

**Application Recommended for Delegation to
Approve subject to s106 Obligation
Gawthorpe Ward**

FUL/2022/0059

Town and Country Planning Act 1990

Redevelopment of former school site with residential development of 19 no. one bedroom bungalows and staff unit to provide supported living and construct new vehicular access from Victoria Road

Former Padiham County Primary School Site Burnley Road Padiham Lancashire

Background:

The proposal is to carry out a residential development of 19no. one bedroom bungalows with staff facilities for supported living, to be laid out in four terraces on a cleared site of approximately 0.4ha on the site of the former Padiham County Primary school which was demolished in 2013. The site is located within the urban area beyond the east side of Padiham town centre.

Existing site from Burnley Road



Site viewed from Victoria Road looking towards the rear of Spenser Street and houses fronting Burnley Road and the roof of Stockbridge Lodge in background



Stockbridge House adjacent to site



Site's boundary to Victoria Road



The site has a main road frontage onto Burnley Road to the north and a frontage to Victoria Road to the south. The site bounds the back street to Spenser Street and the side/rear of houses fronting Burnley Road to its east side and the house and gardens of Stockbridge House to its western side. Stockbridge House which dates to the late 17th Century is Grade II*listed and has a number of protected trees; Stockbridge

Lodge on the opposite side of Burnley Road alongside and its gate piers are both Grade II listed; and the curtilage to Gawthorpe Hall, including Stockbridge Drive is part of a Grade II listed registered Park and Garden.

The proposed scheme has been amended since its original submission by an overall reduction in the number of units, removal of a two storey block and changes to the layout and design of units. The original proposal involved the removal of a horse chestnut tree and ash tree on the Victoria Road frontage. Following the decision of the Council to protect the horse chestnut tree through the Burnley (Land at Former County Primary School, Victoria Road, Padiham) Tree Preservation Order 2022, the applicant has amended the layout to allow for the tree's retention. The ash tree which suffers from ash die-back would still be removed.

Proposed Site Layout



Contextual 3D image of proposed scheme



The frontage blocks to Burnley Road consist of a two terraces of four bungalows which are set back similar to the adjacent villa properties to the east of the site.



The proposed internal layout varies between the Blocks A-C but all provide for one bedroom accommodation. Gate openings would be formed to each unit on Burnley Road.

Proposed Ground Floor Plan – Block A



The proposed access would be from Victoria Road which involves the removal of part of the existing boundary stone wall and railings. The remainder of the frontage stone wall on Victoria Road and the stone walls (including railings to Burnley Road) on all boundaries would be retained.

Illustrative 3D image with access from Victoria Road



The proposed access road would be constructed to adoptable standards but the applicant's intention is for it to be private. Pedestrian access through the site from Victoria Road to two openings on Burnley Road would be provided.

Illustrative view of proposed street scene on Victoria Road



A small one bedroom staff unit with a parapet roof is sited at the southerly end of Block B at the site entrance. The purpose of the staff unit relates to the proposed use of the bungalows for supported living. An amended Affordable Housing Statement states that the proposed bungalows will be managed by a Registered Provider and offered as Affordable Rent for assisted living.

One parking bay or forecourt parking space would be provided for each bungalow and staff unit. Stone walled enclosures are indicated for each unit to provide for accessible bin storage.

Relevant Policies:

Burnley's Local Plan (July 2018)

SP1 – Achieving sustainable development

SP2 – Housing requirement 2012-2032

SP4 – Development strategy

SP5 – Development quality and sustainability

HS3 – Housing density and mix

HS4 – Housing developments

HE2 – Designated heritage assets

NE1 – Biodiversity and ecological networks

NE4 – Trees, hedgerows and woodland

NE5 – Environmental protection

CC4 – Development and flood risk

CC5 – Surface water management and sustainable drainage systems

IC1 – Sustainable travel

IC2 – Managing transport and travel impacts

IC3 – Car parking standards

Material Considerations

Air Quality Management: Protecting Health and Addressing Climate Change
Supplementary Planning Document (SPD) (Adopted December 2020)

Developer Contributions SPD (Adopted December 2020)

Planning for Health SPD (Adopted October 2022)

The National Planning Policy Framework (2021)

National Design Guide (2021)

Site History:

Former school was demolished in 2013.

