

Self and custom build residential development consisting of 30 plots with a new access and supporting infrastructure (outline - access and layout included)

**Report Item No
A2**

Land Off Hepworth Road Woodville Swadlincote Derbys

**Application Reference
16/01191/OUTM**

**Applicant:
Mr Carlin**

**Date Registered:
12 October 2016**

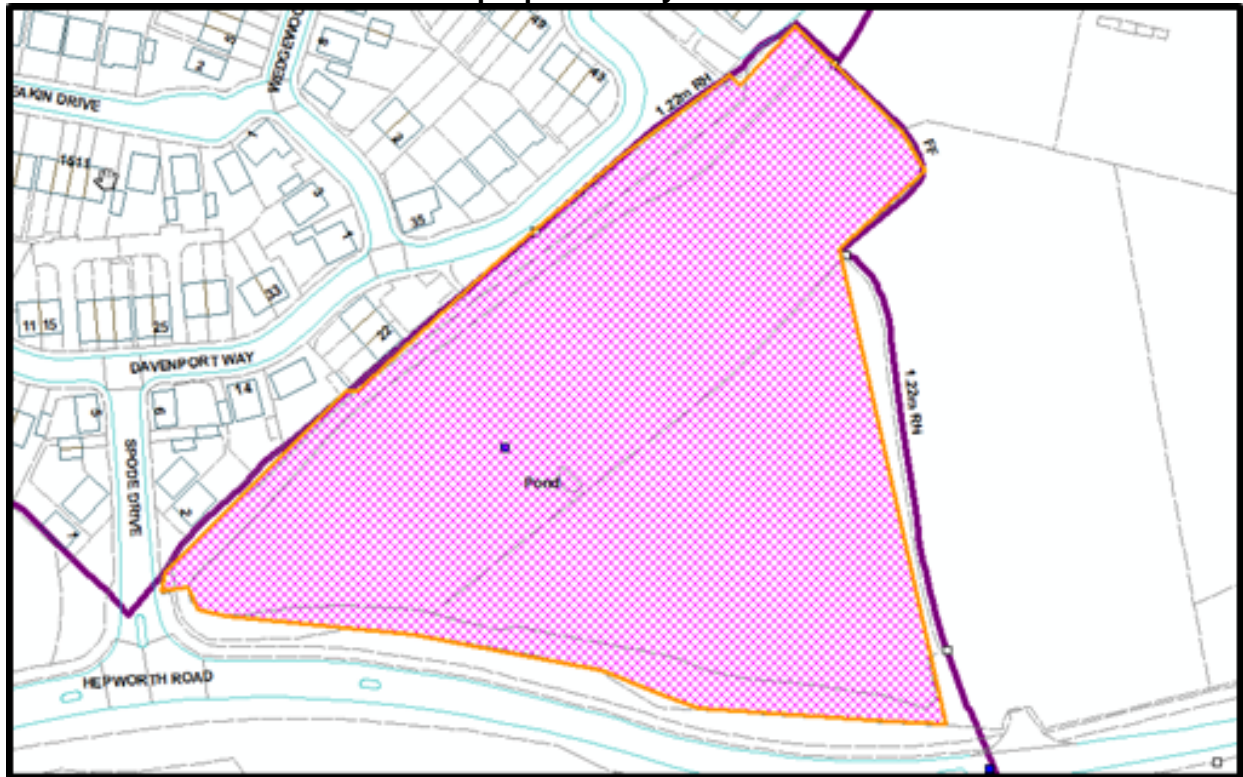
**Case Officer:
James Mattley**

**Consultation Expiry:
26 April 2018**

**Recommendation:
PERMIT subject to S106 Agreement**

**8 Week Date:
11 January 2017
Extension of Time:
28 February 2018**

Site Location - Plan for indicative purposes only



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Executive Summary of Proposals and Reasons for Approval

Reason for Call In

The application is reported to the Planning Committee, at the request of Councillor McKendrick on the basis of the sites location being outside Limits to Development, coalesce of settlements, highway concerns and loss of green space.

