

TWC/2019/0987

Site of Former Grange Park Primary School, Calcott, Stirchley, Telford, Shropshire  
Erection of 48no. dwellings, access, car parking, open space and associated works

\*\*\*AMENDED DESCRIPTION & AMENDED PLANS RECEIVED\*\*\*

**APPLICANT**

, Bromford Housing Association Ltd.

**RECEIVED**

29/11/2019

**PARISH**

Stirchley and Brookside

**WARD**

The Nedge

**THIS APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE AS IT  
ENTAILS FINANCIAL CONTRIBUTIONS**

Online Planning File:

<https://secure.telford.gov.uk/planning/paapplicationssummary.aspx?applicationnumber=TWC/2019/0987>

**1. SUMMARY RECOMMENDATION**

- 1.1 It is recommended that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** subject to Condition(s), Informative(s) and (i) the Applicant/Landowner entering in to a Memorandum of Understanding (MoU) to secure Financial Contributions and (ii) Securing the Provision of Affordable Housing.

**2. SITE AND SURROUNDINGS**

- 2.1 The application site measures approximately 1.307 hectares (ha) and comprises the former Grange Park Primary School site located off Calcott in Stirchley.
- 2.2 The former school buildings have already been demolished and the site has been levelled in expectation of being redeveloped. The site is situated in a predominantly residential area with housing developments bordering the site to the north, south and east. To the west are areas of Public Open Space (POS), public play areas and walkways. Immediately to the east of the site, in close proximity to the site access, is a small convenience store.
- 2.3 Within close walking distance to the site are schools, a medical practice, supermarkets, takeaways, petrol station and recreation grounds. The site is located approximately 2.5 miles south-east of Telford Town Centre. The nearest bus stop to the site is located some 200 metres to the east along Stirchley Avenue which provides frequent connections to the Town Centre and the wider area.

2.4 There are a number of trees that border the site, particularly along the southern and western boundaries of the site. Trees are varied in maturity and quality. Surrounding neighbouring developments comprise predominantly of two storey detached, semi-detached and terraced properties with either brick or rendered facades and a mix of gabled and hipped roofs.

### **3. PROPOSAL**

3.1 The application seeks Full Planning Permission for the erection of 48No. dwellings together with creation of access, car parking and open space. The proposed development is Policy Compliant in respect of Affordable Housing and notes a Fully Affordable Housing Development which will deliver a mix of market housing of Shared Ownership and Affordable Rented comprising:

- 25No. 2-bed 4 person dwelling (semi-detached and terraced);
- 11No. 3-bed 5 person dwelling (semi-detached and terraced);
- 4No. 2-bed 3 person bungalows (M4(3));
- 8No. 1-bed 2 person apartments.

3.2 Amendments have been submitted during the course of the planning application introducing bungalows to the scheme as well as alterations to the proposed layout to provide a better form of development. The application is supported by a Design, Access and Planning Statement, Transport Statement and Travel Plan, Ecological Appraisal, Tree Survey and Arboricultural Impact Assessment, Noise Report and a Flood Risk Assessment.

3.3 Vehicular access is currently provided directly off Calcott and will be subject to improvements to ensure the access road meets adoptable standards. The development proposes pedestrian accessibility enhancements with the provision of a pedestrian link to the (POS) and recreation grounds to the west of the application site.

3.4 The current layout proposes an overall density of 37 dwellings per hectare (dph) which is comparable if slightly below the average density of the Stirchley area. Each unit has private amenity space whilst the apartments will have access to a shared garden with communal bin and cycle storage.

3.5 A total of 88 car parking spaces will be provided with a combination of both on-plot parking and communal parking areas. The level of parking proposed exceeds the parking standards of the Telford & Wrekin Local Plan (TWLP) which requires 82 spaces. Soft landscaping will take the form of low level shrubs and trees with all planting to be designed to be low in maintenance whilst hardstanding will be a combination of tarmac and block paving which will help distinguish areas of adopted highway and privately managed roads. Boundary treatments are proposed as garden walls where visible from the highway or where proposed dwellings directly overlook neighbouring boundaries with 1.8 metres close boarded timber fencing elsewhere.

