

APPLICATION NO.	P12/V1261/FUL
APPLICATION TYPE	Full
REGISTERED	7 June 2012
PARISH	EAST CHALLOW
WARD MEMBER(S)	Andrew Crawford
APPLICANT	Bewley Homes PLC
SITE	Nalder Estate & The Old Canal Building Main Street East Challow Wantage OX12 9SY
PROPOSAL	Demolition of existing industrial buildings. Proposed residential development comprising 71 new dwellings, new landscaped open space and access. Refurbishment of the existing listed office building.
AMENDMENTS	30 August 2012 amended and additional plans
GRID REFERENCE	438087/188474
OFFICER	David Rothery

1.0 INTRODUCTION

- 1.1 The 3.23ha site lies to the east of Main Street and comprises an industrial estate of various large buildings of different states of condition and appearance. The main frontage building, Old Canal Building, is a grade II listed building and is used as office accommodation as part of the estate. The site also includes an area to the north adjoining the work buildings. This open area is laid to rough grass and is enclosed in the main by an earth bund. This area has been used for recreational activities as well as for open storage of materials in association with the main industrial estate.
- 1.2 East Challow village lies on either side of the A417 road about 2km west of Wantage. The main built up area is located to the south and west of the winding A417 although residential properties line the road in the immediate vicinity of the application site, and housing on the former line of the Wilts and Berks Canal have been built in the distant past to the south of the site.
- 1.3 The main open areas of the site are well screened from external views by the Old Canal Building which sits close to the road. This building has a boundary wall that skirts along the southern edge of the site and offers a visual barrier from the south to the site, albeit the upper parts of the large industrial buildings on the site can be seen over the top of the wall.
- 1.4 Local facilities in the village comprise a primary school, a village hall, and public house in the main village area to the south and west. Additional facilities lie to the east on the urban fringe of Wantage, with a secondary school to the south of Challow Road.
- 1.5 A location plan is **attached** at appendix 1.

2.0 PROPOSAL

- 2.1 This is a full detailed proposal for mixed residential development of the site for 71 dwellings and refurbishment and reuse of the listed building on the site as office accommodation. The development would take vehicular access from Main Street to the west and would include roads, footpaths and associated parking areas, landscaping, amenity space, and on-site open space with play equipment. Pedestrian access would be available to Main Street and the public footpath network that adjoins the site on the

western boundary.

2.2 The mix of dwelling units as proposed is as follows

- 1-bedroom = 9 units (9 affordable)
- 2-bedroomed = 7 units (7 affordable)
- 3-bedroomed = 25 units (12 affordable and 13 market)
- 4-bedroomed = 28 units (all market)
- 5-bedroomed = 2 units (both market)

A total of 28 of the dwellings (40%) would be affordable housing. Across the 3.23ha site the 71 dwelling units would produce a density of 30 dwellings per hectare. Some 11.4% of the dwellings are two-bedroom properties or less.

2.3 The commercial office accommodation proposed is solely within the existing floor area of the listed building. Amended plans have been submitted to address concerns expressed to the changes to the floor space and elevation appearance of this building.

2.4 In support of the application the following documents have been submitted:

- Design and Access Statement (May 2012 - DHA)
- Landscape Design Statement (May 2012 - Fabrik)
- Arboricultural Impact Assessment (May 2012 - TMC)
- Ecological Assessment (May 2012 - Aspect)
- Archaeological Desk Based Assessment (January 2012 - CgMs)
- Heritage Assessment & Supporting Statement (May 2012 - CgMs)
- Phase 1 Geo-Environmental Assessment (July 2011 - WSP)
- Flood Risk Assessment (March 2012 - WSP)
- Market and Marketing Summary (July 2012 – Green & co)
- Phase 2 Protected Species Survey Report (July 2012)

2.5 The proposal is a large major development and is contrary to the policies of the development plan. It also affects the setting of a listed building. The proposal has been publicised on this basis.