Proposal

Outline planning permission is sought for a self and custom build residential development consisting of 30 plots with a new access and supporting infrastructure. Details of access and layout are included for consideration at this stage.

Consultations

Objections have been received from members of the public, Ashby De La Zouch Town Council and Ashby Woulds Town Council. No objections are raised from any other statutory consultees.

Planning Policy

The application site is located outside Limits to Development as defined by the adopted Local Plan. The application has also been assessed against the relevant policies in the NPPF, the adopted Local Plan, the Good Design for North West Leicestershire SPD and other relevant guidance.

Conclusion

The key issues arising from the application details are:

- The principle of self and custom build dwellings outside the Limits to Development;
- Impact on trees, ecology and National Forest Planting;
- Highway safety issues;
- Impact upon residents.

The report looks into the key planning issues in detail. The benefits arising from meeting a significant level of current demand for custom and self build development would, on balance, outweigh the site's location outside the Limits to Development in the adopted Local Plan. Subject to conditions and obligations the application is not considered to result in significant impacts on the other key planning issues set out above.

There are no other material planning considerations to indicate that planning permission should not be granted but it is noted that more precise details would need to come forward as part of future reserved matters approvals.

On this basis, it is therefore recommended that the application be permitted subject to conditions and a legal agreement.

RECOMMENDATION - PERMIT, subject to conditions and a legal agreement.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies and the Officer's assessment, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1. Proposals and Background

Outline planning permission is sought for a self and custom build residential development consisting of 30 plots with a new access and supporting infrastructure (outline - access and layout included) on land off Hepworth Road, Woodville.

The site which measures 1.9 hectares is bounded to the north and west by the recently constructed Taylor Wimpey residential development. The eastern site boundary comprises of a mature hedgerow and public right of way adjacent to the site. Beyond this, to the east of the site, lies open grassland. The site is bounded to the south by Hepworth Road. The application site is located outside the Limits to Development as defined by the adopted Local Plan.

The Self-Build and Custom Housebuilding Act (as amended) provides a legal definition of self and custom housebuilding and states that it is where 'an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals.

The proposal would entail the creation of 30 serviced plots with a new access formed off Hepworth Road. The position and design of each plot would be determined by each owner as part of a Reserved Matters application, however the Design Code sets out parameters in terms of, amongst other things, positioning, heights, parking and landscaping.

Amended plans have been received during the course of the application to address officer concerns over various elements of the proposal including ecology, design and highway matters.

The application is accompanied by a viability assessment, design code, biodiversity survey and report, design and access statement, flood risk assessment, land contamination assessment, planning statement, drainage strategy, heritage statement and transport assessment.

There is no relevant planning history on the site although it is noted that the application site forms part of a previous permission known as Woodville Woodlands and the approved plans for that development show a combination of forest planting and grassland. There is a legal agreement in place to maintain the land as forestry land and not to use the land for any purpose other than woodland/shrubland. An application has been submitted under Section 106A of the Town and Country Planning Act 1990 to modify the obligations contained in the legal agreement and given the associated nature of the two applications this is considered as part of this report also.

2. Publicity

9 Neighbours have been notified.
Press Notice published Burton Mail 9 November 2016.
Site Notice displayed 8 November 2016.

3. Summary of Consultations and Representations Received

Ashby De La Zouch Town Council objects to the application on the following grounds:

- plans are contrary to local planning policy;
- land was previously designated as an area for planting and landscaping as part of a legal agreement;
- outside limits to development;
- the area of green space on this side of Hepworth Road should be maintained;
- separation between Blackfordby and Woodville would be diminished.

Ashby Woulds Town Council objects to the application on the following grounds:

- outside limits to development;
- coalesce of settlements;
- highway concerns;
- loss of open space.

LCC Archaeologist has no objections subject to the imposition of conditions.

LCC Civic Amenity does not require any contribution as part of this proposal.

LCC Ecologist has no objection subject to the imposition of conditions.

LCC Education requests a developer contribution of £195,806.86.

LCC Footpaths Officer has no objection subject to the imposition of conditions.

National Forest Company has no objection subject to conditions and/or obligations.