3.6 The application is subject to the following financial contributions via a Memorandum of Understanding (MoU) in respect of:

- All proceeds from the sale of the land to be directed to the delivery of Building Schools for the Future (BSF) Programme.

3.7 The application is subject to Securing Policy Compliant Affordable Housing, noting that the development is proposed to be a wholly Affordable Housing development.

#### **4. PLANNING HISTORY**

4.1 TWC/2013/0808 – Outline application for the demolition of the existing school buildings and erection of up to 37 dwellings together with associated open space, landscaping and infrastructure (All Matters Reserved) – Outline Granted 03 January 2014

4.2 TWC/2017/0506 – Application for prior notification of proposed demolition of Primary School – Prior Approval Granted 08 August 2017

#### **5. RELEVANT POLICY DOCUMENTS**

5.1 National Planning Policy Framework (NPPF)

5.2 Telford and Wrekin Local Plan (TWLP) 2011-2031

#### **6. NEIGHBOUR REPRESENTATIONS**

6.1 The application has been subject to two rounds of Public Consultation, the first of which raised 1 objection and 2 letters of comments the second 1 letter offering support subject to Condition(s) and 1 letter of objection. The issues raised have been summarised below:

- Clarification required on drainage and proposals for surface water and soakaways to avoid future flooding of the site;
- Concern regarding loss of trees;
- Potential overdevelopment of the site;
- Inadequate parking/possible conflict with neighbouring plots.

#### **7. STATUTORY REPRESENTATIONS**

Members of the Committee are to be provided with a written update on all outstanding Consultation responses prior to the Committee meeting.

7.1 Stirchley & Brookside Parish Council: **Object**, noting that there is a congested access to the site, unsuitable road layout, potential parking issues, access for deliveries to the adjacent shops, the effect of use of the proposed flats above the shops, dense layout, trees to fell at the site, loss of potential open space and lack of charge points for electric cars.

7.2.1 **Highways: Support subject to Condition(s).** The junction area gives rise to conflict both vehicular and pedestrian, with turning movements associated with vehicles accessing and egressing the proposed development, turning movements associated with vehicles accessing and egressing the subsidiary access, and pedestrians walking within the junction area due to the desire lines to the north east.

7.2.2 Although this is an existing access, the proposals will result in an intensification of use over the existing scenario, and will necessitate the widening of the access to allow for two way traffic flow. This in turn will require the removal of the existing desirable pedestrian link into the site, the loss of which cannot be offset with an equally commodious route due to the presence of the ransom land. Resultantly, there is a likelihood that some pedestrians will walk into the carriageway to cross the junction area rather than rerouting an additional 50 metres to travel to the shops for example.

7.2.3 With the above in mind, the Local Highway Authority have agreed an in principle access solution whereby a tabled junction arrangement is provided and subsidiary access realigned to slow all vehicular movements at the access, provide reduced crossing distances and facilitate pedestrian movements to accommodate existing desire lines. These access improvement works will be secured via Condition, as outlined below.

7.2.4 With regards to the Local Plan parking standards, the development requires 82 spaces based upon the dwellings provided, and 88 spaces have been indicated on the site layout. Subsequently, the Local Highway Authority offer no objection to the proposals, subject to the following Condition(s):

- Car parking provided prior to occupation;
- Design and construction details of any new roads, footways, accesses together with details of street lighting and the disposal of surface water;
- Design and construction details for a scheme of access improvement works to the existing site access off Calcott. To include widening of the existing access and realignment of the subsidiary access, raised table junction arrangement and any other associated engineering works relating to the site access improvements.

7.3 **Drainage: Support subject to Condition(s)** in respect of:

- Foul and Surface Water Drainage Scheme.

7.4 **Ecology: Support subject to Condition(s)** in respect of:

- Landscaping Design;
- Erection of Artificial Nesting/Roosting Boxes;
- External Lighting Plan;
- Pre-commencement Inspection for Badgers;
- Informative(s) – Nesting Wild Birds.