2.6 The applicants have been in discussion with council officers and others to agree a level of contribution towards off-site services which this proposal (through the increase in population and the activities they generate) would add to the usage of and securing on-site facilities such as affordable housing. Other contributions cover facilities and services such as waste collection, street name plates, public art, education (primary, secondary, sixth-form and SEN), library and museums, waste management, social and healthcare, fire and rescue, highways and transport, police equipment, and local village hall and recreational facilities. In addition there will be a requirement to provide improvements to the listed building to enable it to be brought up to an acceptable standard for reuse as part of this mixed development.

2.7 Extracts from the application plans are **attached** at appendix 2.

2.8 There is an associated listed building application (P12/V1273/LB) for the conversion and refurbishment of the Old Canal Building which was submitted jointly with this planning application. This associated listed building application will be considered under delegated authority as the alterations have not been the subject of significant local objection and, following amendment, it is now acceptable to English Heritage and the council's conservation officer.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 3.1 **East Challow Parish Council** – Object on grounds of housing design, traffic considerations, loss of employment opportunities and housing allocation. A copy of the parish council's comments is **attached** at appendix 3.
- 3.2 **Wantage Town Council** – Object. “A decision on this development should be deferred until the work involved in developing the local plan is complete. There are concerns regarding the impact that the development would have on road junctions in the Wantage town and the excessive demand on already at full capacity local infrastructure such as schools and other amenities.”
- 3.3 **Councillor Andrew Crawford** – Supports but regrets the loss of the employment site and wishes to ensure this has been adequately marketed, and would not consider the open ‘field’ as brown-field land. Would prefer to see a mixed development with more smaller industrial units retained. A copy of Cllr Crawford's comments is **attached** at appendix 4.
- 3.4 **Representations from local residents** – A total of 15 representations had been received at the time of writing this report 13 objecting to the proposal and 2 in support. The objections are made are on the following grounds:
- Contrary to policy and loss of employment site
 - Unacceptable vehicular access
 - Increased traffic leading to disturbance and additional road congestion
 - Need to spread the affordable housing throughout the development
 - Increased pressure on local amenities and infrastructure
 - Loss of open area used as playing field
 - Site is subject to flooding with inadequate drainage
 - Noise and disturbance would result
 - Visual appearance out of character with locality
 - Lack of facilities for youth of village
- The supporting views are made are on the basis of potential improvement to the restoration of the canal along a route to the south of the site.
- 3.5 **Wilts and Berks Canal Trust** – Neither support nor oppose the proposal, but wish to retain future ability to influence the design adjacent to the former canal route subject to satisfactory engineering design approval. The alternative canal route alignment is affected by the layout and under local plan policy L14 would wish to see this safeguarded to enable the canal's future recreational potential to be facilitated by this development.
- 3.6 **Wiltshire Swindon & Oxfordshire Canal Partnership** – Proposal will interface with the restored canal alignment. Consistent with local plan policy L14 the housing should fully integrate with the canal and where possible assist the restoration.
- 3.7 **Architects Panel** – Defer for negotiation – no obvious acknowledgement of local context in materials / details, nor adequate response to historic line of canal. Little architectural quality and “could be anywhere”.
- 3.8 **County Highways** – no objection in principle subject to conditions. The access location is not ideal, however the safety audit gives some reassurance that with appropriate traffic calming measures the road safety risks can fall within acceptable bounds. Traffic calming would have to be considered through a separate procedure but the provision is a realistic option. Legal agreement for financial contributions sought.