APP/2018/0397 – Proposed petrol filling station, shop, forecourt parking, service bay/wash bay and community garden. Refused June 2019 on grounds that it would have a detrimental impact on the setting of Stockbridge House (Grade II*) and Stockbridge Lodge (Grade II) and would have an unacceptable impact on the living conditions of neighbouring occupiers due to noise, activity and illumination associated with the proposal. Appeal dismissed November 2020.

Consultation Responses:

LCC Highways

No objections. It is noted that the access is not being put forward for adoption. The new access will need to be formed prior to the commencement of any works on site. This will require re-positioning of the existing traffic calming features and provision of lowered kerbs across the site access with some tactile paving. This work will need to be part of a s278 Agreement. Conditions are recommended to require a Construction Management Plan; to require the new estate road to be constructed in accordance with LCC's specification for the construction of estate roads to at least base course before any development takes place within the site; to restrict construction deliveries to outside peak traffic periods; to require wheel washing and mechanical road sweeping; and, to require details of the management and maintenance of estate roads.

Local Lead Flood Authority (LCC)

No objection subject to conditions to require the development to be carried out in accordance with the principles set out in the submitted site specific Flood Risk Assessment (FRA) and require a detailed surface water sustainable drainage strategy, a construction surface water management plan, a sustainable drainage system operation and maintenance manual and a verification report of the constructed sustainable drainage system.

United Utilities

Further details requested relating to levels which have been forwarded to United Utilities and a further response is awaited. They state however that the proposals are acceptable in principle and request conditions to require a detailed sustainable surface water drainage scheme and a sustainable drainage management and maintenance plan for the lifetime of the development.

School Planning Team (LCC)

An education contribution is not required at this stage in regards to this development.

Greater Manchester Ecology Unit (GMEU)

Initial comments advised that a preliminary bat roost be carried out in respect of the two trees to be removed on Victoria Road. With the exception of the trees, there is limited ecological value for this site. The vegetation and trees could potentially support breeding birds. A condition/informative should be used to ensure that any site clearance be timed to avoid the main bird breeding season (March to August inclusive) unless it is demonstrated that no active bird nests are present. Following the submission of a `Tree Bat Roost Assessment, Bird Issues & Ecological Enhancement` report GMEU has further advised that:

- The results of the tree assessment is adequate and no further work is required.

- Recommend a condition to require felling/vegetation clearance including undergrowth (eg bramble)/demolition to occur outside the bird breeding season (March – August inclusive).
- The degree of compensation provided for nesting birds as outlined in the submitted Report is satisfactory.
- The outline of the landscape ecological planting and the proposals for its ongoing management are satisfactory.
- The contents of the Tree Bat Roost Assessment, Bird Issues & Ecological Enhancement Report should be secured via condition to ensure implementation of these proposals.

Environmental Health

No objection in principle to the proposed development, regarding noise, light, dust or odour nuisance but recommend a condition to require a noise assessment and noise mitigation plan for the construction period.

Head of Greenspaces and Amenities

As there is no space within the development site for the provision of on-site recreational public open space, we would want to ask for a commuted sum payment towards an existing or proposed open space facility nearby in accordance with policy HS4 and the Developer Contributions SPD. There will be 19 bedrooms x £350 (per bedroom) which would amount to £6,650. As such, and in lieu of there being no space for on-site open space provision, we would ask that an off-site contribution be provided to upgrade existing recreational/play facilities and infrastructure at Whitegate Park (between Tennyson Avenue & Victoria Road) which is nearby.

Electricity North West

The development is adjacent to operational land or electricity distribution assets. The applicant must ensure that the development does not encroach over the land or any rights of access or cable easements. Reference is made to documents produced by the Health and Safety Executive.

Padiham Town Council

The following comments, in summary, were received in respect of the original plans. No further comments have been received.

- Concerns about the lack of trees and landscaping in the overall area;
- The Burnley Road visual aspect of this gateway site lacks appropriate planting and coverage;
- Lack of details concerning the retention or otherwise of the existing traditional walls surrounding the site; and,
- Concerns as to the use of the staff office and facilities.

