

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE - 18th October 2016

Application 2

Application Number:	16/01864/3FULM	Application Expiry Date:	20th October 2016
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Application Type:	Planning FULL (DMBC Reg 3) Major
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Proposal Description:	Erection of 80 houses following demolition of existing 50 houses (Being application under Regulation 3 Town & Country Planning (General) Regulations 1992)
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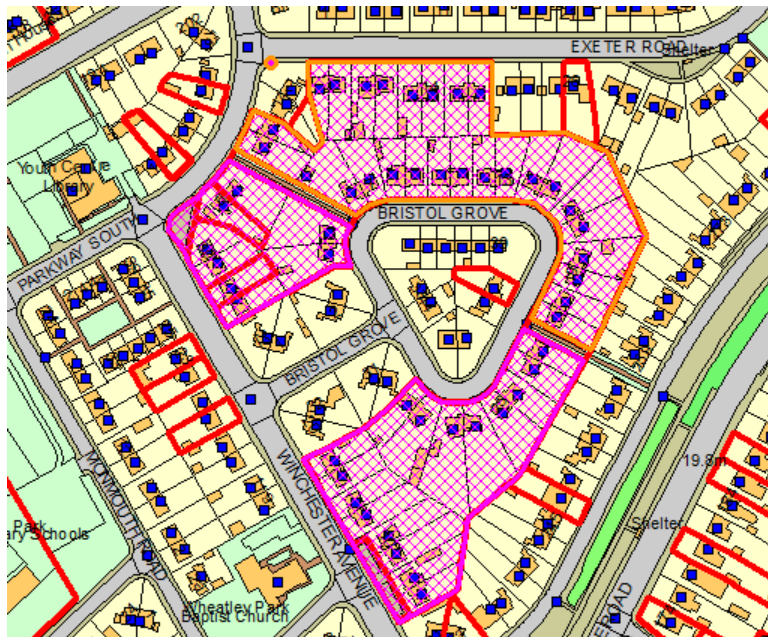
At:	4-29 Bristol Grove, 4-18 (evens) Exeter Road, 6-12 (evens) Parkway South, 4-18 And 24-30 (evens) Winchester Avenue Wheatley Doncaster DN2 4JG
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For:	DMBC Technical Services - FAO Mr Matthew Clarkson
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Third Party Reps:	2 Objections	Parish:	
		Ward:	Wheatley Hills And Intake

Author of Report	Mrs Andrea Suddes
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MAIN RECOMMENDATION:	Grant
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1.0 Reason for Report

1.1 The application was considered by the planning committee on 18.10.2016 and deferred for site visit. the site visit was conducted on the 11th November and considered the impact on trees within the site. a verbal report on the outcome of the site visit will be presented at the meeting

1.2 The application is being presented to Planning Committee for determination on account that the application has been submitted by Doncaster Council and the site is owned by Doncaster Council.

2.0 Proposal and Background

2.1 The scheme proposes a development of 100% affordable housing and the application has been subject to informal pre application advice.

2.2 The proposal is for the erection of 80 houses following the demolition of the existing 50 houses, with cycle stores/sheds and bin stores, and associated highway and infrastructure.

2.3 The site is located in Wheatley, a settlement that lies approximately 1m outside of Doncaster Town Centre and located within a well-established residential area.

2.4 The 50 existing houses built around Bristol Grove, Winchester Avenue, Exeter Road, and Parkway South are Howard Type Prefabricated Houses built in the early 1950's. In the early 1980's defects in design and construction were discovered in a number of non-traditional houses designed and built before 1960. These were subsequently designated as inherently defective under the Housing Defects legislation. Doncaster Council still maintains and owns 34 of the 50 Howard Houses, and the decision was made to buy back those not owned by the Authority and demolish them to make way for new council houses due to the extensive costs to the Authority to complete an improvement and modernisation program for these houses.

2.5 Whilst all properties are not yet vacated and some are still privately owned this application is for permission to demolish the existing dwellings and build new houses on the land.

2.6 There are two existing public footpath links that link Bristol Grove to Parkway South, and Bristol Grove to Thorne Road that will be retained. There is an electric substation is located along the Western footpath link serving access to Parkway South that will be also be retained.