NWLDC Environmental Protection Section has no environmental observations.

NWLDC Land Contamination Officer has no objections subject to conditions.

South Derby District Council has provided comments in respect of infrastructure, ecology, design and replacement planting.

The Coal Authority has no objections subject to conditions.

Woodville Parish Council objects on the grounds of highway concerns and coalesce of settlements.

The following consultees have not responded: Severn Trent Water, Leicestershire Police and the NHS. Any comments received will be reported on the Update Sheet.

A total of 14 number of objections have been received making the following comments:

- contrary to planning policies and outside the limits to development;
- developer could sell off the plots to a large building company;
- no mention of when the plots will be sold;
- impact upon the surrounding area and the National Forest;
- traffic and highway safety issues;

- trees (including protected trees) have been removed from the site;
- impact upon private views;
- already houses being erected in the surrounding area;
- impact upon infrastructure;
- increased pollution;
- there are mine shafts on the site;
- what scale and appearance of houses will be constructed on the site?;
- design code could result in 'ultra-modern' house types. Will new properties be in keeping with existing properties?;
- land was previously designated for planting and landscaping and was subject to a legal agreement;
- impact upon protected species;
- impact upon the residential amenity of existing properties;
- more residents will result in more anti-social behaviour;
- South Street is currently unadopted, why should existing residents maintain the road for others?;
- there are restrictive covenants on the land;
- there is a public footpath crossing the site;
- scheme is unsustainable;
- drainage issues.

4. Relevant Planning Policy

National Policies

National Planning Policy Framework (2012)

The following sections of the National Planning Policy Framework (NPPF) are considered relevant to the determination of this application:

Paragraph 14 (Presumption in favour of sustainable development);
Paragraph 17 (Core planning principles);
Paragraph 32 (Promoting sustainable transport);
Paragraphs 47, 49, 50 and 54 (Delivering a wide choice of high quality homes);
Paragraphs 57, 60 and 61 (Requiring good design);
Paragraphs 103-104 (Meeting the challenge of climate change, flooding and coastal change);
Paragraph 117-118 (Conserving and enhancing the natural environment);
Paragraph 203-206 (Planning conditions and obligations).

Draft National Planning Policy Framework (2018)

In March 2018, the Ministry of Housing, Communities and Local Government commenced consultation on a draft revised National Planning Policy Framework. In view of the stage of this consultation process, it is considered that only limited weight may be attached to the policies of the draft National Planning Policy Framework at this time, and greater weight should be attached to the 2012 version.

Adopted North West Leicestershire Local Plan (2017)

The following adopted Local Plan policies are relevant to this application: -

Policy S1 - Future Housing and Economic Development Needs;
Policy S3 - Countryside;
Policy D1 - Design of New Development;

Policy D2 - Amenity;
Policy H4 - Affordable Housing;
Policy IF4 - Transport Infrastructure and New Development;
Policy IF7 - Parking Provision and New Development;
Policy Cc2 - Flood Risk;
Policy Cc3 - Sustainable Drainage Systems.

Other Policies/Guidance

- National Planning Practice Guidance
- North West Leicestershire District Council - Good Design Guide SPD
- Leicestershire Highway Design Guidance
- The Self-Build and Custom Housebuilding Act (as amended)
- The Habitats Regulations (The Conservation of Habitats and Species Regulations 2017)

5. Assessment

Principle

In accordance with the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the starting point for the determination of the application is the development plan, which in this instance, includes the adopted North West Leicestershire Local Plan 2017. The application site lies outside the defined Limits to Development with residential dwellings not being a form of development permitted by Policy S2 and S3 of the adopted Local Plan. However it is necessary to consider the nature of the housing being offered as part of this proposal and whether any economic, social and environmental benefits of this proposal would outweigh the conflict with planning policy.

In terms of the environmental strand of sustainable development, the site would result in the loss of a greenfield site but it is considered that the application site currently has the appearance of scrubland which is immediately located adjacent to existing residential development to the north and west and Hepworth Road that runs along the southern boundary. Development on the application site is not considered to impact upon the wider countryside given its contained nature. In addition, as discussed in more detail below, subject to planning conditions there are no significant impacts in respect of ecology, heritage, flooding, drainage and agricultural land.