Publicity

Letters expressing points of objection, concerns and suggestions for improving the submitted scheme have been received from the occupier at Stockbridge House, a neighbour on Victoria Road, the National Trust (who jointly manage Gawthorpe Hall and its grounds with Lancashire County Council) and a resident of Padiham. In the case of Stockbridge House, a further letter was received following re-consultation on amended plans. A summary of all the comments is provided below:-

Stockbridge House

Initial response stated that the site should be used for residential purposes but

objected to the submitted plans. The main objections are: the proposal does not have adequate regard to the proximity of listed buildings; insufficient/inaccurate assessment in respect of the submitted Heritage Statement which referred to the east elevation as the principal elevation (rather than the west elevation which is the principal elevation and faces the development site) and insufficient information relating to materials, trees and ecology, boundary stone walls and the proposed use of the site; represented an over-development of the site; two storey block would be the closest part of the development to Stockbridge House; no account taken of the views from the Grade II* listed building; proposed buildings would be plain and lacking character and have little aesthetic relationship with adjacent historic buildings; bungalows (2 bed) would be too small and insufficient outside space; lack of variety of house types; additional noise from vehicles and residents and lack of landscaping to absorb noise; nature has reclaimed the site is much needed habitat for wildlife such as bats, birds, hedgehogs and insects – a net gain in biodiversity should be achieved; insufficient replacement of trees on site; affect on the trees (including three protected trees) within the curtilage of Stockbridge House; crown lifting of the Monterey Cypress at the site entrance would remove the majority of branches up to the height of the eaves of Stockbridge House which would seriously affect the health and aesthetic value of the tree and remove the visual shielding between the listed building and the development; and, the positioning of the proposed access immediately next to the stone wall and property would cause vibrations from the construction of the development and its subsequent use which due to shallow foundations of a late 17th Century building, is a potential cause of degradation of the fabric of the building, suggest alternative positions for access further away from boundary wall of Stockbridge House and seek assurance that Conditions would be used to protect Stockbridge House property from damage.

Following the submission of amended plans, a further letter acknowledges that the scheme has been improved but still expresses concern:-

- Clarification required on use of the site;
- Block B has moved closer to Stockbridge House and appears cramped and would be better reduced to 4 units;
- Design improvements on Block A should be carried through to other blocks and clarification sought on materials;
- The internal layout of the units should provide better storage and comfort for occupiers;
- The amount of hard surfacing from road and parking areas has not been reduced;
- Disappointed that the position of the access remains adjacent to Stockbridge House which makes the Grade II* listed building vulnerable to damage as a result of ground disturbance and vibrations from the construction phase and after;
- Concerns over the intended crown lifting of the Monterey Cypress to 5m that may cause failure of the stability of the tree;
- Disagree that the existing boundary wall is sufficient to protect neighbouring trees without other tree protection measures; and,
- Request that the landscaping of the site includes mature specimens and appropriate varieties to benefit wildlife.

National Trust

The following summarised comments were received to the original plans. No further comments have been received following re-consultation:

Gawthorpe Hall is a notable and locally rare example of an Elizabethan country house and has two lodges, one of them – Stockbridge Lodge at the site entrance to Stockbridge Drive is directly opposite to the application site. The formally registered Park and Garden encompasses the full length of Stockbridge Drive. The following points are made:-

- The development should be more outward-looking and present a much stronger frontage onto Burnley Road, to provide greater continuity in the street scene and to enhance the setting of the nearby heritage assets, including Stockbridge Lodge.
- Local character should be referenced in the design;
- Should incorporate detailing/features which respect the history and distinctive identity of the area;
- Maps indicate a historic path/driveway linking Stockbridge House and Stockbridge Lodge. Re-instating this route in some way would enhance the significance of the historic assets;
- Would like to see native species of high biodiversity value used throughout the development and additional tree and shrub planting in the streets and gardens which would respect the Registered Park and Garden and wider ecological network.

Comments from other neighbours/residents

These comments are based on the original plans; no further comments received following amended plans:

- Object to the removal of two beautiful trees on Victoria Road which give joy to many and their loss would impact on ecology;
- Proposed blocks to Burnley Road are blank and contrast with the adjacent traditional houses. Suggest a two storey addition and use of chimney stacks to help minimise the blandness of the roofline;
- Horizontal form of windows is alien to the generally vertical aspect of the adjacent older properties;
- Proposed Block D has a utility appearance and lack of doors contribute to blandness [Block D has now been removed]; and,
- Suggest use of natural stone to Victoria Road and Burnley Road.

Planning and Environmental Considerations:

Principal of proposal

The proposed site is within the development boundary as identified in the Policies Map of Burnley's Local Plan and at a main road location (A671) and close to the edge of Padiham town centre. The site is close to amenities and bus stops on Burnley Road, providing services between Padiham and Burnley town centres. The site is not allocated for development but it is a sustainable location for development and has been an unused and cleared site for almost ten years. The proposed site would represent a windfall development which with being 0.4ha in size is not counted within the windfall allowance in the housing requirement figures in Policy SP2. The housing requirement figure calculated in Policy SP2 is however a minimum rather than a maximum number of new dwellings and any potential increase in the delivery of new housing within the plan period (up to 2032) is not inappropriate subject to the proposal being assessed against the Development Strategy and provisions in Policy SP4 and any other relevant plan policies.

Policy SP4 states that new development within the Development Boundaries will be supported where it is of an appropriate type and scale, having regard to the role of the settlement in the hierarchy and where it satisfies given criteria:-

- a) It makes efficient use of land and buildings;
- b) It is well located in relation to services and infrastructure and is, or can be made, accessible by public transport, walking or cycling;
- c) It does not have an unacceptably detrimental impact on residential amenity or other existing land users.

In addition to the above, consideration will also be given to whether schemes appropriately re-use existing buildings and infrastructure; or whether schemes make use of previously developed land that is not of recognised high biodiversity value.

Padiham is identified in Policy SP4 as a key service centre where large scale, major and a variety of smaller sites are expected to deliver a comprehensive range of choice of types and tenures of housing. The re-development of this site at a sustainable location to deliver a moderate sized development of 19 units would not be inappropriate and has the potential to make good use of an existing brownfield site. In principle, therefore, the proposal is supported by Policy SP4 subject to detailed considerations, including impacts on the significance of heritage assets.

Impact on heritage assets

Policy HE2 states that proposals affecting designated heritage assets will be assessed having regard to the desirability of sustaining and enhancing the significance of the asset and, where appropriate, securing a viable use most consistent with its conservation and that all levels of harm should be avoided.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers upon local planning authorities a duty to have special regard to the desirability of preserving the interest of a listed building or its setting.

The NPPF states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal and taken of the following:-

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

The NPPF states that great weight should be given to the asset's conservation. Substantial harm should not be allowed but where a development will lead to less than substantial harm to the significance of a designated heritage asset then this should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

In this case, the development of this site has the potential to impact on the setting of the Grade II* listed Stockbridge House, Grade II listed Stockbridge Lodge, Grade II listed gatepost at Stockbridge Lodge and Grade II listed Registered Park and Garden

of Gawthorpe Hall. The application site was previously open fields surrounding Stockbridge House prior to the building of a Victorian school and the creation of an urban townscape. Evidence from maps suggests a historic connectivity between Stockbridge House and Gawthorpe Hall which adds to the significance to the setting between Stockbridge House and Stockbridge Lodge. The openness of the application site has reinstated the visual connectivity between these heritage assets, although it is accepted that this is only a temporary position. A previous application for a petrol filling station on the site was refused planning permission and an appeal dismissed which, in part, was due to the harm that the proposal, including a large forecourt canopy, would have on the setting of heritage assets. The Inspector also noted, however, that the present condition of the site is having a negative and detrimental effect on the setting of both listed buildings (Stockbridge House and Stockbridge Lodge). In view of this, an appropriate development has the potential to have a positive impact on the setting of the buildings.

The proposed scheme has been designed to be single storey only with a formal frontage to Burnley Road and the retention of the existing boundary wall and railings. Natural stone and slate to the roof and some detailing, including the addition of chimneys, would help to provide some continuity of materials and local identity in the street scene. The development would sit comfortably, respecting the general building line of adjacent buildings and permit some views across the development between Stockbridge House and Stockbridge Lodge. Pedestrian routes through the development site would also heighten visual connectivity between these heritage assets. The proposed scheme is therefore likely to have a positive impact on the setting of Stockbridge Lodge and on the setting between Stockbridge Lodge and Stockbridge House.

Stockbridge House is readily seen from Victoria Road and the application site. Mature trees on or close to its boundary with the application site provide a visual separation between this Grade II* listed building and the application site. Views from the listed building are also part of the setting of the building and must be considered. From all aspects, the retention of the tree screening is a significant feature to protect the setting of the building, including views from the west elevation of the building which is its principal elevation and looks across the application site.