2.7 Bristol Grove is a central 'triangular' shaped square in the middle of (but outside of) the application site. These properties will remain and the residents will remain in habitation during the construction period.

2.8 There are a number of mature trees currently in the rear gardens of houses.

3.0 Relevant Planning History

3.1 There is no planning history of relevance to this application.

4.0 Representations

4.1 This application has been advertised in accordance with Article 13 of the Development Management Procedure Order (DMPO), and includes 3 site notices, press and Public Access. 2 letters of representation have been received regarding the following;

- o Loss of trees and hedges
- o Increased traffic

4.2 The Applicant has also carried out a public consultation event which was held on Monday 20th June. The event was held in the Wheatley Park Baptist Church and was attended by over 60 residents.

5.0 Relevant Consultations

5.1 Highways: The Highway Officer has raised no objections subject to conditions. Amendments have been requested to include 2 visitor parking bays on Exeter Road. Plot 60 site has an access of 4.80m and Highways recommend 5m as a minimum. At the time of preparing this report this has still to be incorporated into the design.

5.2 Transportation: No objections raised as the development will not have a significant impact on the highway network.

5.4 Built Environment (Design): Has raised no objections. The Building for Life assessment scores 9 out of 12

5.8 Trees and Hedgerows Officer: The high density nature of this proposal creates a conflict with most of the existing trees in this site in terms of both direct (i.e. proximity to tree roots/canopies; contractors haul road) along with indirect impacts. The Tree Officer is unable to support the application due to these impacts but acknowledges, that there is an urgent need for social housing.

5.9 Ecologist Planner: Bat surveys have been carried out on 49 of the properties identified in the submitted Ecological report. There will be a requirement for a European Protected Species (EPS) licence to deal with the identified from the surveys.

5.10 Coal Authority: Standing advice for development within a coal mining area.

5.11 Pollution Control: No objections raised however recommend conditions for a contaminated land assessment and remedial strategy, and a condition for any unexpected contamination and material brought on to site.

5.12 Strategic Housing Team: This development will provide new housing for the Council all of which will be 'affordable' rented tenure. The scheme therefore complies (and exceeds) with the Council's policy for 25% Affordable housing on residential developments above 14 dwellings.

5.13 Environment Agency: Site is FZ1 - no observations made.

5.14 Drainage Officer: No objections subject to conditions

5.15 Yorkshire Water: No objections subject for condition for details of foul and surface water to be agreed.

5.16 National Grid: No response received.

6.0 Relevant Policy and Strategic Context

Planning policy relevant to the consideration of this application includes:

6.1 National Planning Policy Framework:

Section 1: Building a strong, competitive economy

Section 4: Promoting sustainable transport

Section 7: Requiring good design

Section 6: Delivering a wide choice of high quality homes

Section 11 (paragraph 109): Conserving and enhancing the natural environment

6.2 Doncaster Council's Core Strategy:

Policy CS 1: Quality of Life

Policy CS2: Growth and Regeneration Strategy

Policy CS 9: Providing Travel Choice

Policy CS12: Housing Mix and Affordable Housing

Policy CS 14: Design and Sustainable Construction

Policy CS 16: Valuing our Natural Environment

Policy CS 17: Providing Green Infrastructure

6.3 Doncaster Unitary Development Plan (UDP) Policies:

PH11 Development in Residential Policy Areas

RL 4 Provision of Public Open Space

6.4 Other Policy Considerations:

South Yorkshire Residential Design Guide

7.0 Planning Issues and Discussion

7.1 The main planning issues concerning this application include;

- Principle of development,
- Design and Appearance,
- Residential Amenity,
- Public Open Space Contribution,

- Trees and Ecology, and
- Highways

Principle of Development

7.2. As defined by the Doncaster Unitary Development Plan (1998) the site is designated as a Residential Policy Area so residential developments within this area are permitted in principle.

7.3 The National Planning Policy Framework (NPPF) advises that there should be a presumption in favour of sustainable development and that new housing should enhance and maintain the quality of life in neighbourhoods by being well designed, sustainably located and meet the needs of the local population. Section 6 further states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should plan for a mix of housing based on current and future demographic trends and the needs of different groups in the community.

