- Some of the proposed siting are inappropriate and will have adverse effects on privacy for existing residents.
- Any layout, if the application is agreed, should ensure that "larger" houses are located adjacent to the existing dwellings on Gernhill Avenue

8.0 CONSULTATION RESPONSES:

8.1 Statutory:

The Coal Authority- No objections

The Environment Agency- No comments recommend conditions and reference to Councils own services i.e. Lead Local Flood Authority and Environment Unit

KC Highways DM- No objections in principle recommend conditions and off site junction improvements. Details in the assessment

West Yorkshire Archaeology Service- Recommend condition in the event of approval, requiring some additional investigation and recording before the development commences.

K C Local Flood Authority- Require additional information, to overcome objection.

8.2 Non-statutory:

KC Environmental Health- Recommend conditions regarding decontamination, noise attenuation and air quality

KC Trees- Concerns at initial siting of some dwellings in relation to the neighbouring Ancient Woodland to the SW of the site. The amended layout improves the distances between dwellings and the woodland.

KC Environment Unit- Had concerns on the original scheme, regarding the impacts on the habitat that existed, and the mitigation strategy proposed. As originally submitted unacceptable. Amended layout received this creates a suitable buffer between the ancient woodland and nearest dwellings. Given size of the site and amount of new building and green space provided, recommend a condition requiring the provision and implementation of a Landscape and Ecological Management Plan (LEMP)

KC Education Service- An education contribution of £493,273, is required in this case.

KC Conservation and Design- As part of the Local Plan Inquiry in regards to land allocations, a desk top assessment of the heritage assets affecting this land was produced. The nearest heritage asset to the site off Gernhill Avenue is North Lodge Farm to the west and the junction of Gernhill to Lightridge Road. Neither of these assets affect the development of the land s shown. Therefore there is no objection.

KC Strategic Housing- There is a demonstrable need for affordable housing in the area. Policy requires 20% of the number of units to be provided as affordable dwellings. I.e. in this case 52 units

KC Landscape- Have negotiated new detailing on the landscaping provision, and nature of the play equipment within the site. The provision of any on-site play areas, and equipment, together with its inspection, and future maintenance, should be secured through a Section 106 Agreement. There has

been some improvement in the provision of new planting within the street scene.

Police Architectural Liaison Officer- No objection in principle layout and boundary treatments are generally acceptable. Some concerns at communal parking area in the central of the site on original layout was, considered to have excessive permeability and potential for anti-social behaviour in that area. Alterations to the layout have been undertaken to improve this arrangement, and reduce the extent of the parking area.

9.0 MAIN ISSUES

- Principle of development
- Urban Design Issues
- Heritage
- Highways Issues
- Environmental Issues (Remediation/Decontamination; Noise; Air Quality; and Lighting)
- Landscaping/ Bio-diversity
- Drainage
- Crime Prevention
- Planning Obligation

10.0 APPRAISAL

Principle of development

- 10.1 The site is allocated as a housing allocation within the adopted Kirklees Local Plan. The Local Plan recently adopted carries full weight for the determination of application, and the guidance within the National Planning Policy Framework “Determining applications” requires that applications for planning permission be determined in accordance with the development plan. In addition the National Planning Policy Framework indicates a presumption in favour of sustainable developments. As part of the Local Plan process, the sustainability of each site allocation has had to be considered and justified before its inclusion in the adopted plan as an allocation.
- 10.2. As such there is no objection to releasing this site for residential use at this time, as the site is allocated for housing in an up to date Local Plan considered to be sustainable development.
- 10.3. On developments of this size and scale a number of policies within the Local Plan are applicable covering the following topics
- Housing mix and affordable housing-PLP11
 - Provision of public open space- PLP63; and
 - Education needs-PLP49
- 10.4. The application provides for a range of accommodation across the site, ranging from 2 bed to 5 bed dwellings. Within the scheme a total of 50 affordable dwellings are proposed. These are distributed across the site in 4/5 different locations, rather than the previously indicated 2 large clusters. The house types, styles and materials proposed are consistent with the open market

housing applied for and which they will be sited amongst. As such it is considered the affordable housing has been satisfactorily incorporated into the wider development proposal, avoiding excessive clustering.