7.5 **Trees: Members to be updated**

- 7.6 Healthy Spaces: **No Comment** other than to note a Condition in respect of a Landscape Management Plan Condition to confirm who is to maintain the POS within the application area.
- 7.7 Education: **No Objection**, understand that the revised Memorandum of Understanding (MoU) will commit the capital receipt from the sale of this site to education programmes as acknowledged within the previous Memorandum of Undertaking which was established when Outline Planning Permission was granted. As the capital receipt will at least satisfy that calculated for the s.106 education contribution, no additional education contribution is required.
- 7.8.1 Affordable Housing: Notes this is a wholly affordable scheme of 48 new homes. Of these 34 (70%) are for Affordable Rent and 30% for Shared Ownership. The homes for rent include a mix of 2-bed and 3-bed houses and 1-bed apartments. There are also 4 x 2 bed room bungalows (8%) to meet the needs of households that includes a wheelchair user. The shared ownership homes are provided in an 'L' shaped cluster to the top and right side of the site. There is continuing shortfall of affordable homes in the borough, particularly for rent. There is also an identified need for additional homes for wheelchair users. Bromford are an established housing association who have been an active provider and developer of new homes in Telford & Wrekin over a long period.
- 7.8.2 Pleased to see the inclusion of 4 bungalows that are designed to meet the needs of a household that includes a wheelchair user M4 (3) Category 3 of the Building Regulations. This standard includes two sub categories – M4(3)a: wheelchair adaptable and M4(3)b: wheelchair accessible.
- 7.8.3 Request details via Condition(s) in respect of Local Lettings and Nominations of Affordable Housing Units and certification of the bungalows as meeting the referenced standard and exclusion from the 'Right to Buy' Scheme.
- 7.9 Shropshire Fire Service: **Comment** – include Fire Authority informative.

## 8. APPRAISAL

- 8.1 Having regard to the Development Plan policies and other material planning considerations, including comments received during the consultation process, the planning application raises the following main issues:
- Principle of Development
  - Access, Scale and Layout
  - Character and Appearance
  - Living Conditions of existing and future residents
  - Ecology and Trees
  - Flood Risk and Drainage
  - Planning Obligations and Affordable Housing
  - Other Matters

## Principle of Development

- 8.2 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 Grange Park Primary School was demolished several years ago and a redeveloped school has been built to the south of this site, as part of a complex adjoining Telford Park School and Stirchley Recreation Centre.
- 8.3 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. 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. At the national level, the NPPF requires that local planning authorities make as much use as possible of previously developed or brownfield land; this site utilised previously developed land.
- 8.4 At a 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 sustainable development, reflecting national guidance in the NPPF.

## Access, Scale and Layout

- 8.5 It is proposed to utilise the existing access located to the eastern end of the site and to carry out improvement works to bring the access road up to adoptable standards in accordance with the guidance received from the Local Highway Authority (LHA). The access road will be provided to fully adoptable standards being 5 metres wide with 2 metre wide pedestrian footpaths. Two private access roads have been provided within the site. The development proposes pedestrian accessibility enhancements with the provision of a pedestrian link along the western boundary of the site connecting to the POS and recreation grounds to the west of the application site.

- 8.6 Amendments have been made during the course of the planning application to introduce 4No. bungalows which will be designed to be fully adaptable and accessible properties which will go towards meeting the Borough's annual needs for specialist housing. Further amendments were made to the layout of the site to ensure an appropriate form of development. The scheme proposes a mix of house types as specified in para. 3.1 including detached, semi-detached and terraced two-storey dwellings, bungalows and 1-bed apartments.
- 8.7 The proposal represents an overall density of 37 dwellings per hectare (dph) which is comparable, if not slightly below the average density of Stirchley. Para. 122 of the NPPF requires planning decisions to make 'efficient use of land' and therefore taking the above in to consideration, the scale of development is considered to be acceptable and compliant with planning policy.
- 8.8 A total of 88 car parking spaces will be provided with a combination of both on-plot parking and communal parking areas. The level of parking proposed exceeds the requirement of the parking standards of the TWLP by 6 spaces. The proposal includes two off-street parking spaces per dwelling for two and three bedroom properties. One bed properties have one parking space. The car parking comprises a mixture of side and front parking to ensure that it does not dominate frontages of the properties. Communal cycle storage will also be provided for occupants of the apartments. Taking the above in to consideration the LPA is satisfied that the application meets the required parking requirements.