Some minor pruning works to boundary trees would be necessary to reduce overhanging branches but the unprotected tree adjacent to the site entrance (Monterey Cypress) would need to be cut back sufficiently to provide clearance above the proposed access road. The submitted Arboricultural report indicated that crown lifting to provide a 5m clearance would be required. This amount of reduction would imbalance the tree and have an adverse effect on its appearance. The applicant's Arboriculturalist has re-assessed the branch spread of the tree which measures at 3.5m which would reduce the amount and height of branch removal. The extract plan below identifies the branch spread of the tree in relation to the proposed access road. This shows that there would be some overlap with the edge of the road that would require pruning back to the line indicated in yellow on the following image. Rather than a 5m underside reduction this would be reduced to 2m and result in a less significant reduction.

The view of the proposed development from Victoria Road would feature the proposed access road and the south end of proposed Block B which would be a small staff unit with parapet roof. Whilst this would not present a formal frontage onto Victoria Road, it would provide open landscaped views set behind the existing stone wall and allow for the retention of the frontage mature horse chestnut tree (which is subject to a recent Tree Preservation Order). This is likely to have a neutral or positive effect on the setting of the listed building as viewed from Victoria Road.

The impact of the proposed development on the setting of the identified heritage assets would not therefore be harmful but would have a neutral/positive impact. As such, the proposal would comply with Policy HE2.

Design, layout and appearance

Policy SP5 states, amongst other things, that the Council will seek high standards of design, construction and sustainability in all types of development. This involves respecting local materials and distinctive local character. The proposed development is single storey which contrasts with the general two storey scale of development that surrounds it. The National Trust commented on the blandness of the original proposed frontage to Burnley Road. This has been improved by the use of two terraces instead of one along this frontage and the use of projecting elements and chimneys.

Illustrated view of proposed street scene at Burnley Road



The resultant frontage to Burnley Road would not appear jarring or out of keeping in the street scene.

Front elevation of Block B



The proposed bungalow terraces within the development are simply designed but have had pitched canopies added above front doors to provide some visual interest. The windows have been designed with vertical glazing bars and a uniform appearance. The use of natural stone and slate would contribute to a local character.

Rear elevation of Block B



Stone enclosures are designed to the rear elevation (as above) to help to conceal refuse and recycling bins within a generally open layout. All units would have some landscaped outside space to the rear and convenient access to a parking space. Block C which would contain five units would have larger enclosed private gardens. The amount and quality of outdoor space would be suitable for small one bedroom units.

Policy HS4 requires proposals over ten units to provide public open space. Public open space is not provided on site, in which case the Head of Greenspaces and Amenities has requested an off-site contribution which (using the calculation in the Developer Contributions SPD) amounts to £6,650 and would be used to upgrade existing recreational/play facilities and infrastructure at Whitegate Park (between Tennyson Avenue & Victoria Road) which is nearby. This would satisfy the open space requirements of Policy HS4.

The National Planning Policy Framework states that new streets should be tree lined. Trees have been incorporated into the layout and design which would help to provide a landscaped setting (outline landscape plan is shown under ecology section). The layout provides for pedestrian routes through the site from Victoria Road to Burnley Road which provides a connected development.

In respect of energy efficiency, a new Part L to the Building Regulations (2013) came into force on the 15th June 2022 which sets new standards for energy efficient homes, requiring a 30% betterment on carbon dioxide emissions to the previous requirements. Compliance with the new standard will therefore provide energy efficient homes.

A condition is recommended to require a scheme of electric vehicle charging points to be installed.

The design and layout of the scheme would be suitable at this location and would comply with the objectives of Policy SP5.

Impact on residential amenities

Policy SP5 seeks to safeguard residential amenities for existing occupiers and provide good living conditions for new occupiers. The proposed development has been suitably spaced both internally and externally. The rear of Block C would be approximately 20m from the main rear elevations at the rear of Spenser Street. The front of Block A would be greater than 20m from the western elevation of Stockbridge House with the exception of the north west corner of Stockbridge House where the gap would reduce to 18.6m. Given the lower height of the proposed bungalows, the spacing is sufficient to prevent overlooking and provide an open outlook. There would be some noise from the construction period but this can be controlled through a Construction Management Plan.