- 10.5 The 50 affordable dwellings equate to just under 20% of the numbers of units applied for (ie 19.85%), with the proposed tenure mix of 27 no social rental and 23 no intermediate properties. This level of provision and the tenure mix accords with the Council's Affordable Housing policy contained within PLP11, and the affordable unit's provision would be secured through a Section 106 Agreement.
- 10.6 The level of provision of public open space within the site, and the range of uses and equipment accord with the Local Plan policy PLP63, and likewise a full education contribution of £493,273, is to be provided which accords with local plan policy PLP49. Both of these will be secured through a Section 106 Agreement.
- 10.7. The scheme delivers 252 dwellings at a density of approx. 25 per ha. The indicative capacity on the Local Plan allocation is somewhat higher than this (ie 377 which is a 35 per ha density). However there are specific on site constraints that need to be considered the retention of the public right of way, and an appropriate surrounding green area either side of the path; the safeguarding of the setting of Lower Cote and adequate distance and buffer between any dwellings and the neighbouring ancient woodland. Also the layout and density needs to reflect the prevailing density and range of houses in the surrounding area. It is noted that a greater mix of house types would possibly increase density on this site however given the factors identified in this instance it is considered that the amended layout delivers an efficient use of the site, accommodating the site constraints, and also providing housing of a character and density comparable to the surrounding dwellings.
- 10.8. As such the proposal represents sustainable housing which will make an important contribution towards the housing delivery targets that are included within the Local Plan, as well as providing full and policy compliant contributions regarding affordable housing; education contributions and on site POS.

Urban Design Issues

- 10.9. The scheme delivers a development of 252 no dwellings at a density of 25 per ha. This is not considered to be an excessive density for such a site, but does respect certain on site constraints and requirements, as well as the density and range of house types that surround the site. As such it is considered this proposal delivers an efficient use of land and an appropriate density for the location.
- 10.10. The layout comprises a mixture of house types from 2- 5 bedroom dwellings detached and terraced properties, set around a series of cul de sacs. There is pedestrian access across and within the site, that links into a number of areas of public open space, which is based around the retained public right of way, and a central wedge of space to the south of the Lower Cote, and a significant area of open space on the northern edge of the site next to Clough Lane. The layout provides for active frontage throughout, with dwellings facing onto the areas of open space and the public footpaths, rather than backing on to these areas, with unsightly back garden fencing.

- 10.11. The open space area provides an effective buffer between the new housing and the Lower Cote grouping which effectively preserves the setting for that grouping
- 10.13. The internal layout accords with the Council's own space about building standards providing for adequate amenity space and privacy, and also the relationship between new dwellings and existing dwellings (especially on Gernhill Road and Lightridge Road also accords with the space about building standards, with increased distances in most cases. Also the scale of the dwellings ie 2 storeys is appropriate and should not result in any undue overbearing effect for existing residents.
- 10.14. The range of dwellings and styles will result in a varied street scene and the palette of materials, which includes artificial stone, brick and render, is considered to be acceptable for this area, and compatible with the surrounding development.

Heritage Issues.

- 10.15. The application has been accompanied by an assessment, as required in the Local Plan, covering the impact on the setting of Castle Hill, and an Archaeology. The site is a significant distance from Castle Hill but within the area identified as part of the Castle Hill Settings Study. The development for housing, on a site currently open fields, will have an effect on the strategic setting of Castle Hill, by virtue of the change in site character. However the Castle Hill Settings Study does not preclude new development or redevelopment, and the residential use of the site is not considered to have any materially adverse effects on the setting of Castle Hill.
- 10.16. Whilst the site is not a designated archaeological site, an Archaeological Survey has been submitted as required in the Local Plan. The West Yorkshire Archaeological Service have raised no objection in principle but recommend an appropriately worded condition providing for some additional survey work prior to development commencing, as well as recording during construction.
- 10.17. The layout provides a substantial area of open space to the south of Lower Cote and surrounding the footpath that links through Lower Cote, this is considered to preserve the setting of the Lower Cote grouping and the development as shown has no effect on the settings of the nearest listed heritage assets. The development is considered to comply with PLP35.