#### Character and Appearance

- 8.9 Policy BE1 of the TWLP provides guidance to assess whether or not proposals are of an appropriate design quality and relate positively to their context. It advises the Council to assess proposed development in relation to its scale, massing, form, density, orientation and layout, proportions, materials, landscape elements, access, parking and spatial quality. This policy advises the Council to support development which will respect and respond positively to its context, demonstrating an integrated design approach and respecting its landscape setting.
- 8.10 No single dominant feature is inherent in the local context and a multitude of materials, scales and forms are evident. Accordingly, the main concept for the appearance of the proposed dwellings is to provide a scheme that has a distinctive character promoting traditional design solutions. Corner plots will be dual-aspect and a varied building line will be adopted throughout. The development will be restricted to a maximum of two storeys in height, beneath simple pitched roofs and front canopies. Finishing materials comprise a mixture of plain tiles and red brick although final specifications are to be agreed. Taking the above in to consideration and subject to Condition(s) relating to finishes, boundary treatments and landscaping, officers are satisfied that the development will not detract from the character and appearance of the area thus complying with Policy BE1.

### Living Conditions of existing and future residents

- 8.11 Residential properties border many of the site boundaries in particular those at Churncote to the north and Calverhall to the south. The site layout predominantly achieves separation distances of 12 metres between windowed elevations of neighbouring properties and opposing single and two-storey flank walls. Where properties are back-to-back separation distances of 21 metres are largely achievable. There are a small number of examples where the separation distances between primary elevations are less than the desired 21 metres but this is not reduced to less than 19 metres which, on balance, is considered acceptable when considering other mitigating factors such as orientation. New 1.8 metre high close boarded timber fencing will enclose the rear garden areas of the properties and officers are satisfied that there will be no significant loss of privacy or harm to the amenities of existing residents.
- 8.12 Where rear gardens back on to boundaries of neighbouring properties, the gardens are a minimum of 10 metre in length. There are a small number of plots to the north eastern corner of the site where the rear gardens are slightly shorter, however there are a number of semi-mature trees which are to be retained as part of the development which will ensure adequate screening and no significant loss of privacy.

### Nationally Described Space Standards (NDSS)

- 8.13 In terms of living conditions for future residents, in particular conformity to the Nationally Described Space Standards (NDSS) 23No. dwellings are between 90% and 97% compliant with the standards, 21No. dwellings are 85% compliant and 4No. dwellings, being the bungalows, exceed the standards.
- 8.14 In accordance with Policy HO4 of the TWLP, the Local Planning Authority requires all new developments to be fully compliant with the NDSS provided it does not threaten the viability of the development overall. In this regard, the applicant has advised that full compliance with the standards would adversely affect the viability of the development. In order to offset this shortfall, at the LPA's request, the proposals have been amended to include the addition of 4No. bungalows which are designed to M4(3)a: wheelchair adaptable standard to help meet the identified needs of the Borough as outlined in the emerging 'Specialist Housing Strategy.'
- 8.15 Taking the above individual circumstances into consideration, whilst not fully compliant with the NDSS, the development will provide a mix of housing including bungalows for people with physical disabilities. Therefore, on balance, the proposal is considered to be acceptable in terms of space standards.