The application site forms part of the National Forest planting and landscaping which was secured by the adjacent Woodville Woodlands development. The applicant has had pre-application discussions with the National Forest Company about how to address this issue. As discussed in more detail below, the National Forest Company have no objection to the proposal providing that an equal amount of landscaping is provided elsewhere.

In terms of the sustainability of the site, Woodville provides a good range of day-to-day facilities including bus routes, schools, shops, restaurants, doctors and a pharmacy. There are public footpath, cycleways and bridleways in the surrounding area and on this basis it is not considered that occupiers of the new dwellings would be heavily reliant on the private car.

It is accepted that the development has the potential to make a positive contribution to the economic dimension by virtue of the growth associated with the proposed development. In terms of the social and economic benefits, it is considered necessary to have regard to the self and custom build nature of the proposal. The Self-Build and Custom Housebuilding Act (as amended) provides a legal definition of self and custom housebuilding and states that it is where

'an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals. As part of this legislation there is a 'duty to grant planning permission' upon local authorities for enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area. The level of demand is established by reference to the number of entries to the self-build register.

The self-build register in North West Leicestershire currently contains 37 entries but the Local Planning Authority has not granted planning permission or allocated land for this level of 'suitable serviced plots'. This application provides an opportunity to meet the majority of the District's current demand for such plots in a comprehensive manner (rather than piecemeal applications across the district) and this is considered to be a significant social and economic benefit of the scheme in the overall planning balance.

The planning application conflicts with an up-to-date development plan and permission should not usually be granted. However, Local Planning Authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed. When having regard to all of the issues above, on balance, it is considered that because it offers the opportunity to meet the majority of the District's custom and self build demand (30 out of 37) in a planned and comprehensive way, on a sustainable site that is at the edge of an existing built up area and is relatively well contained, the benefits arising from this self and custom housebuilding application would clearly and demonstrably outweigh the conflict with planning policy. On this basis the scheme is considered to represent sustainable development and, therefore, the proposal is considered to be acceptable in relation to the NPPF.

Highway Safety

The access into the site and the internal roads are included for matters to be considered at this outline stage. The development would be accessed from a new vehicular access point off Hepworth Road. The access is located approximately 170 metres to the west of the Hepworth Road / Forest Road roundabout and would take the form of a priority junction with a right turn ghost lane.

The application is accompanied by a transport statement which concludes that the development would be in a sustainable location and that the development would not materially increase traffic flows on the surrounding highway network and a road safety problem would not be introduced.

Leicestershire County Council has reviewed the transport statement and originally requested clarification on a number of matters including the adoptability of the road, traffic calming, connections to adjacent developments, clarification of the trip generation derivation and the submission of a road safety audit. Following the submission of further information from the applicant's agent, the County Highway Authority now considers that the previous issues have been resolved. The access details shown are to an adoptable standard and the impacts of the development can be mitigated and are not considered to be severe.

In conclusion, the County Highway Authority raises no highway safety objections to the proposed scheme subject to the inclusion of relevant conditions. Taking these matters into account, therefore, the proposed development is considered acceptable in terms of Means of Access and Transportation issues and would comply with Policy IF4 in the adopted Local Plan, the advice in the NPPF and the Leicestershire Highways Design Guide.

Design

The proposed scheme has been discussed with the District Council's Urban Designer both at the pre-application advice stage and during the course of the application. This application seeks approval of the layout of the plots, the internal access roads and the point of access from Hepworth Road. The precise location of the dwelling within each plot, its appearance, scale and landscaping would be subject to separate reserved matters approvals if this outline application is granted planning permission. A design code has been submitted as part of this outline application to guide future reserved matter applications and covers landscaping, sustainable technologies, drainage, scale, design and layout.