- 3.9 Landscape Architect – The entrance into the site has no clear character and the southern part does not offer an attractive environment. More thought is needed for the setting of the refurbished listed building. The storage tank under the open space could inhibit larger planting growth and needs to be set deeper if possible. The landscape concept scheme has not been shown as part of the layout, which requires more variation in the plants proposed.
- 3.10 Arboriculturalist - I have no objections to these plans. The trees around the perimeter of the site are the important ones and these are being retained.
- 3.11 Ecology - No objection to proposal following consideration of additional investigation report information. A long established maternity roost for common pipistrelle bats has been found in a hole in the masonry of the rear of the listed building. There are three water areas in the vicinity of the site all of which have been found to support a small population of great crested newts, the newts terrestrial habitat is likely to include the bunds to the north of the site. A small population of grass snake has been found to be present on the site. All these findings can be accommodated with the use of conditions to protect these habitats.
- 3.12 Conservation and Design Officer - The restoration of the listed building has to be guaranteed early at the commencement of the scheme, the timing of restoration should not be left unspecified. The buildings overlooking the line of the towpath need to reserve more land here so that the Canal Group could ultimately reinstate the canal along this part of the site as it seems unlikely that they will be able to realistically re-instate it on its original line. Generally the layout has improved and the village green will help to give the development a rural feel, but this will be offset by the wide span of the proposed dwellings which overall will give the development a rather suburban feel.
- Note: amended plans to address concerns in respect of the works to the listed building and in relation to the line of the canal realignment route have been submitted.*
- 3.13 Drainage Engineer - No objection subject to inclusion of conditions for sustainable drainage scheme, foul drainage scheme and flood risk assessment compliance.
- 3.14 Housing Services – a more varied mix of properties is sought and a more integrated distribution over the site is needed. Amended plans have sought to address this and are supported in both the mix and layout provided..
- 3.15 Environmental Health – No specific concerns on noise or air pollution issues.
- 3.16 Land Contamination – Site has been subject to industrial processes and will require a land contamination assessment to be carried out prior to any development taking place. A condition to secure this and resultant detailed remediation scheme is recommended.
- 3.17 Waste Management – Require storage areas for wheeled bins per plot to be provided with collection points clear of parking areas.
- 3.18 Leisure Services – Maintenance of open space areas should be clarified and secured by adoption by parish or through an on-site management company.
- 3.19 Archaeology – no further investigation needed. The applicant's archaeology desk based assessment contains a detailed analysis of the archaeological potential and concludes that the proposed development is unlikely to involve any archaeological disturbance.

- 3.20 Thames Valley Police Liason Officer – Suggests applicant applies for a Secured by Design Award to improve the physical security of the dwellings, and recommends plot rear boundary treatments and fences alongside parking areas be provided at 1.8m high where possible.
- 3.21 Environment Agency – No objection subject to inclusion of a number of conditions relating to adherence to the flood risk assessment for the site, and that a land contamination investigation and remediation verification report is provided prior to any occupation of the new dwellings.
- 3.22 English Heritage - no comments offered on this planning application.
- 3.23 Natural England – No comment to make. The application is within the setting of the North Wessex Downs Area of Outstanding Natural Beauty and we do not believe that this development is likely to impact on the reasons for which the site is designated. [Note: The site does not lie within the AONB but within the Lowland Vale area]
- 3.24 Thames Water - No objection subject to accepted practice in the control of surface water and waste water discharge is followed.
- 3.25 All relevant and necessary consultations and notifications have been carried out and checked in preparing this report.

4.0 **RELEVANT PLANNING HISTORY**

- 4.1 P92/V0016 - Approved on 6 January 1994
Change of use of land from agricultural to sports field, including the use of a portable building as changing facilities.

5.0 **POLICY & GUIDANCE**

5.1 **Vale of White Horse Local Plan**

The local plan was adopted in July 2006. The following relevant policies have been considered to be saved by the Secretary of State's decision of 1 July 2009 whilst the Core Strategy is being produced.

- 5.2 Policy GS1 of the adopted local plan provides a general location strategy to concentrate development within the five main settlements and small scale development in other villages is covered by policies H11 (larger villages), H12 and H13 (small villages)..
- 5.3 Policy GS2 indicates that outside the built up areas new building will not be permitted unless on land identified for development or is in accordance with other specific policies.
- 5.4 Policy DC1 requires new development to be of a high design quality in terms of layout, scale, mass, height, detailing, materials to be used, and its relationship with adjoining buildings.
- 5.5 Policy DC4 requires development on sites of 0.5ha or more to contribute to public art to significantly contribute to the scheme or the area.
- 5.6 Policy DC6 requires hard and soft landscaping to protect and enhance the visual amenities of the site and surroundings and to maximise nature conservation and wildlife habitat creation.

- 5.7 Policy DC9 seeks to ensure development will not unacceptably harm the amenities of neighbouring properties and the wider environment.
- 5.8 Policy NE9 says that development in the Lowland Vale will not be permitted if it would have an adverse effect on the landscape, particularly on the long and open views within or across the area.
- 5.9 Policy H11 allows limited development of no more than 15 dwellings in settlements such as *East Challow* subject to design and no loss of open space.
- 5.10 Policy H13 seeks to limit new housing development outside the built up areas of settlements.
- 5.11 Policy H15 seeks net residential density of development dependant on the location of the proposal, 50dpha close to main settlement centres, 40dpha within the five main settlements of Abingdon, Botley, Faringdon, Grove and Wantage, and 30dpha in other locations.
- 5.12 Policy H16 requires about 50% provision of housing to be two-bedroom or less for schemes of more than 10 dwellings and 10% should meet lifetime homes standards.
- 5.13 Policy H17 requires 40% provision of affordable housing for schemes of more than 15 dwellings.
- 5.14 Policy H23 refers to housing schemes providing open space areas at 15% for large villages or a financial contribution if in small villages or inappropriate to be on site.
- 5.15 Policy L14 protects the character, setting, and the restoration potential of the Wilts and Berks Canal and to ensure that the canal's recreational potential is facilitated.
- 5.16 Policy L15 protects the alternative new route of the Wilts and Berks Canal from development.
- 5.17 Policy NE4 covers sites of nature conservation importance and the need to protect valued habitats.
- 5.18 Policy HE5 looks to ensure alterations to listed buildings are acceptable in all aspects and retain the features that contribute to the special architectural or historic importance of the building.
- 5.19 Policy HE7 covers listed buildings and their curtilage when change of use proposals are considered and seeks to ensure that such alternative uses do not harm the character, appearance or setting of the listed building.

Supplementary Planning Guidance (SPG)

- 5.20 Residential Design Guide – December 2009
Provides guidance on design and layout.
- 5.21 Sustainable Design and Construction – December 2009
Code for Sustainable Homes guidance to achieve code level 3 and working to code level 4 by 2013.
- 5.22 Open Space, Sport and Recreation Future Provision – July 2008

Advice for the provision and maintenance requirements for open space areas.

- 5.23 Affordable Housing – July 2006
Provides further guidance in relation to local plan policy H17.
- 5.24 Planning and Public Art – July 2006
Sites over 0.5ha should provide a contribution towards public art installations in line with policy DC4.

Other Policy Documents

- 5.25 **National Planning Policy Framework (NPPF)** – March 2012
Paragraphs 14 & 49 – presumption in favour of sustainable development
Paragraph 34 & 37 – encourage minimised journey length to work, shopping, leisure and education
Paragraph 47 – five year housing land supply requirement
Paragraph 50 - create sustainable inclusive and mixed communities
Paragraphs 57, 60 & 61 – promote local distinctiveness and integrate development into the natural, built and historic environment
Paragraph 99 – flood risk assessment
Paragraph 109 – contribute to and enhance the natural and local environment
Paragraph 111 - encourage the effective use of land by re-using land that has previously been developed (brownfield land)
- 5.26 **South East Plan (SEP)** – May 2009
The SEP is still an extant policy document; however the government have a clear intention to revoke the document as an unnecessary hindrance to promoting development. The Court of Appeal has ruled that the revocation of Regional Spatial Strategies can be a material consideration in certain circumstances with the assessment of weight given by individual decision makers. The policies of the SEP reflect those of the local plan.
Policy CC4 – Sustainable design and construction
Policy CC6 – Sustainable communities and Character of the Environment
Policy H3 – Affordable housing provision
Policy H4 – Type and size of new housing units
Policy H5 – Housing design and density