Highways Issues.

- 10.18. Planning application for residential development of 252 dwellings via three access points, two of which are via Gernhill Avenue and one via Lightridge Road. Some minor highway improvement works are proposed to accommodate the access arrangements, these works will be in the form of a section 278 agreement, the detail of which will be referred to in these comments.

Traffic Generation.

- 10.19. Following discussions regarding the trip rates considered appropriate within Kirklees A Transport Assessment (TA) Addendum has been submitted by Optima intelligent highway solutions dated December 2018.
- 10.20. The submitted TA assesses the traffic impact of a development of some circa 270 dwellings in trip generation terms. The assessment has included the suggested trip rate of 0.7 per dwelling in line with Kirklees residential assessments.
- 10.21. The total proposed development is to forecast circa 150 two –way vehicle movements in the AM peak and 172 two-way vehicle movements in PM peak.

The approved trip rate generation forecast is set out in Table 1 below.

	Weekday AM peak (0800- 0900 hrs)		Weekday PM Peak (1700-1800 hrs)	
	Arrival	Departure	Arrival	Departure
Gernhill Avenue Site access (x 2)	31	76	77	45
Lightridge Road Site access	12	31	32	18
Totals	43	107	109	63
	150		172	

Parking provision.

- 10.22 The parking provision for the proposed development is considered to be acceptable with 2 or 3 bed plots providing 2 off road spaces and 4 bed + plots providing a minimum of 3 off road spaces. The visitor spaces will be equivalent to 1 space per four plots and will be provided using a mixture of off and on street provision.

Internal arrangements.

- 10.23 The bin collection points have been indicated at various locations throughout the development, although some drag distances for collection of bins will exceed the recommended distance, on balance, it is considered that the visual intrusion on green space in some instances would outweigh this issue. Therefore it is considered that collection points should be provided at the end of private driveways only. This can be dealt with by a suitable condition.
- 10.24 A stage 1 safety audit and designers response on the internal layout has been completed.
- 10.25. Further to ongoing discussions with the applicant, several revisions of the indicative layout have been submitted. HDM are now in a position to consider

that the internal layout is acceptable with forward visibility and junction visibility on the internal layout in line with Manual for Streets.

- 10.26. The internal road width is of 5.5m in width for the traditional estate road sections with 2.0m footways either side. The hybrid shared surface estate road are to be 4.8m in width with a 0.6m hard margin and 2.0m footway each side respectively.

Public Rights of Way.

- 10.27. The application site contains a public right of way that crosses the site from Lightridge Road to the Lower Cote complex, and this is part of the Kirklees Way. The public right of way is retained within the development and constitutes a separated pedestrian route over which there are no vehicular crossings. The footpath is flanked by stretches of green space and planting, and links to the open space areas within the site, as well as the neighbouring public rights of way to the north of the site. The retention and treatment of the footpath are considered to be acceptable, and there is a satisfactory pedestrian linkage across and within the site.

Section 278 Works

- 10.28. Improvements are proposed at two off- site junctions as follows:

- Clough Lane/Lightridge Road junction improvements including kerbed buildout central Island and associated Road markings (see appendix F dwg ref 16036/GA/04 – Rev B)
- Lightridge Road/Gernhill Avenue junction improvements to existing kerb lines to provide suitable visibility splays in line with recorded wet weather speeds. Removal of existing cobles at golf club entrance.