7.4 The proposal is for residential development in accordance with its land allocation in the saved UDP maps as a Residential Policy Area. The site is currently occupied by a Council and privately owned houses. However, the Howard style of housing was found to be inherently defective under the Housing Defects legislation, and the decision was made to buy back those not owned by the Authority and demolish them to make way for new council houses due to the extensive costs to the Authority to complete an improvement and modernisation program for these houses. The proposal is for 80 houses to deliver new council housing, and once built the site and the houses will be transferred to St Leger Homes, Doncaster Council's arm's length organisation that handle all housing for the Authority.

7.5 Policy CS 12 of the Council's Core Strategy relates to housing mix and affordable housing, stating that new housing developments will be required to include a mix of house size, type, price and tenure to address the identified needs and market demand to support mixed communities. It further states that in terms of delivering affordable housing this can be delivered under various measures listed as criteria 1-5, with criteria 5 being most pertinent. This states that the council will work with partners to deliver affordable housing and a mix of houses to meet local needs through use of its own land and other initiatives.

7.6 With regard to the need; The housing needs study carried out by the client identified the size of the council housing accommodation requirements in the ward, and the 80 proposed dwellings are approximately divided as 72% two bedroom houses, 20% three bedroom houses, and 8% four bedroom houses. This scheme would contribute to the much needed type of housing required in the area in line with NPPF requirements and would also be in accordance with Policy CS 12.

Design and Appearance

7.7 80 units are proposed on this site comprising of predominantly 2 bed roomed houses along with some 3 and 4 bed roomed houses.

7.8 In terms of the design and appearance of the dwellings; Policy CS 14 of the Core Strategy is applicable. This policy requires that the components of development, including use mix, layout, density and form, will be assessed to ensure that the development proposed is robustly designed, works functionally, is attractive, and will make a positive contribution to achieving a successful place.

7.9 The design attempts to mimic the strong symmetrical lines of the existing estate by introducing smaller crescents and courts with landscaping. Many of the houses are semi-detached and on all main roads the original building lines are observed. All houses are two storeys in height to match those surrounding the site.

7.10 Overall, the scheme allows sufficient garden/private amenity space per dwelling and overall circulation space within the development.

7.11 The houses are designed to be read as a whole and the roofs are designed to link together avoiding awkward little mono roofs that need their own downpipes. The overall design of the development is more contemporary than traditional and therefore is not entirely in keeping with the character of the surrounding area. However, National Policy promotes originality of design and not to stifle initiative by conforming to certain development forms or styles. It does however, seek to promote or reinforce local distinctiveness. The scheme is generally in-keeping with the existing area in terms of size and scale, and whilst the architectural character is contemporary, this will make a positive contribution to the varied house-types in the area. The scheme will meet the Council's aspirations for good quality homes as defined in Core Strategy CS 14.

7.12 In terms of materials, for maintenance reasons, the choice of materials has been an important consideration as the houses will remain in the authority's ownership and therefore need to be resilient. The proposed materials are red facing brick and ebony coloured cladding with concrete slate roof tiles. Windows will be anthracite upvc. A condition has also been included for final materials to be agreed.

Residential amenity

7.13 Policy PH 11 (b) of the Doncaster Unitary Development Plan and policy CS 14 (A) of the Core Strategy seek to ensure that development does not have a detrimental impact upon the amenities of occupiers of neighbouring properties. The South Yorkshire Residential Design Guide Supplementary Planning Document (SYRDG SPD) sets out urban design and detailed highway design guidance and is used by the Council in the appraisal of residential schemes.

7.14 21m is the accepted minimum separation distance between the main rear/front elevations of two storey properties containing habitable room windows to prevent overlooking between properties, and creating a negative outlook. This 21m distance is maintained between the proposed and existing properties, and between new properties. However, plots 21 and 22 do not meet the separation distance between main bedroom windows, this is 16.7m which is less than the 21m accepted separation distance as previously mentioned.

Therefore, Members are recommended to allow the Head of Planning to negotiate suitable amendments and to be able to issue the decision upon the submission of a satisfactory scheme. The purpose of this is to enable a decision to be made without compromising HCA funding, whilst seeking to ensure a scheme that provides sufficient amenity to occupiers of the proposed development.

