

THIS APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE AS IT IS A MAJOR APPLICATION AND INVOLVES THE COUNCIL AS LANDOWNER AND INCLUDES FINANCIAL CONTRIBUTIONS SECURED BY A MEMORANDUM OF UNDERSTANDING

1.0 SUMMARY RECOMMENDATION

- 1.1 It is recommended that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to GRANT OUTLINE PLANNING PERMISSION subject to conditions, informatives and a memorandum of understanding to secure financial contributions.

2.0 SITE AND SURROUNDINGS

- 2.1 The application site is the site of the former Charlton Secondary School, covering approximately 7.04ha of land in the Dothill area of north Wellington. The site is irregular in shape and set on two levels. The school buildings have now been demolished but previously sat in the south east part of the site on the upper level. The northern part of the site sits at a lower level and contains the sports pitches and an existing sports hall belonging to Park Wrekin Gymnastics Club. An area of dense woodland is also included within the site which extends out to the west.
- 2.2 The site is located in a predominantly residential area with the surrounding streets characterised by modern red-brick housing, however, the wider area also contains large areas of open space and woodland, including Dothill Local Nature Reserve. Residential properties border the site to the east and west.
- 2.3 The school buildings were demolished in late 2016 following the opening of the new Charlton School located on Apley Avenue in May 2016.

3.0 PROPOSAL

- 3.1 The application seeks outline planning permission for up to 200 units together with access. All other matters are reserved for later consideration.
- 3.2 The proposed development will provide two vehicular access points, from Harley Close to the south and Severn Drive to the east. The existing sports hall in the centre of the site will be retained with parking provided for the tenants, the Park Wrekin Gymnastics Club.
- 3.3 An indicative Concept Plan has been provided which provides an indication of the likely site layout. The layout will include a SUDs attenuation pond in the North West corner and a woodland corridor within the west side boundary.

4.0 RELEVANT PLANNING HISTORY

- 4.1 None

5.0 PLANNING POLICY CONTEXT

- 5.1 National Guidance:

National Planning Policy Framework (NPPF)

5.2 Local Development Plan Telford & Wrekin Local Plan

6.0 **SUMMARY OF STATUTORY CONSULTATION RESPONSES**

6.1 Cllr Karen Tomlinson: Objects

- 24 car parking spaces not enough for the sports facility and football pitches
- The highways situation has been investigated enough

6.2 Wellington Town Council: Comment

- Inadequacy of the entrance/exit to and from the proposed development;
- Steep incline would lead to safety issues, particularly in the winter period;
- Harley Close would prove to be a bottleneck;
- Proposal would constitute an overdevelopment;
- Extra traffic movements would increase the present difficulties;
- The rear of 18-24 St Agatha's Close was a protected nature reserve;
- Sunday football car parking would further the risk of traffic issues within the locality;
- That the proposed car park provision adjacent to the sports hall would prove to be insufficient,
- Incidents of flooding which would potentially be increased
- Proposed development should be more sympathetic and acceptable to the immediate locality and should be opposed in its present form.

6.3 Highways: comment

Support subject to conditions and financial contribution of £455,700 towards junction upgrades and the Telford Transport Growth Strategy.

6.4 Drainage: Support subject to Conditions

Request conditions on foul, surface water and SUDs details.

6.5 Built Heritage: No comment

6.6 Archaeology: Comment

Requests a programme of archaeological work be made a condition of any approval as records show the site lies within the former Dothill Park and the general area of a possible medieval settlement at Dothill.

6.7 Trees: Support subject to Conditions

Should consent be afforded to the proposal, conditions will be required requiring a full Arboricultural impact assessment, landscaping design and tree protection details.

6.8 Ecology: Comment

No objection subject to conditions, informatives and a contribution of £33,400 towards the management of Dothill Local Nature Reserve, footpath connections and interpretation boards.

6.9 Affordable Housing: Comment

Proposal generates the need for 25% affordable housing to be secured by S106, however, no affordable housing is proposed.

6.10 Education: No objection

Raise no objection subject to a financial contribution towards local primary and secondary school improvements

6.11 Healthy Spaces: Support subject to conditions

Proposed LEAP does not meet the necessary standard therefore design will need to be conditioned. Details of the maintenance of the open space areas should be conditioned should be conditioned as part of a Landscape Management Plan.

6.12 Severn Trent: Comments

Requests condition relating to foul and SW drainage

6.13 Environment Agency: No comment

6.14 Sport England: No objection

Satisfied that although the application involves the loss of playing fields, it forms part of the wider Building Schools for Futures (BSF) programme which includes a Playing Pitch Strategy (PPS) which provides suitable mitigation and broadly meets Planning Policy Exception E4. Also makes a further contribution request towards the upgrade of local sports facilities.

6.15 Shropshire Fire Service: Comment

Request that consideration is given to the information contained within Shropshire Fire and Rescue Service's "Fire Safety Guidance for Commercial and Domestic Planning Applications".

6.16 West Mercia Police: No comment

7.0 NEIGHBOUR CONSULTATION RESPONSES

7.1 The application has received a total of 17 responses comprising 8 objections. The key points are summarised below, however, are available in full on the planning file:

<https://secure.telford.gov.uk/planning/pa-applicationresponses-public.aspx?ApplicationNumber=TWC/2018/0701>

- Overdevelopment of the site
- Detrimental impact upon surrounding wildlife

- Increase in noise and pollution
- Consideration should be given to keeping footpaths clear on Harley Road
- Increased impact on traffic along Whitchurch Road
- Sunday football parking along Harley Road is a major issue and needs to be considered
- Harley Road suffers significant problems during snow and icy conditions
- Development will put additional pressure on the existing Dothill Local Nature Reserve.

7.2 Park Wrekin Gymnastics Club have also commented raising concern that the proposal contains insufficient parking and the overflow car park is too far away.

8.0 PLANNING CONSIDERATIONS

8.1 Having regard to the development plan policy and other material considerations including comments received during the consultation process, the planning application raises the following main issues:

- Principle of Development
- Highways and Access
- Flood Risk and Drainage
- Trees and Ecology
- Other Issues
- Sustainability and Connectivity
- Planning Obligations

8.2 Principle of Development

8.2.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that planning applications must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. In this instance, the development plan consists of The Telford & Wrekin Local Plan (TWLP). The National Planning Policy Framework (NPPF) sets out policy guidance at a national level and is a material consideration in planning decisions.

8.2.2 The application seeks outline permission for the erection of up to 200 units on the site of the former Charlton Secondary School, Dothill, Telford. The application includes a consideration of access with all other matters reserved for later consideration.

8.2.3 The development forms part of the Council's Building Schools for the Future (BSF) programme which is now into its latter stages. The programme has involved the disposal of a number of former school sites across the borough following the obtainment of planning permission for residential development, with capital receipts utilised for the building of new, purpose built schools and the refurbishment of existing facilities. The former Charlton School was demolished several years ago and a redeveloped secondary school has been built on the site of former Blessed Robert Johnson site on Apley Avenue.

- 8.2.4 Whilst the BSF programme has been agreed at a corporate level, each individual site needs to be considered on its own merits through the planning process, with each development assessed against relevant local and national planning policy. At the national level, the NPPF requires that local planning authorities make as much use as possible of previously developed or brownfield land, however, only a proportion of the site actually meets the description of previously developed land with approximately two thirds of the site area comprising former sports pitches. In this instance, the loss of the playing pitches will be picked up as part of an agreed playing pitch strategy agreed through the BSF Programme, with agreement in principle from Sport England. Thus once complete, the programme will ensure that no net loss in playing pitches or sports and recreation facilities should result or that facilities which are provided are at a higher quality than those being replaced.
- 8.2.5 At the local level, Policy SP1 confirms that Telford will be the principal focus for growth to meet the borough's housing and employment needs. The site is located within the Telford urban area and is therefore suitable in principle for residential development, subject to overcoming all relevant technical considerations. In addition, Policy SP4 sets out a presumption in favour of residential development, reflecting national guidance in the NPPF.

8.3 Highways and Access

- 8.3.1 The proposal will be served by two vehicular access points, off Severn Drive to the east and Harley Close to the south, with two further pedestrian footway links provided from McCormick Drive to the north and Harley Close to the south. An additional footway to the rear of St Agatha's Close has been omitted from the development following concerns raised by local residents. No objections are raised to the points of access which are considered acceptable to the Highways Engineers, however, it is noted that traffic calming features along Harley Close will need to be repositioned to accommodate the proposed access and details of these off-site highway works can be requested as a condition of any permission granted.
- 8.3.2 As the application is for outline permission, plans submitted at this stage are indicative only and the layout of the proposal will need to be considered at the reserved matters stage. This will include a consideration of carriageway width, design, tracking and parking provision for each property. The proposal will, however, need to consider the likely impact upon the local highway network resulting from a development containing up to 200 units. The applicant has submitted a Transport Assessment which concludes that the traffic impact upon the local highway network would not be significant and the development would be accessible by foot, bicycle and public transport which would provide sustainable alternatives to private car travel.
- 8.3.3 The position of the two vehicular access points will mean that the site will be accessed via Whitchurch Road or Severn Drive and Tern Way. Officers are

mindful that permission was recently granted under TWC/2018/0658 for the erection of 54 dwellings on land off St Paul's Drive, and both developments will place additional demand on the local network, particularly at the Whitchurch Road/North Road and Apley Avenue/Whitchurch Road junctions. Accordingly, both developments are expected to contribute towards junction improvement works in that area. In this instance, proportionate contributions based upon the forecast PM peak flows generated by the development have been calculated at £277,500 and will be directed towards the provision of a junction upgrade at the Apley Avenue/Whitchurch Road junction. Furthermore, a strategic highway contribution of £178,200 is requested towards the Telford Growth Strategy, which seeks wider highways infrastructure improvements within the Telford area.

- 8.3.4 The above contributions have been agreed by the applicant and on this basis, officers are satisfied that the impacts of the development upon the highways network can be acceptably mitigated, thus meeting the requirements of Local Plan Policy C3. The ability to provide the identified junction upgrades will also represent a significant benefit to the community and can be taken into account when considering the wider sustainability benefits of the proposal.
- 8.3.5 Park Wrekin Gymnastics Club: The site contains a sports centre within the centre of the site which will be retained and included within the proposed development. The centre is the base for the Park Wrekin Gymnastics Club which is a facility of local, regional and national significance, hosting classes and coaching sessions, 7 days a week and also hosting gymnastics competitions. As a significant community and recreation facility, it should not be adversely affected by the proposed development and should be adequately catered for in terms of issues such as access and parking provision.
- 8.3.6 Based on the size of the existing centre, the proposal generates the requirement for 59 parking spaces under the current local plan parking standards (D2 use). Following concerns raised by officers, the indicative plans have been amended to show additional parking provision at the club expanded to 33 spaces and an overflow car park containing a further 33 spaces provided adjacent the eastern site access from Severn Drive. The provision of a total of 66 spaces therefore meets the local plan parking requirements and is considered acceptable.
- 8.3.7 Football Pitch Parking: A number of comments have been received highlighting issues being caused by on-street parking along Harley Close resulting from the use of the football pitches to the south of the site by local football teams. Prior to the closure and demolition of the school, the school car park was used by the footballers, however, this has since been displaced onto the road and footpaths. The applicant states that no formal agreement was ever reached to allow football parking on the school site and does not agree that the proposal should be expected to address this 'off-site' issue. Such a request they argue, would reduce dwelling numbers, compromising viability, and could create a maintenance liability and potential source of anti-social behaviour for the large parts of the

week when it would not be in use. Whilst noting these points, officers also point out that a failure to provide adequate parking, including for existing gymnastic and football club demand, will compromise the quality of any development on the site and the quality of life of future occupants. By way of a compromise, the applicant has therefore agreed that the gymnastics club overflow car park could also be used by the footballers when matches are taking place, thus reducing the extent of on-street parking along Harley Close. Whilst this situation is not ideal, particularly given the distance from the football pitches, officers are minded to agree, provided it can be secured by condition requiring delivery of a minimum of 66 spaces and ensuring the overflow car park remains available for use by the football teams as well as visitors to the gymnastics club.

- 8.3.8 In summary, the Local Highways Authority has considered the proposal and raise no objection in principle subject to conditions, informatives and financial contributions towards a local junction upgrade and the Telford Growth Point Package. Further technical layout details can be provided at the reserved matters stage. Accordingly, officers are satisfied that the proposal complies with relevant highways policies within the Telford & Wrekin Local Plan and NPPF.