These works will be secured via appropriate conditions

Highways Section 106 contributions

- 10.29. A contribution of £82,000 is requested towards the cost of a West Yorkshire Combined Authority programme of works at the Bradley Bar roundabout, this is to replace the proposed section 278 works identified at this location as a result of this development.
- 10.30. Public Transport: Given the scale and nature of the development and its location in relation to public transport corridors, WYCA have requested that developer provides residential metro cards for the development at a cost of £124,470.
- 10.31. The closest bus stop on this corridor 22138 would benefit by the installation of a Real Time Information display at a cost to the developer of £10,000. In order to access this stop, safe and direct pedestrian links are required.
- 10.32 Travel Plan Monitoring- for a development of this scale the monitoring fee would be £ 3,000 per annum for the first 5 years ie £15,000 Environmental Issues (Remediation/de-contamination; Noise; Air Quality; and Lighting).

- 10.33. *Remediation/decontamination*- the applicants have submitted a Contaminated Land Report, which identifies a number of ways to remediate the site. The site is largely greenfield, and considered capable of being brought back into a condition that is safe to receive the new residential development, and associated garden areas and play space. This matter can be dealt with by the imposition of appropriate conditions covering remediation and validation
- 10.34. *Noise*- the applicants have submitted a Noise Report with the application, and updated the information to reflect the requirements on the modifications to the Local Plan which identified noise source from the Clough Lane/ M62 direction as a material consideration on this site . The Noise Report submitted has been carried out in a satisfactory and robust manner, and it identifies appropriate levels of noise attenuation are necessary on certain parts of the site (particularly dwellings in the northern area of the site.).It is recommended that the noise mitigation works identified in the report shall be implemented before any of the affected dwellings are occupied, and subsequently be retained for the lifetime of the development.
- 10.35 *Air Quality*- the applicants have submitted an Air Quality Impact assessment, which been assessed in accordance with the West Yorkshire Low Emissions Strategy (WYLES) Planning Guidance. The size of the site, and numbers of units involved mean the site is a major development, not a medium one, and accordingly the recommendation to accord with the WYLES, is the provision of electric charging points for low emissions vehicles, as well as the production of a Travel Plan aimed at reducing the level of use of vehicles. The applicants Travel Plan, and are also agreeable to paying a £10,000 fee towards monitoring the implementation and effectiveness of that plan. As such it is considered the issues of air quality have been satisfactorily dealt with and can be secured by appropriate conditions and section 106 contributions.
- 10.36. *Lighting*- the site is located in at the edge of an existing suburb area, and appropriate levels of lighting are needed for a development of this character and location. Also in relation to the neighbouring Ancient Woodland the nature of the lighting must be low key and not adversely impact upon the biodiversity both within the woodland and at the woodland edge. Alighting condition is recommended

Landscaping and Bio-diversity

- 10.37. The site has previously been used for agriculture, and as such is improved land. There is little of any bio diversity value within the fields, but here are a number of important trees and hedgerows that flank the site, as well as an area of ancient woodland on the south west boundary, that as well as being a priority habitat, is part of the green habitat network. The plans have been amended to provide a 15 m set off distance from the woodland edge in the interest of safeguarding bio diversity. There are substantial areas of open space provided within the site, as well as the retention of existing tree and hedgerows on the sites northern and western perimeter, and additional planting is also proposed.
- 10.38. It is considered that the proposed landscaping and the retention of the trees and hedgerows safeguards and augments the existing green infrastructure network around the site, providing an opportunity for bio diversity

enhancement. A condition is proposed requiring a Landscape and Ecological Management Plan to secure this enhancement and its future maintenance.

- 10.39 The scheme provides for substantial areas of public open space, across the site. The total and disposition of the public open space is considered to be satisfactory and accords with the Local Plan policy PLP63. The location and scale of the development are such that open space to the equivalent of LEAP (Local Equipped Area of Play) should be provided on the site. This is not a suitable location for an off-site contribution. The layout provides for a LAP (Local Area of Play) and equipment comprising a trim trail. This is considered to be an appropriate level of provision, and in a suitable format for this particular site. The provision and subsequent maintenance of the public open space will be secured through a section 106 agreement.