7.15 The distance between plots 22 and 77 is also less than the policy requirements of 11m where a main habitable window is sited opposite from a blank elevation. This distance is 8.8m however, this is not the only window serving the first floor twin bedroom, there is another window on the side elevation, therefore it is considered that this distance can be accepted in this instance and will ensure that this bedroom has a satisfactory outlook. It is noted that the new, more intensive, layout creates a number of changes in outlook for occupiers of existing properties as noted by the Council's Design Officer, however whilst it is noted that the outlook of the retained properties will change, the result of this will not be so negative to warrant refusal of the application.

7.16 Of the three representations that have been received, there has been no objection on residential amenity grounds in relation to overlooking, poor outlook or over dominance. As such, with the exception of the relationship between plots 21 and 22 which, with Members agreement, to be resolved by the Head of Planning, on balance, the proposal meets with policy PH 11 and CS 14.

Public Open Space Contribution

7.17 Criteria C) of UDP Policy RL4 states that where a development site would result in an area of open space less than 0.4ha it would normally be expected to provide a commuted sum to the value of 10% of the value of the site for the delivery of off-site Public Open Space improvements. The terms of the Policy are that the 'Council may require the applicant to provide a commuted sum'. So the Committee must decide where the greater community benefit lies - in asking for this contribution or not. The site is delivering 100% affordable housing (80 units). There is significant community benefit in providing this type of housing. If 10% of the land value were to be taken from the budget of the project which is funded by public grants, it is likely that it will lead to the reduction of units, affect the terms of the grant offer or result in non-delivery of the scheme to its current tight timeline. There is currently no open space provision within the site, therefore it is Officers considered view that given these factors there is greater community benefit in assisting the delivery of these affordable homes by granting permission without a commuted sum.

Trees and Ecology

7.18 There are many trees, shrubs and hedgerows on and adjacent to the application site, many of them of a mature age and with good amenity value as skyline trees and as layered depths of mature shrubbery and hedges throughout the site. A significant number of these will be directly lost to development. Some of the skyline trees are shown for retention but due to the pronounced reduction in stand off distances from these trees as a result of the increased density of this scheme their relationship with the some of the proposed plots is problematic in terms of proximity. Some trees will be unaffected. There is also a new tree planting scheme planned.

A considerable amount of time has been spent assessing and reviewing the impact of the development on the trees. Plans will be shown at the Planning Committee to show these four categories of retained, removed, affected and new planted trees.

7.19 Forty nine homes to be demolished have been identified as having potential to support bats. The results of the bat activity surveys indicate that the Common Pipistrelle uses a minimum of fourteen properties for roosting/shelter. Two properties host a small Common Pipistrelle roost and, whilst this is likely to be the same colony of bats using both properties, demolition of the properties is likely to have a moderate/high impact on the local population of Common Pipistrelle bats based on the species and size of roost.

7.20 The applicants will need to obtain a Natural England European Protected Species Licence to remove bats before any work to commence demolition. No works should commence on properties until a method statement has been compiled by a suitably qualified ecologist and approved by the Local Authority and the method statement should be adhered to during all works at the site.

Highways

7.21 Policy CS14 of the Core Strategy states that one of the components of good design is to ensure that developments take into consideration highway safety. The proposal retains the existing site access off Winchester Avenue and directly onto Bristol Grove. The Highway Officer has raised no objection to the principle of the development but did raise issues with regard to the initial layout in relation to visitor parking spaces provided off Exeter Road (needing to be omitted); increasing the width of gateposts from 2.5m to 2.75m; and location of bin-stores. The visitor spaces have subsequently been removed from Exeter Road, gateposts widened and bin stores relocated. Plot 60 has twin drives and currently these measure a width of 4.8m. The minimum required is 5m.

7.22 Policy CS9 of the Core Strategy - 'Providing Travel Choice' ensures the delivery of travel choice and sustainable opportunities for travel through transport assessments and travel plans as appropriate. The Applicant has submitted a Transport Assessment as part of the application. The trip rates have been checked and the Transportation Officer who notes the trips associated with this development in the AM and PM peak hours are 15 and 16 respectively. Accordingly, the development is unlikely to have a severe impact on the local highway network.