8.4 Flood Risk and Drainage

- 8.4.1 The application has been accompanied by a Flood Risk Assessment (FRA) which confirms that the proposed development site is located within Flood Zone 1. The FRA also identifies that flood risk from surface water, reservoirs and other artificial sources is considered to be low, however, flood risk from groundwater is considered to be moderate to significant. Accordingly, by way of mitigation, the FRA recommends that finished floor levels should be set at a minimum 15cm above adjacent ground levels following any reprofiling of the site.

- 8.4.2 A detailed drainage design has not been provided with the outline application, however, the Council's Drainage Officer raises no objection in principle subject to the submission of further drainage details as part of a reserved matters application or a planning condition. At this stage, officers are satisfied that the proposal complies with Local Plan Policy ER12.

8.5 Trees and Ecology

- 8.5.1 Trees: The majority of trees are located around the perimeter of the site including areas of woodland along the north and part of the east boundary and a belt of trees along part of the west boundary. These trees and woodlands provide significant screening and are important features in the local landscape. The application has been accompanied by an Arboricultural Impact Assessment which categorises those trees but does not consider how the most significant trees would constrain the site layout. Clearly this would need to be considered in more detail at the reserved matters stage but at this stage the proposal is considered to meet the requirements of Local Plan Policy NE2.

- 8.5.2 Ecology: An updated Phase 1 and Protected Species Survey by Simply Ecology has been submitted with the application which concludes that with the exception of the trees in the north western corner of the site, the ecological value of the habitats on the site is low. In terms of protected species, the report concludes that Great Crested Newts could periodically be present within the site and it is therefore recommended that a Natural England Protected Species Licence is obtained for the proposed development. This will provide the details of measures taken to protect and will mitigate against any damage or loss of great crested newt habitat. No disturbance of bats is envisaged although it is recommended that semi-mature trees around the perimeter of the site are retained to reduce any impact upon bat-flight lines and foraging.
- 8.5.3 The Council's Planning Ecologist has considered the application and supporting information and raises no objection subject to conditions and informatives, and has also requested a financial contribution of £33,400 towards the management and maintenance of Dothill Local Nature Reserve, repair of adjacent footpaths, creation of new footpaths and installation of interpretation boards. The proposal is considered to comply with local plan policy NE1.
- 8.5.4 Green Guarantee: The part of the site in the north west corner containing the SUDs pond sits within a Green Guarantee site known as 'Lower Park Drive, Dothill'. In 2016, 104 Green Guarantee sites were approved by Cabinet, with a further 96 approved in 2018. The Green Guarantee is a commitment by the Council to safeguard Council owned green spaces valued by local communities for the wildlife they support, the opportunities they provide for leisure and recreation and the positive impacts they bring to health and wellbeing.
- 8.5.5 Whilst detailed design of the SUDs system will need to be provided at the reserved matters stage, it will be necessary for alterations to this area to result in a net increase of the site's biodiversity value and it is expected that the proposed swales and infiltration areas/basins will be wet rather than dry and planted with native vegetation. Public access to the SUDs system will be restricted, however, the wider Green Guarantee site will remain open access. These requirements can be requested as conditions on any approval granted.

8.6 Other Issues

- 8.6.1 Layout and design: Members are reminded that the submitted site layout plan is indicative only and a detailed consideration of layout, scale and design will take place at the reserved matter stage. The reserved matters application will be subject to normal consultation procedures therefore local residents and interested parties will have the opportunity to comment, once an application has been submitted.
- 8.6.2 A Landscape and Visual Impact Assessment (LVIA) has been submitted with the application identifies that the location of the site in an urban area and largely surrounded by housing means that it is typically only visible from the housing and

roads adjoining the site. Woodland adjoining the site also provides a significant visual buffer. It is therefore likely that any visual impact from the development will be restricted to the area surrounding the site. The LVIA makes recommendations of features to be incorporated within the site design to create a sense of place and to limit any impact upon existing properties.

8.6.3 Residential Amenity:

The site is located within a residential area with housing bordering the west and the majority of the eastern boundaries. The indicative plans suggest appropriate separation distances around the perimeter of the site, however, the impact upon neighbouring properties cannot be fully considered without the submission of a detailed layout and design. Factors such as levels and separation distances will need to be taken into account. The submitted LVIA makes recommendations to be incorporated within the site design which include appropriate tree planting along the eastern boundaries (carefully selected and positioned to avoid shading).