A number of layout options have been explored and amended following comments from the County Highway Authority and the Council's Urban Designer. The final design shows for a main route through the site that would be planted, significant planting/ecological opportunities to the boundaries of the site, public open space and spacious plots (a density of only 15.7 dwellings per hectare is proposed). The spacious nature of the scheme would help to secure the vision of 'development of a street focused community of energy efficient homes with innovative design solutions which reflect the wider aspiration to create a National Forest character throughout the development'.

The Council's Urban Designer is supportive of the scheme subject to ensuring that the design code forms a planning condition and is used to guide subsequent reserved matters applications.

Therefore, whilst the scheme in outline cannot be assessed fully against Building for Life, it is considered that it has been demonstrated that, in principle, an appropriate scheme for up to 30 dwellings could be satisfactorily developed on the site, and would comply with Policy D1 of the adopted Local Plan and advice in the NPPF.

Trees

It is understood that some trees have been removed from the site prior to the submission of this application. The site does not fall within a Conservation Area and there were no trees that were subject to tree preservation orders. However, the application site forms part of the required National Forest planting and landscaping from the adjacent Woodville Woodlands development. The applicant has had pre-application advice discussions with the National Forest Company about how to address the loss of National Forest habitat. As discussed in more detail below, the National Forest Company have no objection to the proposal providing that an equal amount of landscaping is provided elsewhere. A contribution towards off-site planting would be secured by a legal agreement (as discussed in more detail below).

There are a limited number of trees on the application site at present and the development would likely result in the loss of these trees. However, it is anticipated that a significant level of planting will come forward at the reserved matters stage both to the boundaries of the site, along the main roads and within each plot (as the design code requires each plot to plant at least one tree within their site). This replacement planting would address the loss of any trees on the site.

On this basis it is considered that the proposal would have an acceptable impact upon trees.

Ecology

The original application was accompanied by an ecological report that was considered by the County Ecologist. The County Ecologist did not consider that the ecological report was acceptable and on the basis of the loss of species rich grassland, inadequate ecological information and potential harm to Great Crested Newts recommended refusal of the application.

The County Ecologist also noted that part of the site is designated as a Local Wildlife Site.

Following the comments of the County Ecologist, the applicant's agent submitted a further ecological survey including Great Crested Newt mitigation strategy. The County Ecologist has reviewed the updated information and was satisfied with the mitigation strategy put forward in respect of Great Crested Newts and recommends that this forms a planning condition.

The County Ecologist also considers that a much more satisfactory botanical survey of the site has been carried out but that a site visit should be undertaken in respect of the survey data. This site visit has now been undertaken and the County Ecologist considers that the loss of species rich grassland can be offset by the creation of a new wet grassland of around 0.25 ha (trees should not be planted within this area). There is sufficient space along the site frontage and within the south eastern corner of the site for this to be created but it is recommended that the precise species and management be subject of planning conditions.

Therefore, subject to suitable conditions it is considered that the scheme has an acceptable impact upon ecology.

Neighbours' Amenities

The impacts on neighbouring occupiers arising from the proposed development would need to be assessed in more detail at the reserved matters stage(s) when more precise details as to the layout, scale and appearance of the dwellings is submitted for consideration. Notwithstanding the details shown on the illustrative layout, there would appear to be no reason in principle why up to 30 units could not be provided on the site in a manner which would not significantly adversely impact upon neighbours' amenities.

The District Council's Environmental Protection team has reviewed the submitted information and has no objections. They do not consider that the proposal would result in significant adverse impacts on health or quality of life. Accordingly, the requirements under Policy D2 of the adopted Local Plan are considered to have been met by the scheme and the proposal would not conflict with paragraph 123 of the NPPF.

Flood Risk and Drainage

A Flood Risk Assessment (FRA) and surface water drainage strategy has been submitted in support of the application. The Environment Agency flood zone maps indicate that the site lies within Flood Zone 1, and on this basis the site would appear suitable for development in principle (and in flood risk sequential terms, would meet the requirements of the NPPF). However, it is noted that there is a small area located centrally within the site which has resulted in a high level of risk of surface water flooding.

It is proposed to manage surface water run-off from the development through the implementation of a sustainable drainage system, limiting the proposed maximum discharge rate to the site-specific greenfield rate, providing on-site attenuation in the form of ponds or open water features with controlled discharge rates. The precise location and design of the open water features would be subject to a planning condition. Foul drainage would connect to the existing mains sewer (outside of the River Mease catchment area).

Overall, in terms of issues of Flood Risk and Drainage, it is considered that the scheme is acceptable, and would provide for appropriate drainage solutions to accommodate the proposed development. In coming to this conclusion it is noted that the LLFA raise no objections to the proposed development subject to the inclusion of relevant planning conditions and notes to applicant.

Archaeology

The Leicestershire and Rutland Historic Environment Record (HER) notes that the site is located within an area of archaeological interest. The site is located within an area that is defined as 'Old Boothorpe', on an estate map of 1720, which suggestive of former settlement in this location. The County Archaeologist originally considered that an archaeological desk-based assessment and historic building assessment as well as a field evaluation be submitted by the applicant.

The applicant has submitted information to indicate that there has been disturbed ground and this has been mapped and represents approximately 35-40% of the wider site. On the basis of this information, the County Archaeologist has confirmed that the required archaeological investigation (including trial trenching) can be secured through suitable worded planning conditions. Therefore, the development is deemed to be compliant with Paragraph 141 of the NPPF and Policy He1 of the adopted Local Plan.

Developer Contributions

The requested developer contributions are listed below.

Affordable Housing

The Council's SPD on affordable housing indicates that for developments of this scale in this area 30% of the units should be provided as affordable housing (i.e. 9 units, assuming the construction of the maximum 30 dwellings as proposed). In terms of tenure split, the District Council's Affordable Housing Enabler advises that a tenure split of 79% affordable rented and 20% shared ownership would be sought and the District Council's Strategic Housing Team is seeking the following:

- 5 x 2 bed homes
- 4 x 3 bed homes

Education

In respect of the proposed education contributions, Leicestershire County Council comments as follows:

Primary School Requirements

The site falls within the catchment area of Blackfordby St Margaret's C of E Primary School. The School has a net capacity of 105 and 150 pupils are projected on the roll should this development proceed; a deficit of 45 pupil places. A total of 11 pupil places are included in the forecast for this school from S106 agreements for other developments in this area and have to be discounted. This reduces the total deficit for this school and creates a deficit of 34 pupil places that cannot be met by other schools within a two mile walking distance.

The 8 deficit places created by this development can therefore not be accommodated at nearby schools and a claim for an education contribution of 8 pupil places in the primary sector is justified. In order to provide the additional primary school places anticipated by the proposed development the County Council would request a contribution for the Primary School sector of £87,112.87.

High School Requirements

This site falls within the catchment area of Ivanhoe High School. The School has a net capacity of 949 and 1172 pupils are projected on roll should this development proceed; a deficit of 223 pupil places. A total of 91 pupil places are included in the forecast for this school being funded

from S106 agreements for other developments in this area and have to be discounted. This reduces the total deficit for this school to 132 (of which 129 are existing and 3 are created by this development). There are no other high schools within a three mile walking distance of the site. A claim for an education contribution in this sector is therefore justified. In order to provide the additional high school places anticipated by the proposed development, the County Council requests a contribution for the high school sector of £53,628.51.

Upper School Requirements

This site falls within the catchment area of Ashby School. The College has a net capacity of 1842 and 1993 pupils are projected on roll should this development proceed; a deficit of 151 pupil places. A total of 104 pupil places are being funded at this college from S106 agreements for other developments in this area which need to be discounted and reduces the total deficit for this college to 47 (of which 44 are existing and 3 are created by this development). There are no other upper schools within a three mile walking distance of the site. A claim for an education contribution in this sector is therefore justified. In order to provide the additional upper school places anticipated by the proposed development, the County Council requests a contribution for the upper school sector of £55,065.48.

National Forest Planting

As discussed above, the National Forest Company have no objection to the proposal providing that an equal amount of landscaping is provided elsewhere. The NFC therefore requests a contribution of £38,000.