Drainage

- 10.40. The site is located within the Flood Zone 1 area (ie the area least likely to flood. Given the size of the site, the applicants have produced a Flood Risk Assessment which relates to surface water. There have been no objection raised to the scheme from the Environment Agency.
- 10.41. The FRA and Drainage Strategy proposed are considered to be acceptable, as the nature of this site is such that infiltration techniques are likely to be ineffective, and a suitable watercourse has been identified to take the surface water. Discharge rates previously agreed are appropriate and in addition a financial contribution of £10,000 is to be secured for off-site improvement works that should reduce the flood risk down-stream prior to the release of additional volumes of water into the watercourse.
- 10.42. The drainage issues can be satisfactorily dealt with through the imposition of conditions and the securing of improvements via the section 106 agreement.

Crime Prevention

- 10.43. There are no objections in principle to the development of this site in terms of secure by design principles. The open space throughout the site is well located and subject to natural supervision, and the footpath link is spacious and also overlooked making it safe to use.
- 10.44 The dwellings for the most part have their own parking spaces , located adjacent to the house, and any communal spaces are in close proximity to the dwellings they serve and overlooked.
- 10.45 The dwellings face onto the footpaths and open space areas, rather than backing on, and appropriate fencing providing both security and privacy is proposed.
- 10.46. It is considered that the proposal satisfies the principles of Secure by Design.

Planning obligations

10.47. For clarity and completeness, should this application be approved the following contributions will be secured through a section 106 the contributions are all policy compliant.

- 50 no affordable dwellings (27 no social rental units and 23 Intermediate units);
- An Education contribution of £493,297;
- The provision and subsequent maintenance of public open space within the site;
- Off-site highway improvement contributions of £82,000 towards improvements at Bradley Barr roundabout;
- £15,000 towards the monitoring of a residential travel plan;
- £10,000 real time bus information.
- £10,000 towards off-site drainage improvements and repairs
- £124,000 towards Metro cards

11.0 CONCLUSION

- 11.1. This proposal will deliver new housing in a sustainable location on an allocated site in the Local Plan. The scheme provides full contributions towards affordable housing, public open space and education. Also there are section 106 contributions relating so sustainable travel, including a Travel Plan and monitoring.
- 11.2. Access arrangement and the impacts upon neighbouring junction on the strategic road network have been assessed, and the impact is considered acceptable, subject to conditions. The density and layout are satisfactory taking into account the on-site constraints and nature of the surrounding area. Landscaping details are acceptable and the opportunity to deliver bio diversity enhancement is also achieved.
- 11.3. The technical issues no this site can be satisfactorily dealt with by conditions, including the drainage strategy and the site can also be remediated to make it acceptable to receive the new dwellings, which are a sensitive end use
- 11.4 The proposal is recommended for approval subject to appropriate conditions and the signing of a Section 106 agreement.

12.0 CONDITIONS (Summary list. Full wording of conditions including any amendments/additions to be delegated to the Head of Strategic Investment).

1. 3 years to implement permission
2. Build in accordance with approved plans
3. Samples of materials
4. Boundary treatments
5. Highways conditions- layout of parking; details of estate roads; construction management plan; travel plan, junction improvements.
6. Phase 2 contaminated land survey
7. Remediation strategy
8. Noise mitigation.
9. Lighting scheme
10. Electric charging points
11. Archaeology survey/ recording method statement

12. Landscape Ecological Management Plan
13. Drainage conditions.
- 14 Tree protection during construction.
15. Removal of permitted development rights (plots 194 and 1950
16. Construction Management Plan, including pre and post highway survey for heavy construction vehicles

Background Papers:

Application and history files.

Website link to be inserted here

Certificate of Ownership – Notice served on/ or Certificate A signed: