

Item No. 7

APPLICATION NUMBER	CB/15/00269/FULL
LOCATION	Land adjacent to 29 Sand Lane, Northill, Biggleswade, SG18 9AD
PROPOSAL	Construction of 7 affordable homes
PARISH	Northill
WARD	Northill
WARD COUNCILLORS	Cllr Mr Firth
CASE OFFICER	Samantha Boyd
DATE REGISTERED	04 February 2015
EXPIRY DATE	01 April 2015
APPLICANT	Mr & Mrs Emmerson-Dilleigh
AGENT	Aragon Land and Planning UK LLP
REASON FOR COMMITTEE TO DETERMINE	Cllr Call In - Tricia Turner. Reason: Public interest and Parish Council objection.
RECOMMENDED DECISION	Full Application - to approve subject to the completion of a S106 Agreement restricting occupancy of the properties and subject to the following conditions.

Reason for Recommendation:

The proposed Exception Scheme for 7 Affordable Housing units is considered to be acceptable in accordance with Policy CS8 of the Core Strategy and Development Management Policies Document (2009). The submitted Housing Needs Survey identifies a demonstrable need for the housing in the Parish of Northill and the proposal is considered to be acceptable in terms of the impact on the character of the area, neighbouring amenity, highway safety and all other planning considerations. The proposal is therefore considered to be acceptable and compliant with the National Planning Policy Framework, Policy CS8 and DM3 of the Core Strategy and Development Management Policies Document (2009).

Site Location:

The application site is currently agricultural land located to the east of Northill, on the edge of the village and adjacent to open fields. The site is accessed by Sand Lane, which comprises residential dwellings of mixed age and design. Sand Lane also provide access to Garner Close, Queens Close and Chantry Piece and access to the fields beyond. There is a public footpath which runs east to west through Sand Lane and alongside the northern boundary of the application site.

The site is outside of the village Settlement Envelope.

The Application:

Planning permission is sought for the erection of 7 affordable dwellings comprising

four two storey dwellings and three bungalows. The application includes a new access road along with parking, turning area and associated landscaping.

The application is submitted as an Exception Scheme under Policy CS8 of the Core Strategy and Development Management Policies Document (2009). During the application process the applicant has submitted an updated Housing Needs Survey dated July 2015. The results of the survey are discussed below.

The tenure split of the 7no units are as below:

- 2 x 2 Bed House - Rent
- 3 x 2 Bed Bungalow - Rent
- 1 x 2 Bed House - Shared Ownership
- 1 x 2 Bed Bungalow - Shared Ownership

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (March 2012)

Core Strategy and Development Management Policies - North 2009

CS1 - Development Strategy

CS7 - Affordable Housing

CS8 - Exception Schemes

DM3 - High Quality Development

DM4 - Development within and Beyond Settlement Envelopes

DM14 - Landscape and Woodland

DM15 - Biodiversity

Emerging Development Strategy for Central Bedfordshire 2014

The draft Development Strategy was submitted to the Secretary of State on the 24th October 2014. After initial hearing sessions in 2015 the Inspector concluded that the Council had not complied with the Duty to Cooperate. The Council has launched a judicial review against the Inspector's findings and has not withdrawn the Development Strategy. The first phase of the legal challenge took place at a hearing on 16th June 2015. This was to consider whether the court would grant the Council leave to have a Judicial Review application heard in the High Court. The Judge did not support the Council's case. On the 22nd June 2015 the Council lodged an appeal against his judgement. The status of the Development Strategy currently remains as a submitted plan that has not been withdrawn. Its policies are consistent with the NPPF. Its preparation is based on substantial evidence gathered over a number of years. It is therefore regarded by the Council as a sustainable strategy which was fit for submission to the Secretary of State. Accordingly it is considered that the emerging policies carry weight in this assessment.