8.6.4 Children's Play and Recreation: The proposal meets the requirement to provide on-site equipped play and recreation. The application indicates that a Locally Equipped Area for Play (L.E.A.P) will be provided, however, the Council's Healthy Spaces Officer has advised that the submitted details do not meet L.E.A.P standards. Further details will therefore be required which can be submitted as a condition of any planning approval. Officers would, however, advise that the location of the play area on the slope alongside the gymnastics club may need to be reconsidered. Any development will need to be accompanied by a Landscape Management Plan which sets out long-term management objectives including who will be responsible for the management and maintenance of the public open space.

8.6.5 Ground conditions: A Phase 1 Report has found that the site contains potential sources of contamination and an intrusive investigation will therefore be required. This can be requested as a condition of the planning permission. The site is located within a development low risk area and no stability issues have been identified.

8.6.6 Archaeology: A Geophysical Survey of the site has identified no likely features of archaeological interest. However, the County Archaeologist has requested that a programme of archaeological work be made a condition of any approval as records show the site lies within the former Dothill Park and the general area of a possible medieval settlement at Dothill and may contain features or items of interest.

8.6.7 Affordable Housing: Local Plan Policy HO5 requires that residential developments provide affordable housing at 25% within the Telford area. In this instance, the applicant has advised that it is not viable to provide any affordable housing as part of the proposed development for the reasons outlined below.

8.6.8 As part of the Building Schools for the Future (BSF) programme, the proposal is one of the last schemes to be brought forward. The programme delivers new school facilities through the disposal and redevelopment of former school sites. The expectation is that the any contributions required will be picked up through the capital receipts for the schools sites to be disposed. The applicant has confirmed that no additional revenue is available to pick up the affordable housing requirement and imposing such a requirement on the development would render it unviable, thus compromising the remainder of the BSF programme. The justification for agreeing to no affordable provision in this instance is therefore that the BSF programme has enabled the delivery of new and redeveloped schools and academies across the borough, including the redeveloped facilities at the former Blessed Robert Johnson, which is now the redeveloped Charlton Secondary School. In addition, failure to deliver a viable scheme could result in the loss of 200 homes from the local supply, would result in the site being left vacant and would also mean that any junction upgrade at the Whitchurch Drive/Apley Avenue junction would not be delivered. There are therefore, significant benefits in enabling the scheme to come forward, even at the expense of any affordable housing provision.

8.7 Sustainability and Connectivity

8.7.1 The site is located within walking distance of town, district and local centres in Wellington, Hadley and Leegomery where facilities include a library, hospital, public houses, local shopping facilities and a community centre. The new Charlton School, Dothill Primary School and Apley Wood Primary School are all within 2km of the Site. Wellington Railway Station is located approximately 1.6km to the south. Hortonwood, a strategic employment site is located approximately 5km to the east.

8.7.2 Access to public transport is good with several bus services operating from local bus stops on Whitchurch Road (circa 200m to the south east). The nearest railway station is located approximately 1.6km to the south in Wellington and is managed by London Midland. The site is strategically accessible, with Queensway (A442) to the west providing direct links to Telford, Madeley and Newport and Whitchurch Drive providing a connection to the strategic highway network at Junction 6 of the M54.

8.7.3 The above demonstrates that the site benefits from good connectivity to surrounding areas including local and district centres where a range of goods, services, employment and recreation is available. The site therefore represents a highly sustainable location for residential development.