8.0 Summary and Conclusion

8.1 In summary, the application site represents a practical option to support the on-going aspirations of the Council to achieve additional residential development in Doncaster. The application site offers a design that in most part contributes towards a successful place and is capable of accommodating a form of residential development that would reflect its setting and surroundings with a suitable means of access. The density of the proposed housing scheme does, however, mean that there will be an impact on some existing trees in this area. The implications of this have been balanced with the aspirations to deliver a high number of affordable homes with a scheme that will provide compensatory planting.

The development would ensure the living conditions of future occupants of the properties and those of neighbouring residents are not significantly jeopardised having regard to light and privacy, in so far as such matters can be regarded as material planning considerations and subject to mitigation by the attached planning conditions.

8.2 On this basis, it is considered that on balance the application be recommended for approval subject to conditions and for the Planning Committee to delegate their authority to allow the Head of Planning to continue negotiations for minor re-designs of Plots 21 and 22 in terms of their relationship with each other.

9.0 Recommendation

GRANT Full planning permission subject to the conditions below;

01. STAT1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.
REASON
Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.
02. ACC1 The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans and specifications.
REASON
To ensure that the development is carried out in accordance with the application as approved.
03. GR20 No development shall take place in implementation of this permission until a report (the initial SAP report carried out as part of Building Regulations will be sufficient information in many cases) has been submitted to the local planning authority and approved in writing from them, explaining how CO2 emissions from the development will be reduced by providing at least 10 Percent of the development's energy through on-site renewable energy equipment or improvements to the fabric efficiency of the building. The carbon savings, which result from proposed measures, will be above and beyond what is required to comply with Part L of Building Regulations. Unless otherwise agreed in writing by the Local Planning Authority, the development shall then proceed in accordance with the approved report. Before any building is occupied or sold, the local planning authority shall be satisfied that the measures have been installed, which will enable the planning condition to be fully discharged.
REASON
In the interests of sustainability and to minimize the impact of the development on the effects of climate change. This condition is required to be discharged prior to commencement as the approved detail may have an impact on the design and fabric of the building during construction or the appearance of the development.

04. HIGH1 Before the development is brought into use, that part of the site to be used by vehicles shall be surfaced, drained and where necessary marked out in a manner to be approved in writing by the local planning authority.
REASON
To ensure adequate provision for the disposal of surface water and ensure that the use of the land will not give rise to mud hazards at entrance/exit points in the interests of public safety.
05. HIGH3 Before the development hereby permitted is brought into use, the parking as shown on the approved plans shall be provided. The parking area shall not be used otherwise than for the parking of private motor vehicles belonging to the occupants of and visitors to the development hereby approved.
REASON
To ensure that adequate parking provision is retained on site.
06. HIGH11 The development hereby approved shall not be brought into use until a crossing over the footpath/verge has been constructed in accordance with a scheme previously approved in writing by the local planning authority.
REASON
To avoid damage to the verge.
07. CON1 No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, together with a timetable of works, being accepted and approved by the Local Planning Authority (LPA), unless otherwise approved in writing with the LPA.
- a) The Phase I desktop study, site walkover and initial assessment must be submitted to the LPA for approval. Potential risks to human health, property (existing or proposed) including buildings, livestock, pets, crops, woodland, service lines and pipes, adjoining ground, groundwater, surface water, ecological systems, archaeological sites and ancient monuments must be considered. The Phase 1 shall include a full site history, details of a site walkover and initial risk assessment. The Phase 1 shall propose further Phase 2 site investigation and risk assessment works, if appropriate, based on the relevant information discovered during the initial Phase 1 assessment.
- b) The Phase 2 site investigation and risk assessment, if appropriate, must be approved by the LPA prior to investigations commencing on site. The Phase 2 investigation shall include relevant soil, soil gas, surface and groundwater sampling and shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology and current best practice. All the investigative works and sampling on site, together with the results of analysis, and risk assessment to any receptors shall be submitted to the LPA for approval.

c) If as a consequence of the Phase 2 Site investigation a Phase 3 remediation report is required, then this shall be approved by the LPA prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters, the site must not qualify as contaminated land under Part 2A of the Environment Protection Act 1990 in relation to the intended use of the land after remediation.

d) The approved Phase 3 remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. The LPA must be given two weeks written notification of commencement of the remediation scheme works. If during the works, contamination is encountered which has not previously been identified, then all associated works shall cease until the additional contamination is fully assessed and an appropriate remediation scheme approved by the LPA.

e) Upon completion of the Phase 3 works, a Phase 4 verification report shall be submitted to and approved by the LPA. The verification report shall include details of the remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the verification report together with the necessary documentation detailing what waste materials have been removed from the site. The site shall not be brought into use until such time as all verification data has been approved by the LPA.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to guidance set out in the National Planning Policy Framework. This is required prior to commencement to ensure that the necessary mitigation measures can be put in place should any contamination be found.