Policies within the Development Strategy most relevant are:

Policy 35: Exception Sites

Policy 38: Within and Beyond Settlement Envelopes

Policy 43: High Quality Development

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

Relevant Planning History:

The site has no previous planning history

Consultees:

Northhill Parish Council Resolved to recommend refusal of the application on the following material grounds;

- Policy. the Housing Needs Survey is out of date and cannot legitimately be used to support the application.
- Impact of noise/disturbance. Construction work will severely impact many people living nearby.
- Design. 2 affordable housing sites in close proximity is not good design. Mix of properties is not suitable to meet current housing need.
- Highways. Primary concern. Access and traffic problems are already well documented and will be exacerbated by additional housing.
- Amenity. There are no local shops, poor bus service and no superfast broadband which will affect the quality of life for proposed new occupants. Sewage adequacy of existing provision to support additional houses should be checked.
- Ecology and environment. The land is boggy and prone to flooding, this development will mean the loss of an attractive piece of open countryside.

Northhill PC comments on updated Housing Needs Survey. No comments received at time of preparing report.

Other Representations:

1. Neighbours Objection letters received -
20, 24, 27, 29 (x3), 7, Wixamtree, Wayside (x2), Fasgadh, Sand Lane, Northhill
14 (x2) , 7 Garner Close, Northhill
60 Shefford Road, Clifton
1, 7 Queens Close, Northhill
17 Ickwell Road, Northhill
The Old Bakery, Northhill

1 Willowside Hatch
2 Chantry Piece, Northill

Objections summarised below -

- Sand Lane is narrow, increase in traffic will lead to congestion,
 - residents already block drives though parking on Sand Lane,
 - emergency vehicles cannot get though due to parking on Sand Lane,
 - the layout indicates extension of development at a later date,
 - there is a lack of trust of the landowner,
 - the site is waterlogged and regularly floods,
 - there is evidence of subsidence in adjacent development and road,
 - Chantry Piece already provide affordable housing in the village,
 - property has been empty in Chantry Piece for some time,
 - the development does not meet the needs of the Housing Survey,
 - the Housing Survey is out of date,
 - there will be an impact on the views the village currently enjoy,
 - there are more suitable sites elsewhere,
 - the village has limited services and therefore not sustainable,
 - the village does not have superfast broadband,
 - the term affordable housing is misleading and implies that houses in Northill are not affordable and are therefore not lived in.
 - village is an English rural village and should remain as such.
 - village is classed as a "small village " in the Core Strategy.
 - Northill does not have drainage infrastructure to cope with more development.
 - 19 parking spaces is excessive.
 - the development will change the nature and character of Northill.
 - no objection to the provision of needed housing but should be sited elsewhere in a suitable location
- development will affect legal right of way and width of right of way is incorrect on plans.

Letter of support.

- Stretford House Upper Caldecote - Parish needs the 22 homes identified in the 2012 survey.
- Parish children will not be able to afford homes in the future.

2. CBC Highways

The proposal has been the subject of pre-application (highway) approval in principle. However I am still not clear whether the applicant intends to offer the carriageway for adoption as public highway. The scheme as submitted does not comply with the current design guide in respect of overall carriageway width and service strip provision and it is not clear whether the standard CBC 11.4m long refuse collection vehicle has been used when tracking the turning head.

In a highway context adoption of the on-site highways is not fundamental to the acceptability of the scheme. If the applicant suggests that the roads are to remain private and within the ownership and maintenance regime of the housing authority then the only revision I would require to the submitted plan would be the provision of a refuse collection point close to the entrance to the site, which actually could be conditioned.

The applicant has confirmed the carriageway within the site will be privately owned.

3. CBC Public Protection (Noise)

No objection to application.

4. Internal Drainage Board

Suggest conditions requiring the applicants storm water design and construction proposals.

5. CBC Housing Strategy

I support this application as it provides for 100% affordable housing. This rural exception site will provide much needed affordable housing within Northill. A Housing Needs Survey has been undertaken which has identified an affordable housing need within Northill. The housing need from this survey identified the need for 7 affordable units. The affordable units will be provided as a mix of both affordable rent and shared ownership. This application for 7 units will meet the identified need.

Rural exception sites will be providing affordable housing for local people, which will remain as affordable in perpetuity. The affordable units will be allocated to eligible applicants through the Local Lettings Policy.

Further comments on updated Housing Needs Survey: Since my initial comments in relation to application CB/15/00269 an updated Housing Needs Survey was requested with concerns raised over the validity of the identified needs from the original survey in 2010. The July 2015 Housing Needs survey has identified a need of 14 affordable units in Northill (an increase from the 2010 survey).

6. CBC Rights of Way

Northill Public Footpath No.13 runs along the northern

Officer

boundary of the application site on the rough cart track. The Definitive Statement does not mention the legal width but it should be considered the full width of the track by default as it often is the case when tracks have rights of way over them.

I have no material opposition to the application but do have some comments I wish to be considered. As the site plans indicate a northern vegetation boundary, it must be known that landowner are responsible for hedges adjacent to rights of way as this is the responsibility of the landowner. I suggest in this context that the hedge material is not of a thorn character. I also need to know who will be responsible for site boundary maintenance post build - is the cost of hedge maintenance to be shared by all the inhabitants of the various residences?

As a mitigation to future increased usage of the footpath and associated network I ask for a £500.00 contribution from each residence to allow for maintenance of the track surface. I also ask that the applicant sites the hedge base at least 1.5metres south of the track edge to allow for hedge growth without right of way obstruction from such a hedge. Should a fence also be site along the northern boundary, I suggest a 1m gap between fence and edge of track. I am happy to meet on site to discuss this aspect of the build and offer advice on exact location or hedge/fence.

Before, during and after the proposed build takes place the track must not be obstructed by traffic, either residential or construction at any time. If the applicant is unable to achieve this and park all site traffic within the application site boundary an application to close the right of way Temporarily must be made to Countryside Access Team (CAT). Applications for such a closure must be made at least 6 weeks before any work takes place. The application forms, guide and costs are available on the CAT website.

7. CBC Tree and Landscape Officer

Detail of landscaping to include species, sizes and densities of planting will be required.

8. CBC LDF Team

The application site is located outside the settlement envelope of Northill and is for the development of 7 affordable homes. There are no policy constraints on this site.

Policy CS8 of the adopted Core Strategy for North Central Bedfordshire provides support for the development of exception sites should there be a need a local need

demonstrated. This is further reiterated in Policy 35 of the emerging Development Strategy. The most up-to-date Housing Needs Survey for Northill identifies a local need for 7 affordable homes. As such we have no objection to this application.

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| 9. Anglian Water | No comments received at time of preparing report. |
| 10. CBC Ecology | Having read through the submitted Preliminary Ecological Appraisal I am satisfied that the development could proceed without causing harm to a protected species. |
| Site Notice displayed | 18/02/15 |

Determining Issues:

1. The principle of the development
2. The impact upon the character and appearance of the area
3. The impact on neighbouring amenity
4. Highway considerations
5. Other considerations

Considerations

1. The principle of the development

- 1.1 The application site is located outside of the settlement envelope for Northill and where there is a presumption against new development in accordance with Policy DM4 and the NPPF so as to protect the open countryside from inappropriate development.
- 1.2 However Policy CS8 recognises the need to provide for local housing needs in smaller settlements. Therefore an exception to Policy DM4 is allowed for residential schemes where a local need is demonstrated, the scheme is viable, the scheme will remain in perpetuity for local people who demonstrate a need for affordable accommodation, the design and location relates well to the built up area of the settlement and the mix of size and tenure will relate to the identified needs in the area.
- 1.3 The site lies adjacent to the the settlement envelope and would be contained to one area rounding off the settlement envelope on this edge of the village. It would be accessed by Sand Lane, which serves a number of residential properties and provides access to the fields beyond. There are no other policy constraints relating to the site.
- 1.4 Local Housing need
Northill Parish Council requested a housing needs survey be undertaken for the Parish of Northill. The independent survey was carried out by Bedfordshire Rural Communities Charity (BRCC) in the summer of 2010, the results of which identified a need for 22 affordable units across the entire Parish of Northill.
- 1.5 Given that Policy CS8 states rural exception sites in most cases will not

exceed 10 dwellings, it was necessary to identify the housing need for each of the three larger villages in the Parish (Ickwell, Northill and Upper Caldecote). In 2013 planning permission was granted by the Development Management Committee for an Exception Scheme on the edge of Upper Caldecote for 11 affordable housing units (CB/13/00554/Full). This development has been constructed and is now occupied. However there still remained a need to provide a further 11 units within the Northill Parish.