8.8 Planning Obligations

8.8.1 The proposed development meets the requirement to provide the following contributions: -

- 8.8.2 Education: Local Plan Policy COM1 recognises that major new housing development will generate additional demands upon existing levels of education provision. However, as the proposal is part of the BSF programme, any education contribution will need to be secured through capital receipts obtained through that programme and further contributions are not being sought through the planning process.
- 8.8.3 Highways: Local Plan Policy C3 requires development to mitigate site specific needs and to ensure that the relevant cumulative impact of new developments on local and strategic road networks are mitigated in a co-ordinated and plan-led manner. The proposal will therefore contribute £277,500 towards the upgrade of the Apley Avenue/Whitchurch Road junction. Furthermore, a strategic highway contribution of £178,200 is requested towards the Telford Growth Strategy.
- 8.8.4 Children's Play/Recreation: Local Plan Policy NE4 requires that the development provides a contribution towards the enhancement of public open space. The Council's Healthy Spaces Officer has confirmed the application meets the need for on-site equipped provision and the development will need to deliver a Locally Equipped Area of Play (L.E.A.P) on site. The development will also include generous areas of public open space and confirmation will need to be provided of who will be responsible for their management and maintenance.
- 8.8.5 Ecology: The Council's Planning Ecologist has requested a contribution of £33,400 towards the management of Dothill Local Nature Reserve and the repair, maintenance and creation of footpaths.
- 8.8.6 The applicant has agreed to provide the above contributions in full.
- 8.8.7 Affordable Housing: In addition to comments made in 8.6.8 above, where viability prevents obligations from being provided, officers would normally attempt to negotiate with the applicant, a reduce package of contributions which allows affordable housing to be delivered. In this instance, however, any reduction in the highways contribution would prevent the junction upgrades from being delivered, therefore it has not been possible to negotiate a reduced affordable housing package.
- 8.8.8 In determining the required planning obligations on this specific application the following three tests as set out in the CIL Regulations (2010), in particular Regulation 122, have been applied to ensure that the application is treated on its own merits:
- a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development;
 - c) fairly and reasonably related in scale and kind to the development.

8.8.9 It is considered that the financial contributions required for this application meet the relevant tests and will be secured by Memorandum of Understanding as the Council are the applicant and cannot enter into a Section 106 agreement.

9.0 CONCLUSIONS

9.1 This application seeks outline permission for the erection of up to 200 units on land at the former Charlton Secondary School, Dothill, Wellington. The site is located within the Telford urban area where the principle of residential development is considered acceptable subject to addressing relevant technical issues. The site occupies a sustainable location within North West Telford and is within walking distance of centres such as Wellington, Hadley and Leegomery.

9.2 The indicative plans confirm that up to 200 units can be accommodated on the site. The points of access are considered acceptable but detailed layout, scale, appearance and landscaping details will need to be considered at the reserved matters stage. The proposal will contribute towards the upgrade of the Whitchurch Road/Apley Avenue junction which is a significant benefit and will boost the local housing supply. Adequate parking provision for the gymnastics club has been provided and an overflow car park can also accommodate local football pitch parking, thus addressing a current problem along Harley Close.

9.3 There are no technical matters with drainage, trees, ecology or contaminated land which would prevent the principle of the development.

9.4 The proposal triggers the requirement for financial contributions towards highways and ecology and requires the provision of an on-site LEAP. The proposal will not be able to deliver any affordable housing due to the viability position resulting from the wider BSF programme, however, the benefits in terms of schools redevelopment, junction upgrades and the delivery of up to 200 dwellings is considered to outweigh any harm resulting from the lack of affordable provision.

9.5 Having regard to the above considerations, the proposal represents a sustainable form of development and complies with the National Planning Policy Framework, together with relevant policies within the Telford & Wrekin Local Plan.

10.0 RECOMMENDATION

10.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT OUTLINE PLANNING PERMISSION** subject to the following:

- A) The applicant/landowners entering into a Memorandum of Understanding with the Local Planning Authority (subject to indexation from the date of

committee with terms to be agreed by the Development Management Service Delivery Manager) relating to

- i) Highways contribution of £455,700
- ii) Ecology contribution of £33,400
- iii) Provision of LEAP and POS on site
- iv) Confirmation of Management of POS

B) The following conditions (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):

- 1. A01 Time limit – Outline
- 2. A03 Time Limit - Submission of Reserved Matters
- 3. B001 Standard Outline
- 4. B150 Site Environmental Management Plan
- 5. B010 Details and Samples of Materials
- 6. B034 Highways details
- 7. B049 Off Site Highway Works
- 8. B049 Overflow/Football Parking
- 9. B061 Foul and Surface Water
- 10. B076 SUDS Management Plan
- 11. B079 SUDs Pond Design
- 12. B049 Access to SUDS feature
- 13. B129 Boundary Treatment details
- 14. B112 Archeaological WSI
- 15. B057 Land Contamination
- 16. B149 EPS Mitigation Licence
- 17. B149 Ecological Mitigation Strategy
- 18. B139 Arboricultural Impact Assessment
- 19. B132 Trees – no dig method
- 20. B155 Details of LEAP
- 21. B126 Landscape Management Plan
- 22. B145 Lighting Strategy
- 23. C074 Tree Protection
- 24. C014 Visibility Splays
- 25. C100 Bat/Bird Boxes
- 26. C109 Works in accordance with Ecology report
- 27. C38 Approved plans