6.0 PLANNING CONSIDERATIONS

Policy Situation

- 6.1 At the heart of the new National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development. Within the context of the NPPF, planning permission should be granted where the development plan is absent, silent or relevant policies are out of date, unless any adverse impacts would so significantly and demonstrably outweigh the benefits of the proposed development when assessed against the policies in the NPPF taken as a whole (para.14).
- 6.2 The current lack of a five year supply of housing sites in the district is due to the lack of delivery of new housing by developers rather than an under-supply of allocated housing land. This has primarily been caused by delays in progressing some major allocations due to the economic downturn and the delay in bringing forward the council's core strategy. The current lack of a five year housing land supply justifies some flexibility in line with NPPF in the consideration of planning applications which do not accord with local plan policy.

- 6.3 It is clear the application is contrary to local plan policies GS2 and H11. However, whilst the council does not have a five year housing land supply, policies GS2 and H11 are inconsistent with the framework. The proposed development, therefore, needs to be considered on its site specific merits and whether it constitutes a sustainable form of development as defined in the NPPF.
- 6.4 This approach is by necessity of a time-limited duration and would be aimed at identifying sites suitable to address the housing shortfall whilst still meeting relevant sustainability and design criteria as referred to in the NPPF. On the basis of the assessment of the case that has been put forward by the applicants that this proposal meets the specifications in the NPPF for providing housing in sustainable locations to address the current shortfall in the five year housing land supply, it is considered that the current site would be likely to meet this situation.
- 6.5 East Challow is one of the larger villages within the district and scores within the top 20 in the village hierarchy. The location of the residential site is sustainable as it is close to the range of services and facilities available within the village. In addition, the NPPF puts strong emphasis on housing being used to further enhance rural vitality. For these reasons, the principle of the proposal is considered to be acceptable and there is no policy objection against this proposal.

Site specifics

- 6.6 Para.109 of the NPPF says that “the planning system should contribute to and enhance the natural and local environment”, and Para.111 says that planning decisions “should encourage the effective use of land by re-using land that has previously been developed (brown-field land).”
- 6.7 The site has been clearly used in the past for employment generating activities. These are indicated in part in the submitted Heritage Assessment & Supporting Statement. The reuse of the site as brown-field land is acceptable in principle with the NPPF, and in practical terms subject to safeguarding the ground from possible land contamination from uses of the past.
- 6.8 Consideration of the acceptability of the loss of the employment of the land has been considered against the marketing information supplied by the applicant. This shows that the site has been subject to a decline in usage over recent times and lack of significant interest in reoccupation of vacated units. The use of the site appears therefore suitable for alternative reuse and this is viewed as acceptable in policy terms.
- 6.9 The land to the north of the site is a bunded open area of rough grassland. This area has had various uses in the past, as open storage to the industrial estate and as informal recreational land. The quality as open space is fairly low and would not prejudice the redevelopment option as currently proposed for this area as part of a comprehensive development.

Visual Impact - layout, landscape setting

- 6.10 The site lies within the countryside designation of the area and development of the site for housing is contrary to Policy H11. However as indicated above (at 6.3) this is not a restricting factor given the housing shortfall, subject to all other site specific matters being viewed as acceptable, in accordance with the NPPF.
- 6.11 The site is relatively level overall but has a steep earth bund to the northern outer boundary. The proposed layout of the housing area and the accessibility to the plots shown offers a spacious yet reasonably good use of the land in providing a workable yet visually pleasing residential environment, offering a level of surveillance and visual

linkage to the open areas and pedestrian routes in and adjacent to the site.

- 6.12 The proposal includes additional landscaping to the open areas to be created within the housing layout. The layout relates well to the surrounding housing areas to the west and south of the site. Planning conditions can secure the retention of hedgerows and trees and the plot layouts exclude boundary screening from individual garden areas to ensure long term safeguarding of these important and established landscape features.