The proposal would therefore have an acceptable impact on residential amenities and comply with Policy SP5.

Traffic, highway safety and parking

Policy IC1 requires development, as appropriate to its nature and scale, to promote sustainable travel and provide for safe pedestrian, cycle and vehicular access to, from and within the development, including adequate visibility splays. Policy IC3 requires one parking space for each one bedroom dwelling.

The site is situated in a sustainable location. The proposed new vehicular access would provide a safe access on Victoria Road and would provide a minor addition to the amount of traffic using this road. LCC Highways has no objections to the proposed access junction and changes have been made to the internal layout to ensure a satisfactory road layout inclusive of footways. Conditions to require off-site works to Victoria Road and Burnley Road (removal of school keep clear markings) and to require the proper construction of estate roads and details for its maintenance (which is to remain private) are necessary.

One car parking space within the curtilage (Blocks A) and in bays (Blocks B and C) would be provided for each one bedroom bungalow and one further space provided for the proposed staff unit. This would comply with Policy IC3 and provide adequate parking facilities for the development.

With these provisions, the proposal would not significantly traffic, parking and would provide safe access which would comply with Policy IC1.

Impact on ecology

Policy NE1 states that all development proposals should, as appropriate to their nature and scale, seek opportunities to maintain and actively enhance biodiversity in order to provide net gains where possible as well as protecting Protected Species, Priority Habitat and local and regional sites and maintaining Ecological Networks. In addition, Policy SP6 seeks to protect and enhance the borough's green infrastructure. The site falls within an ecological network (grassland) as identified on the Policies Map of Burnley's Local Plan.

A Tree Bat Roost Assessment, Bird Issues & Ecological Enhancement report has been submitted to address the issue of bats and biodiversity enhancement. In respect of bats, the single tree to be removed from the site which is an ash tree and has ash die-back disease has only negligible potential for bats. GMEU advise that there is limited ecological value for this site but that vegetation and trees could potentially support breeding birds. GMEU recommend conditions to protect birds and recommend

that biodiversity enhancement is achieved in accordance with the outline proposals set out at Appendix 1 of the submitted report. This would provide a variety of bat and bird boxes and native tree and shrub planting.

Proposed Biodiversity Enhancement measures



The proposed scheme would ensure a biodiversity net gain for the site that would enhance the site's biodiversity and strengthen the identified biodiversity network. As such, the proposal would comply with Policy NE1.

Affordable Housing

Policy HS2 requires affordable housing on sites of over 10 dwellings. The applicant has submitted a statement that explains that the proposal would provide 19no. supported living bungalows to be offered as Affordable Rent and managed by a Registered Provider. This would provide 100% Affordable Housing. In this case, however, the Developer Contributions SPD indicates that the site typology (an urban brownfield site) would be unlikely to be viable with affordable housing contributions. There is no need in this instance to require a s106 Agreement to be entered into to secure a scheme of 100% or less affordable housing. This does not affect the developer's ability to use the site for affordable housing.

Other issues

A ground investigation report has been submitted that highlights the need for further investigation based on a detailed layout. Gas monitoring is also required. A condition is recommended to require this which is necessary in the interests of public safety.

The site is within Flood Zone 1 where there is the lowest risk of flooding. Subject to conditions recommended by the Lead Local Flood Authority and United Utilities, the site can be adequately drained and would not lead to an increase in flood risk on the site or elsewhere.

Conclusion

The proposed development would be beneficial in providing new homes on a brownfield site at an accessible urban location within the Development Boundaries as identified in Burnley's Local Plan. The proposed scheme has been sensitively designed to take account of the close relationship of the site with adjacent heritage assets and would satisfactorily integrate into its surroundings. With the inclusion of conditions, the proposal would safeguard trees on and adjacent to the site and would provide biodiversity enhancements to protect and strengthen the ecological network that crosses the site. It would provide adequate public open space through an off-site contribution to improve local facilities. The scheme would provide affordable housing although it has not been found to be necessary to make this a condition of the development. In conclusion, the development complies with the development plan and there are no material reasons which would outweigh this finding.

Recommendation: Delegate to the Head of Housing and Development Control to approve subject to the applicant entering into a section 106 Obligation to secure contributions to public open space improvement

Pre-Commencement Conditions to be agreed with the applicant and reported in Late Correspondence (Update).

Janet Filbin
10th January 2023