## Highways

- 8.16 The site will be accessed via an existing priority junction formed with Calcott to the south-eastern corner of the site and it is proposed to carry out improvement works to bring the access road up to adoptable standards. The access road will be provided to fully adoptable standards being 5 metres wide with 2 metres wide pedestrian footpaths. Two private access roads have been provided within the site. A pedestrian link will connect the site to the existing footway network and provide access to designated open space and play areas from the western boundary of the site.
- 8.17 A total of 88 car parking spaces will be provided with a combination of both on-plot parking and communal parking areas. The level of parking proposed exceeds the parking standards of the Telford & Wrekin Local Plan (TWLP) which requires 82 spaces.
- 8.18 The accompanying Transport Statement confirms that the site is forecast to generate 22 and 21 two-way total vehicle trips in the AM and PM peak hours respectively. This equates to an average of one additional trip every 2 minutes on the highway network across both peak hour periods. Consequently, this level of trip generation is considered to have negligible impact on the operation and safety of the highway network.
- 8.19 It is noted that as part of the Memorandum of Understanding (MoU) in respect of the previous Outline Planning Permission, ref.: TWC/2013/0808, a contribution of £1,500 was secured to go towards a Traffic Regulation Order (TRO) on Calcott to replace the School Zone Road Markings. The Highway Engineer notes that these works have since been undertaken such that there is no such requirement for this Contribution.
- 8.20 The Local Highway Authority has assessed the application and relevant supporting documentation and has raised no objection subject to the inclusion of a number of highway related Condition(s) which will be included in the written update to Committee.

## Ecology and Trees

- 8.21 The application is supported by a Preliminary Ecological Appraisal (dated September 2019). The report advises that, in respect of Great Crested Newts, there are no ponds within 250 metres of the site. Holmer Lake is noted to be 450m away however the site is surrounded by residential areas and therefore not considered a receptor for GCN's. In regards to bats, the Oak trees on site are in good condition and therefore have low potential for roosting bats. The trees along the boundary provide some value for foraging bats. Finally, there is no evidence of badgers on site however there are a number of spoil mounds that have the potential to offer suitable substrate for badgers to establish setts. The Council's Ecologist has assessed the report and offer support for the proposals subject to a number of conditions as detailed above.

- 8.22 An Arboricultural Impact Assessment also accompanies the application (dated October 2019). This report confirms that a total of 29 individual trees and 5 groups of trees were surveyed, none of which are subject to Tree Preservation Orders. In order to facilitate the proposed development 14No. trees have been identified as being required for removal. Many of the trees that are proposed to be removed fall under category grading 'U' (considered unworthy of retention) or category 'C' where they are considered of low value. There are a small number of trees that fall under category 'A' and 'B' however these cannot be retained as part of the development. The report recommends that a tree replacement scheme be considered together with root protection measures and erection of protective tree fencing. Officers consider these appropriate and will include Condition(s) accordingly.
- 8.23 Subject to the inclusion of conditions as detailed above, there is no reason why the proposed development cannot comply with Policies NE1 and NE2 of the TWLP.

#### Flood Risk and Drainage

- 8.24 The application is accompanied by a Flood Risk Assessment which confirms that the site is not at risk of fluvial flood risk. It is proposed that foul drainage will be conveyed via a gravity sewer network, exiting the site onto Calcott and making a connection in to the existing foul water sewer in Churchway. A new manhole will be constructed to facilitate this connection and Severn Trent Water have confirmed that a connection in to this sewer is acceptable and will not have any adverse impact on the capacity of the existing network.
- 8.25 It is proposed that surface water will be captured within a gravity sewer system and attenuated prior to discharge with flows being controlled by a Hydrobrake before being discharged into the existing surface water sewer located adjacent the south-eastern corner of the site.
- 8.26 The Council's Drainage Engineers have assessed the supporting information and have raised no objections subject to conditions. Accordingly the proposal is considered compliant with Policy ER12 of the TWLP.

#### Planning Obligations and Affordable Housing

- 8.27 The proposed development meets the requirement to provide developer Contributions as detailed below.