Visual Impact – design and appearance

- 6.13 The proposed housing comprises 39 detached, 12 semi-detached, 14 terraced houses of a traditional mix of two-storey and two-storey with roof accommodation together with a three storey block comprising of 6 flats. Four house types (A, C, G, AB, AC, and the block of flats) are shown with chimneys but none have fire places within their floor plans. House types B, D, and E are shown with chimneys and fire places.
- 6.14 External construction and finish materials are listed as facing red brick, white painted brickwork, reconstituted stone for walls and red-brown plain tile, brown plain tile, slate, and grey concrete interlocking roof tile. Fenestration would have white coloured finished frames of traditional proportions and grey or black rainwater goods will be used.

- 6.15 A breakdown of areas has been provided which shows-

- Developed area –
 - Building footprints (including garages) = 5,898sqm (existing = 7,681sqm)
 - Roads and paved areas-hardstandings = 7,501sqm (existing = 9,708sqm)
- Garden green space = 13,042sqm }
- Amenity space / structural landscaping = 2,808sqm } } existng = 14,170sqm
- Usable open space / play space = 3,070sqm }

Overall a total of 1.89ha (18,920sqm) of ‘undeveloped’ land comprising landscaped amenity and open space areas is proposed against the 1.42ha (14,170sqm) of open field that forms the existing northern part of the application site. This indicates that adequate private and public outdoor space is provided as part of the development.

- 6.16 Good design in layout and building form is a key aspect of sustainable development and the NPPF is explicit in seeking a high quality outcome. The dwelling types and design are appropriate for the location and compare favourably with nearby housing along Main Street and within the main village area to the south of the site. The layout and arrangement of the development gives rise to a density of 30 dpha which is in line with policy H15 of the local plan.
- 6.17 This proposal provides for only 11% of dwellings that are two-bedroom or less which is contrary to Policy H16. Some allowance may be offered to relaxing this policy requirement on the basis of the cross funding from the development to the refurbishment of the listed building on the site. The developers have also suggested that with the current economic situation, the unlikely market demand for smaller dwellings, and the council’s housing shortfall, this policy should be views as out-of-date for the purposes of para.14 of the NPPF.
- 6.18 The applicant’s case has been considered in line with the advice in NPPF and on the basis of the proposed site layout, arrangement of dwellings and their relationship with surrounding land and uses, together with the palette of materials proposed, it is considered that this scheme is acceptable in terms of the site specific considerations.
- 6.19 The proposal retains and maintains the use and character of the Old Canal Building which fronts the highway bordering the site. This grade II listed building is shown for

refurbishment as part of the redevelopment of the site. Improvements to the setting of the building are also provided for with a small curtilage with planting and parking to serve the accommodation provided.

Access and Parking

- 6.20 The site would be accessed off Main Street which is shown with acceptable vision splays. Off site highway improvements would however be required due to the horizontal and vertical alignment of the highway in the immediate area of the access junction. There are no highway objections on traffic generation grounds on site parking is considered to be satisfactory.
- 6.21 The location of the site is close to a range of existing facilities and pedestrian and cycle access from the site to local facilities within the village and nearby areas can be obtained from the footpath network that exists in and around the village. There would be no reliance to use the car to access the facilities available in the locality. There is no objection on highway safety grounds subject to additional highway improvements to assist in slowing traffic through the village.

Impact on neighbours residential amenity

- 6.22 The layout of the proposed residential development would not have any harmful impact on residential amenity of adjacent houses in terms of overshadowing, light pollution, over-dominance or loss of privacy. The proposed layout is considered to deter crime and provide adequate levels of surveillance over public areas.
- 6.23 Amenity standards within the council's residential design guide have been observed and the plans are considered to reduce the impact on existing adjoining properties to the south (the closest bungalow along Canal Way is 25m from the nearest house on the site). Waste facilities (recycle bin storage and collection points) throughout the site will be conditioned.