- 1.6 The submitted application for 7 affordable housing units was based on the results of the Housing Needs Survey undertaken in 2010. Further to the concerns received by the Parish Council and neighbours with regard to the Housing Needs Survey being out of date, an updated Housing Needs Survey has been undertaken in order to assess the current housing need in the area. The updated survey was carried out in the summer of 2015 and the results submitted as part of this application.
- 1.7 The response to the recent survey indicated that there remains an identified need (over the next 5 years) for the 7 units proposed and an identified need for an additional 7 units. Based on the composition of the households in housing need, the survey suggests that need can be broken down into 2 x 1-2 bedroom bungalows (rent), 2 x 2 bedroom bungalows (shared ownership), 4 x 1-2 bedroom houses (2 rent, shared ownership), 4 x 2 bedroom house (3 rent, 2 shared ownership) and 3 x 3 bedroom house (1 rent, 1 shared ownership).
- 1.8 The survey has been carried out by BRCC (Bedfordshire Rural Communities Charity) who are a charity that provide independent services such as housing needs surveys on behalf of separate bodies such as Grand Union Housing. The Housing Needs Survey is based on a tried and tested methodology that is approved by Central Bedfordshire Council as a means for identifying housing need, and is widely used across the country. The original survey in 2010 was commissioned by the Parish Council but funded by Grand Union Housing.
- 1.9 While the survey was funded by Grand Union Housing they would have no influence on the results of the survey. It should also be noted that Grand Union are a non profit organisation whose aim is to provide affordable housing for local people.
- 1.10 There is no evidence to suggest that the housing needs survey has not been carried out in a professional and independent manner. As such the results of the survey are considered to be an accurate indication of the housing needs for Northill Parish and therefore demonstrates there is a need to provide 14 affordable housing units within the parish.
- 1.11 The choice of site
- Concerns have been raised regarding the choice of site. These concerns are noted, however consideration can only be given to acceptability an application as submitted in terms of whether it is policy compliant, would not adversely affect the character of the area and neighbouring amenity, and is acceptable for highway safety reasons.
- 1.12 In terms of sustainability, the application site is adjacent to existing dwellings on the edge of Northill. It is accepted that Northill offers limited facilities, there is however a small number of community facilities such as lower school, pre-school, public house, village hall and church. In general, exception schemes

are located on the edge of settlements, meaning not all village amenities will be immediately close to the site.

1.13 Concerns have also been raised regarding the need to restrict the sale of the housing on the open market at a later date. This will be secured via a legal agreement which will ensure the development remains as affordable housing in perpetuity.

1.14 Given the results of the updated Housing Needs Survey with regard to the principle of the development, the proposed application site is considered to meet the criteria contained within Policy CS8 of the Core Strategy and Development Management Policies Document and therefore acceptable in this respect.

2. The impact upon the character and appearance of the area

2.1 The proposed development would be located to the eastern end of Sand Lane adjacent to the development in Chantry Piece and No. 29 Sand Lane. The proposed development would not be dissimilar to the adjacent development in Chantry Piece with regard to scale and design.

2.2 On the southern edge of the site the bungalows are to be located, which would help reduce the impact of the development at the edge of the village and would be an appropriate transition from the built development at this end of Sand Lane and the adjacent agricultural land. The two storey dwellings would be adjacent to the existing development to the north. It is proposed to landscape the eastern and southern edge of the application site with native hedgerows to soften the appearance of the development, and this can be secured via a condition.

2.3 The site layout includes an access road and turning head which is to remain private and 15 parking spaces for the properties together with 4 visitor parking spaces. At one space per bedroom, the development has been designed to comply with the Councils former Design Guide in terms of parking provision and therefore in this respect provides a more than adequate level of parking for future occupants.

2.4 Each property has been provided with private rear amenity space, storage sheds and space for bin storage, together with landscaped front gardens. There is also landscaped areas within the site which would soften the appearance of the hard surfaced areas. The landscaping of the site can be secured via a condition.