- 8.28 Education: Local Plan Policy COM1 recognises that new housing development will generate additional demands upon existing levels of education provision. This application site falls part of the 'Building Schools for the Future Programme', where the capital finance is committed towards the project and as such further contributions towards education are not being sought. As the site is Council owned, a Memorandum of Understanding (MoU) is necessary to commit the capital receipt from the sale of this site to BSF Education Programmes, as acknowledged within the previous Memorandum of Undertaking which was established when Outline Planning Permission was granted.
- 8.29 Affordable Housing: Policy HO5 requires the provision of 25% Affordable Housing to be delivered on residential developments in Telford. The proposed development is a wholly Affordable Housing Development which will deliver a mix of Shared Ownership and Affordable Rented. The scheme will deliver a mix of 2 and 3-bed semi-detached and terraced dwellings, adaptable bungalows and 1-bed apartments. This mix is considered acceptable and the scheme is compliant with this Policy. However as a planning permission rests with site, and not the applicant, it is necessary to secure the delivery of 25% Affordable Housing and this is significant betterment to what had previously been achieved as part of the Outline Consent.
- 8.30 Heathy Spaces/ Recreation: Local Plan Policy NE4 requires that the development provides a contribution towards the enhancement of public open space. Recognising the commitment of all capital receipt to return to the BSF programme, it has been deemed that the development would not be viable to provide any additional contributions towards offsite play areas in line with the previous consent. Consequently no contributions have been sought.
- 8.31 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.
- 8.32 In addition account has to be taken of the changes to the CIL Regulations in April 2015 that now restrict the 'pooling' of financial contributions to no more than five contributions to a single type of infrastructure. It is considered that the financial contributions required for this application meet the relevant tests. The sums will be secured by way of a Memorandum of Understanding.

## Other Matters

- 8.33 The Local Planning Authority acknowledges all representations received from local residents. Many residents are concerned with regards the potential impact of development on the local highway network and site drainage. Both the Local Highways Authority and TWC Drainage have considered the development proposals and have raised no objections subject to the inclusion of suitable conditions. The proposed access to the site achieves the requisite visibility splays and the level on parking provided is in accordance with the guidance as set out in the TWLP. Other issues relating to the scale of development, suitability of flats and the potential impact of the development on wildlife and trees have been discussed above. Subject to the inclusion of a number of conditions the issues raised can be satisfactorily addressed.

## **9. CONCLUSIONS**

- 9.1 The application site is located within the urban boundary of Telford & Wrekin and within an established residential area. The site has previously been considered suitable for residential development following the approval of Outline Planning Permission in 2014. The site has been cleared and is identified as a suitable brownfield site suitable for residential development. In accordance with Policies SP1 and SP4 of the TWLP, the principle of residential development on this site remains acceptable.
- 9.2 The proposal has been designed to an acceptable standard using a mixed palette of materials, has been laid out satisfactorily and can be accommodated by the surrounding highways network. The proposal will not adversely affect European Protected Species or wildlife habitats and enhancement can be provided through Condition(s).
- 9.3 The application proposes a scheme which significantly benefits the Council's wider Building Schools for the Future programme and the Lakeside Co-operative Campus, delivering much needed new buildings for the Lord Silkin School, Grange Park Primary School, benefitting from capital generated by the disposal of the existing Grange Park Primary School site for residential development. This is in addition to the significant benefits from the provision of a Policy Compliant Affordable Housing Development.
- 9.4 There are no technical issues that would prevent the development from proceeding and no issues that cannot be mitigated against through the use of Condition(s). Accordingly it is considered that the proposal represents a sustainable form of development which complies with the National Planning Policy Framework, together with relevant policies within the Telford & Wrekin Local Plan.

## 10. 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 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) All proceeds from the sale of the land to be directed to the delivery of the Building Schools for the Future (BSF) Programme.
- B) Securing Policy Compliant 25% Affordable Housing.
- C) The following Condition(s) (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):

Time Limit – Full (3 years)

Material Samples

Construction Detail - New Roads

Off-site Highway Works – Footpath

Foul and Surface Water Drainage

Landscaping Design

Landscape Management Plan

Site Environmental Management Plan

Tree Protection

Parking, Loading, Unloading and Turning

Design and construction details of any new roads, footways, accesses

Design and construction details for a scheme of access improvement works to the existing site access off Calcott

Visibility Splays

Windows – White uPVC

External Lighting Plan

Erection of artificial nesting/roosting boxes

Pre-commencement Inspection – Badgers

Approved Plans

Removal of Permitted Development Rights