08. CON2

Should any unexpected significant contamination be encountered during development, all associated works shall cease and the Local Planning Authority (LPA) be notified in writing immediately. A Phase 3 remediation and Phase 4 verification report shall be submitted to the LPA for approval. The associated works shall not re-commence until the reports have been approved by the LPA.

REASON

To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to guidance set out in the National Planning Policy Framework.

09. CON3 Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filing and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and be approved in writing by the LPA prior to any soil or soil forming materials being brought onto site. The approved contamination testing shall then be carried out and verification evidence submitted to and approved in writing by the LPA prior to any soil and soil forming material being brought on to site.
REASON
To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to guidance set out in the National Planning Policy Framework.
10. VK11A Before the development commences, samples of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved materials.
REASON
To ensure the satisfactory appearance of the development.
11. U48335 Prior to the commencement of the development hereby granted a scheme for the protection of all retained trees that complies with clause 6.2 ('Barriers and ground protection') of British Standard 5837: 2012 Trees in Relation to Design, Demolition and Construction - Recommendations shall be submitted to and approved in writing by the Local Planning Authority. Tree protection shall be implemented on site in accordance with the approved details and the local planning authority notified of implementation to approve the setting out of the tree protection scheme before any equipment, machinery or materials have been brought on to site for the purposes of the development. Thereafter, all tree protection shall be maintained in full accordance with the approved details until all equipment, machinery and surplus materials have been removed from the site, unless the local planning authority gives its written approval to any variation. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.
REASON
To ensure that all trees are protected from damage during construction in accordance with core strategy policy CS16: Valuing our natural environment.
12. U48336 No development shall take place on the site until a detailed landscape scheme has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include a soft landscape plan; a schedule providing details of the species, nursery stock specification in accordance with British Standard 3936: 1992 Nursery Stock Part One and planting distances of trees and shrubs; a specification of planting and staking/guying; a timescale of implementation; and details of aftercare for a minimum of 5 years following practical completion of the landscape works. Thereafter the landscape scheme shall be implemented in full accordance with the approved details and the Local Planning Authority notified in writing within 7 working days to approve practical completion. Any part of the scheme which fails to establish or is damaged or removed within five years of planting shall be replaced during the next available planting season in full accordance with the approved scheme, unless the local planning authority gives its written approval to any variation.

REASON

In the interests of environmental quality and core strategy policy CS16: Valuing our natural environment.

13. U48338 No development shall take place until details of the proposed means of disposal of surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the local planning authority. Furthermore, unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works.

REASON

To ensure that no surface water discharges take place until proper provision has been made for its disposal.

14. SUDS1 No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site, based upon sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted in accordance with the approved detailed design, prior to the use of the development commencing. The scheme to be submitted shall demonstrate that the surface water drainage system(s) are designed in accordance with the South Yorkshire Interim Local Guidance for SuDS.

REASON

To prevent the increased risk of flooding; to ensure the future maintenance of the SuDS system, to improve water quality, habitat and amenity all in accordance with NPPF.

00. ICON1

INFORMATIVE

Prior to preparing any reports in support of conditions relating to land contamination, the applicant is strongly advised to refer to the document entitled Development on land affected by contamination. Technical Guidance for Developers, Landowners and Consultants. Yorkshire and Humberside Pollution Advisory Council.