2.5 Concerns have been raised regarding the loss of view to the fields and woodlands beyond. While this is noted, there is no right to a view across third party land.

2.6 Concern has also been raised regarding the internal layout of the site and the access into the field beyond. The access is provided for use by the adjacent agricultural land owner. It is not an indication that this land will be developed in the future.

- 2.7 Overall the proposed design and layout of the development is considered to be acceptable and subject to a details of boundary treatment and a landscaping scheme the proposal is not considered to be visually harmful to the area and therefore would comply with Policy DM3 of the Core Strategy and Development Management Policies Document (2009).

3. The impact on neighbouring amenity

- 3.1 In terms of neighbouring amenity, given the layout and location of the site the only property materially affected would be No. 29 Sand Lane which lies to the west of the application site. Plots 6 and 7 (the bungalows) are sited to the east of No 29 and their rear elevations face the side boundary of the existing dwelling. There would be around 16m from the rear elevations of the bungalows and the side boundary of No 29 and given the dense screening along the boundary, no loss of privacy, light or overbearing impact would occur.
- 3.2 No other neighbouring properties would be unacceptably affected by the proposal.
- 3.3 The relationship between the proposed dwellings has been designed so that the amenity of future occupiers is not compromised.
- 3.4 The proposal is not considered to result in a loss of amenity to the future occupiers of the development and the existing adjacent dwellings, therefore the proposal accords with Policy DM3 of the Core Strategy and Development Management Policies Document (2009).

4. Other Considerations

4.1 Highways

The proposed development would be accessed from Sand Lane, an existing residential road. Objections have been raised regarding the current situation regarding on street parking and general congestion in the area particularly for larger vehicles and the emergency services. While these comments are noted, in terms of highway safety CBC Highways Officer has not objected to the scheme.

- 4.2 The proposal provides a high proportion of parking spaces for residents and visitors and therefore should not result in new residents using Sand Lane for parking. With regard to additional traffic in the area, the proposal is not considered to be of such a large scale that it would have a detrimental impact on the public highway.

4.3 Ecology

The site is currently an agricultural land and lies within the Greensand Ridge Nature Improvement Area. As such, and in accordance with the NPPF the site should look to providing a net gain for biodiversity through habitat creation and enhancement. The PEA makes recommendation for the inclusion of integrated bird bricks and flower/ nectar rich planting as they would achieve biodiversity gains.

- 4.3 Whilst no protected species were noted on site, the survey was undertaken in November, looking at the proposed layout the Western hedge is to remain untouched and hence any risk to nesting birds would be limited to ground nesting birds using the grassland, as such site works should avoid the bird nesting season of March to August inclusive. Equally the PEA suggests as a precautionary measure installation of amphibian exclusion fencing around the construction plot should be undertaken under the supervision of an experienced herpetologist followed by a fingertip search of the site which would ensure the site is clear of GCN and indeed reptiles which have been recorded in the local area. Should development not commence within 2 years of this report then a survey update would be required.
- 4.4 Human Rights/Equality
Based on the information submitted there are no known issues raised in the context of the Human Rights and the Equalities Act and as such there would be no relevant implications.
- 4.5 Rights of Way
Northhill Public Footpath No.13 runs along the northern boundary of the application site on the rough cart track. The Definitive Statement does not mention the legal width but it should be considered the full width of the track by default as it often is the case when tracks have rights of way over them. There are no objections to the development from the Rights of Way Officer. The ROW Officer has requested a sum be contributed towards the upgrading of the surface of the footpath however as set out below in section 4.5, contributions are not sought from this development.
- 4.6 Concern has been raised by third parties with legal rights of way over the land at the access point with Sand Lane and along the cartway to the west of the application site. Issues regarding land ownership and rights of way across land are not planning considerations and as such such would not prejudice the the outcome of the application. These matters are civil issues and should be dealt with by legal representatives.
- 4.7 Agricultural land
In terms of the loss of agricultural land, the land is graded as Grade 3 under the land classification system. The system classifies land into five grades, with Grade 3 subdivided into Subgrades 3a and 3b. The best and most versatile land is defined as Grades 1, 2 and 3a by policy guidance. This is the land which is most flexible, productive and efficient.
- 4.8 It is not clear whether the application site is Grade 3a or 3b, however in general grade 3 land is considered to be good to moderate in the scale and therefore the loss of the this portion of land would not result removal of excellent or very good agricultural land. The loss of the agricultural land needs to be balanced against the benefits of providing much needed affordable housing.
- 4.9 Planning Obligation Strategy
On 28 November 2014 changes to the National Planning Practice Guidance were published setting out the Government's position that affordable housing and tariff-style planning obligations should not be sought for certain small