Drainage and flooding issues

- 6.24 The site is considered large enough to deal with surface water without causing surface water runoff to the highway or onto neighbouring properties. There is no objection on drainage grounds to this development

Heritage Assets

- 6.25 The NPPF requires that account should be taken of the desirability to sustain and enhance heritage assets. The proposal has a positive enhancement opportunity for the listed Old Canal Building on the site, and amended plans have addressed the concerns initially expressed as to the treatment of this building. It is expected that works to this building will be enacted at the same time as development of the main site. A condition will be applied to ensure that such works are started prior to the construction of the 35th property (50% of the development) and that such works shall be completed to enable occupation of the building prior to occupation of the 52nd dwelling (75% of the development).
- 6.26 The safeguarding of the route for a restoration of the Wilts and Berks Canal has been identified in amended plans. These show that a realigned route can be facilitated without undue restriction from the proposed layout of this housing scheme. Undertakings have also been offered as to assisting in future provision of a canal restoration where the route forms part of the application site.
- 6.27 The county archaeologist has indicated that there are no concerns raised and amended plans have been provided to satisfactorily address the issues raised by English Heritage and by the council's design and conservation officer.

Social Infrastructure

- 6.28 There has been some expression that current social and physical infrastructure within the village could not cope with the increase in residents from this proposal. It is considered that this can be mitigated by contributions to offset the impact from the development. The applicant has agreed to the principle of addressing these needs through off-site provision to be secured through a legal agreement / obligation.

7.0 **CONCLUSION**

- 7.1 The proposal does not accord with the development plan and has been publicised as a departure. However, in the light of the current shortfall in the council's five year housing land supply, the proposal should be afforded appropriate weight on the basis of the following :

- in terms of character - being located adjoining an existing residential street scene forming part of the village environment
- in terms of adding to the settlement – being located within an established and clearly defined and bounded area that provides a defensible boundary to the open countryside to the north and north-east
- in terms of sustainability - adjoining an existing large village settlement with close availability of services and facilities

- 7.2 The proposal would result in a sustainable development being relatively close to existing village services and facilities and therefore would be in accordance with the requirements of the national planning policy framework (NPPF). The proposal will not be harmful to heritage assets, the character of the area, residential amenity or highway safety and therefore complies with the NPPF.

- 7.3 In addition the scheme could come on stream quickly as all the necessary criteria are in place for swift development on site which will assist in quickly addressing the current housing shortfall.

8.0 **RECOMMENDATION**

- 8.1 **It is recommended that the decision to grant planning permission be delegated to head of planning in consultation with the committee chairman subject to:**

1. **The prior completion of a section 106 agreement within a deadline of three months to complete for on-site affordable housing provision, and refurbishment of the listed building Old Canal Building as well as contributions toward off-site facilities and services including highway works, education improvements, waste management and collection, street names signs, public art, library and museum service, social and health care, fire and rescue, police equipment, village recreational and community facility improvements;**
2. **The following conditions, including the requirement to commence development within 12 months to help address the immediate housing land shortfall;**
3. **Receipt of additional plans to adequately show the relationship of the listed building to Main Street, the junction and access road into the site in respect of final land levels together with amended plans relating to the external setting within the site surrounding the listed building.**

1. TL1 - Time limit (12 months)
2. Listing the approved drawings
3. MC2 - Materials (Samples)
4. MC9 - Building Details
5. RE6 - Boundary Details
6. Protection of the ecological bund to the noether edges of the site
7. RE17 - Slab levels and dwelling heights
8. LS1 - Landscaping Scheme implementation and maintenance
9. LS4 trees
10. Drainage details including SUDS
11. Flood risk assessment
12. Contamination survey remediation scheme
13. Contamination verification report
14. HY2 Access according with specified plan
15. HY17 closure of exisitng access
16. HY8 car parking spaces
17. HY12 new estate roads
18. HY13 estate roads prior to occupation of dwellings
19. HY20 bicycle parking
20. MC29 sustainable drainage scheme
21. MC32 construction method statement
22. UNI refuse bin storage
23. travel info packs
24. listed building works trigger

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