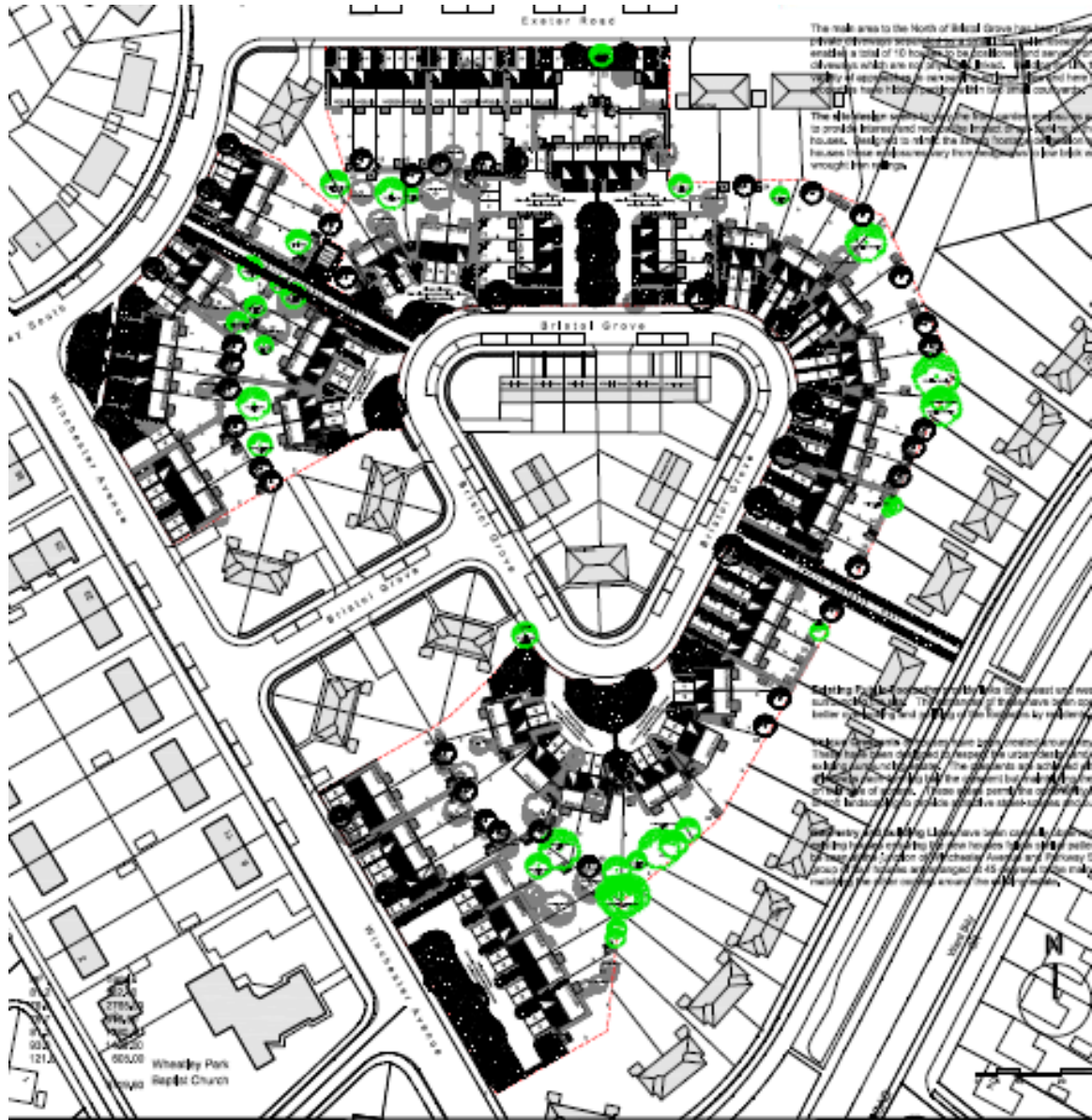
The document can be found at the following web address:

<http://www.doncaster.gov.uk/services/environmental/developing-on-contaminated-land>

Or alternatively you can request a paper copy from the LPA.

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

APPENDIX 1 – Proposed Site Layout




Appendix 2 – Indicative Street Scene and House Types



FIGURE 1: Artists Impression of the formal court of proposed houses off Bristol Grove

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HOUSE TYPE N790
2 bedroom 4 person semi or terrace G1



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HOUSE TYPE N1210
4 bedroom 7 person semi or detached hc



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HOUSE TYPE N930 -

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HOUSE TYPE N797

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