developments (10 dwellings or less or 1,000 square metres of gross floor space). This is a material consideration to be taken into account in decision-making on planning applications.

- 4.10 Therefore the Planning Obligation Strategies that have previously been used to inform the collection and negotiation of contributions can no longer be applied. From 6 April 2015 only site specific planning obligations can be negotiated until the adoption of the Central Bedfordshire Community Infrastructure Levy (CIL) which is expected towards the end of 2015.
- 4.11 All contributions sought will need to comply with the three tests set out in the CIL Regulations 2014 (as amended). Given the scale of this development no contributions towards specific projects will be sought.
- 4.12 However this development will be subject to a Section 106 legal agreement to ensure that the site is developed for the sole purpose of ensuring the provision of affordable housing for local people in perpetuity. This agreement is currently being prepared.

Recommendation:

That Planning Permission be granted subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.
- Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 **No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**
- Reason: Required prior to the commencement of the development to control the appearance of the building in the interests of the visual amenities of the locality.
- 3 **No development shall take place until details of the existing and final ground and slab levels of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such details shall include sections through both the site and the adjoining properties, the location of which shall first be agreed in writing with the Local Planning Authority. Thereafter the site shall be developed in full accordance with the approved details.**
- Reason: Required prior to the commencement of the development to ensure that an acceptable relationship results between the new

development and adjacent buildings and public areas.

- 4 **No work on the construction of the buildings shall take place until a landscaping scheme to include all hard and soft landscaping, boundary treatments, details of any external lighting and a scheme for landscape maintenance for a period of five years following the implementation of the landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented by the end of the full planting season immediately following the completion and/or first use of any separate part of the development (a full planting season means the period from October to March). The trees, shrubs and grass shall subsequently be maintained in accordance with the approved landscape maintenance scheme and any which die or are destroyed during this period shall be replaced during the next planting season.**

Reason: To ensure an acceptable standard of landscaping.

- 5 The premises shall not be occupied until details of the construction and surfacing of the on site vehicular access at the junction with the public highway have been submitted to and approved in writing by the Local Planning Authority. These details shall include arrangements for surface water drainage from the site to soak away within the site so that it does not discharge into the highway or into the main drainage system. The access shall be constructed and surfaced in a stable and durable manner in accordance with the approved details before the premises are first occupied.

Reason: To avoid the carriage of mud or other extraneous material or surface water from the site so as to safeguard the interest of highway safety and reduce the risk of flooding and to minimise inconvenience to users of the premises and ensure acceptable parking of vehicles outside highway limits .

- 6 The dwellings hereby approved shall not be occupied until details of the bin collection point areas have been submitted to and approved in writing by the Local Planning Authority and the bin storage/collection areas have been implemented in accordance with the approved details. The bin collection area shall be retained thereafter.

Reason: In the interest of amenity.

- 7 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 288/SK/05 rev C, 288/P/03 rev A, 288/P/01 rev A, 288/P/02 rev A, 288/P/04 rev A, 14-062-104 A, Location Plan, Housing Needs Survey Report July 2015, Community Statement and Appendices, Preliminary Ecological Appraisal November 2014.

Reason: To identify the approved plan/s and to avoid doubt.

Notes to Applicant

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
2. In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies within the Core Strategy and Development Management Policies Document (2009).
3. The applicant and the developer are advised that this permission is subject to a legal obligation under Section 106 of the Town and Country Planning Act 1990.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35

The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

DECISION

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