It is the current intention that such funds would be used for tree planting at Ashby Woulds which the National Forest Company have recently acquired and which is around 1.39 kilometres to the south of the application site. However, this would depend on when the site is brought forward so the legal agreement would need to include some flexibility to provide for tree planting and development works in the surrounding area.

Conclusions in respect of Developer Contributions

The following requests have been made:

National Forest Company - £38,000
Education - £195,806.86
9 Affordable Houses

The application is accompanied by a viability assessment. This viability report indicates that the scheme would not be viable with the inclusion of affordable housing (either on-site or off-site). The DV is satisfied that the scheme is not viable with the inclusion of affordable housing.

However, it is still considered necessary to consider whether a scheme without affordable housing would represent sustainable development. Paragraph 7 of the NPPF provides support for the social role of planning. It states the following: "a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being".

A lack of affordable housing in the District would be likely to impact upon some of the most vulnerable people within the District and has the potential to increase the number of homelessness cases. However, this needs to be balanced against the Government's support for Local Planning Authorities taking a proportionate approach to developer contributions and

viability (and as indicated in Paragraph 173 of the NPPF) so as to enable development to come forward to meet market (if not affordable) housing needs, and the need to consider the potentially harmful impact on other service areas were the shortfall in viability to be addressed by way of reductions in contributions to other areas of infrastructure. In this instance it is also noted that the proposal would provide for self build and custom plots which there is a demand for (as discussed in more detail above).

On balance, given that the applicants have been able to demonstrate to the District Valuer's satisfaction that no affordable housing contribution could be provided from a viability point of view, and that contributions are being made to all other service areas, it is considered that the omission of affordable housing would be acceptable in this case, when balanced against all other viability considerations and other aspects of sustainable development.

Other

There would need to be provisions within the legal agreement to ensure that the dwellings are provided as either custom or self-build properties.

The impact of the proposal upon private views is not a material planning consideration and cannot be taken into account in the determination of this application.

There is a public footpath that runs adjacent to the eastern edge of the site. The County Footpath Officer has no objections to the proposal subject to conditions and notes to applicant. Some of the suggested conditions are not considered to be necessary given that the footpath runs adjacent to the application site and others are covered by separate legislation.

Conclusions

The application site lies outside the defined Limits to Development with residential dwellings not being a form of development permitted by Policy S2 and S3 of the adopted Local Plan.

However, this application provides an opportunity to meet a significant level of current demand for custom and self build plots and this is considered to be a significant social and economic benefit of the scheme in the overall planning balance and would outweigh the conflict with planning policy. On this basis the scheme is considered to represent sustainable development and, therefore, the proposal is considered to be acceptable in relation to the NPPF.

The application site forms part of the required National Forest planting and landscaping from the adjacent Woodville Woodlands development. The National Forest Company have no objection to the proposal providing that an equal amount of landscaping is provided elsewhere. A contribution towards off-site planting would be secured by a legal agreement.

There are no other material planning considerations to indicate that planning permission should not be granted but it is noted that more precise details would need to come forward as part of future reserved matters approvals.

On this basis, it is therefore recommended that the planning application be permitted subject to conditions and a legal agreement and that the existing Section 106 agreement be modified to allow development to take place on the site with National Forest Planting provided elsewhere.

1. RECOMMENDATION - PERMIT planning application 16/01191/OUTM, subject to conditions and a legal agreement.

2. RECOMMENDATION - AGREE to the modification of existing Section 106 agreement to allow development to take place on the site subject to National Forest Planting being provided elsewhere.

Suggested conditions for planning application:

1. Time limit
2. Details of reserved matters
3. Approved plans
4. No more than 30 dwellings
5. Land contamination assessment
6. Land contamination verification
7. Construction traffic management plan
8. Visibility splays
9. Access provided
10. Parking and turning
11. Foul drainage
12. Infiltration testing
13. Surface water drainage
14. Archaeology - written scheme of investigation
15. Archaeology - post investigation assessment
16. Design Code
17. Coal mining assessment
18. Coal mining verification
19. Ecology - great crested newt translocation
20. Ecology - species rich grassland specification and management plan