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APPLICATION NO: 15/P/1646/O	CASE OFFICER: Neil Underhay
APPLICANT: Mr A Mead	Extended expiry date: 31 May 2016
PARISH/WARD: Banwell/Banwell and Winscombe WARD COUNCILLOR(S): Cllr E D Ap-Rees Cllr T Porter Cllr J O'Brien Cllr Mrs A F Harley	TARGET DATE: 07 October 2015
SITE ADDRESS: Land south of Wolvershill Road, Banwell	

LOCATION PLAN: The following plan shows the general location of the site only and is for illustrative purposes. The circle identifies the location of the site and is not a representation of the site boundaries. The site boundaries and other details submitted with the application can be viewed on the council's website at www.n-somerset.gov.uk. This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office © Crown copyright and database rights 2016 Ordnance Survey 100023397. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form



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7. **Section 1: 15/P/1646/O Outline planning application with all matters reserved for subsequent approval for a residential development of up to 250 dwellings and associated infrastructure at Land south of Wolvershill Road, Banwell**

NON-DETERMINATION APPEAL

Purpose of report and summary of recommendation

The applicant has lodged an appeal against the failure of the Council to decide the planning application within the statutory determination period. This means that the Council cannot decide the application and a decision will instead be made by the Secretary of State for Communities and Local Government. The appeal will be a public inquiry at a date to be confirmed. The Council can therefore only consider what it would have concluded had it been able to determine the application.

This report describes and assesses the planning application in the usual way, but the recommendation reflects the appeal process. However, if given the opportunity to make a decision, the application would have been recommended for APPROVAL.

Due to the need to meet Planning Inspectorate deadlines for the submission of appeal documents, the Council has had to submit its outline statement of case in advance of the report. The case reflects the content of this report.

Site

The application site is outside the planned built-up development area for Parklands Village as defined in the 'Weston Villages Supplementary Planning Document' and it is outside the Weston-super-Mare settlement boundary. It comprises approximately 18.71 hectares of Grade 3b (Moderate quality) agricultural land and has an irregular shape with the eastern boundary broadly parallel to the M5 Motorway with a small section near to Wolvershill Manor. The other boundaries adjoin the 'Parklands' development boundary.

The Application

The application initially sought outline planning permission to develop the site for up to 400 residential dwellings. However, following lengthy discussions with the applicant, this was reduced to up to 250 dwellings to address various planning objections. All details are reserved for subsequent 'reserved matters' approval. The application is supported by the following 'Parameter Plans' which proposes various fixes for the development:

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- Framework Parameter Plan
- Height Parameter Plan
- Landscape Parameter Plan
- Phasing Parameter Plan
- Land Budget Plan

The application is also accompanied by an Environmental Statement (ES) and other technical reports.

Relevant Planning History

Year	Ref No.	Description	Decision
2014	14/P/0514/RM	Reserved Matters application for roads within the Mead Realisation's land	Approved 2016
2013	13/P/0997/OT2	Outline application for comprehensive mixed-used development comprising 1200 dwellings, primary school, community facilities, employment, open space and other uses	Approved 2015
2012	12/P/1266/OT2	Outline application for comprehensive mixed-used development comprising 1150 dwellings, primary school, community facilities, employment, open space and other uses	Approved 2015
2012	12/P/0760/F	150 dwellings, landscaping, open space and associated infrastructure.	Approved
2011	11/P/0923/F2	Leisure Dome	Approved – subject to completion of S106 Agreement
2011	11/P/0926/F	New access road to Parklands development from A371 Locking Moor Road	Approved
2009	09/P/1614/F	100 dwellings, innovation centre, offices landscaping,	Approved

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open space and associated
infrastructure.

Policy Framework

The Development Plan

North Somerset Core Strategy (NSCS)

The following policies are relevant to this proposal.

Policy Ref	Policy heading
CS1	Addressing climate change and carbon reduction
CS2	Delivering sustainable design and construction
CS3	Environmental impacts and flood risk management
CS4	Nature Conservation
CS5	Landscape and the historic environment
CS9	Green infrastructure
CS10	Transport and movement
CS11	Parking
CS12	Achieving high quality design and place making
CS13	Scale of new housing
CS14	Distribution of new housing
CS15	Mixed and balanced communities
CS16	Affordable housing
CS19	Strategic gaps
CS20	Supporting a successful economy
CS25	Children, young people and higher education
CS26	Supporting healthy living and the provision of health care facilities
CS27	Sport, recreation and community facilities
CS28	Weston super Mare
CS33	Smaller settlements and countryside
CS34	Infrastructure delivery and Development Contributions

Following a legal challenge to the adopted Core Strategy, Policy CS13 (housing requirement) was remitted back to the Planning Inspectorate for re-examination. In addition, Policies CS6, CS14, CS19, CS28, CS30, CS31, CS32, CS33 were also remitted on the grounds that should the housing requirement be increased, and this may have consequences for one or more of these policies. All other policies remain adopted. Policy CS13 was approved by the Secretary of State on 18 September 2015 and forms part of the development plan. The examination hearings into the other remitted policies took place on 21 and 23 June and the Inspector's report is awaited. Adoption is likely to be in the autumn 2016.

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Sites and Policies Plan Part 1 – Development Management Policies (adopted 19 July 2016)

The following policies are relevant.

Policy Ref	Policy Heading
SP1	Presumption in favour of Sustainable development
DM1	Flooding and Drainage
DM2	Renewable and Low Carbon Energy
DM6	Archaeology
DM8	Nature Conservation
DM9	Trees
DM10	Landscape
DM24	Safety, Traffic and Infrastructure
DM25	Public rights of way, pedestrian and cycle access
DM26	Travel Plans
DM32	High quality design and place making
DM34	Housing type and Mix
DM36	Residential Densities
DM37	Residential development in residential areas
DM40	Retirement Housing and independent living
DM42	Accessible and adaptable housing
DM44	Replacement dwellings in the countryside
DM69	Location of sporting, cultural and community facilities
DM70	Development Infrastructure
DM71	Development Contributions

Other material policy guidance

National Planning Policy Framework (NPPF) (March 2012)

The following sections are relevant:

Section	Section heading
1	Building a strong competitive economy
4	Promoting sustainable transport
6	Delivering a wide choice of high quality homes
7	Requiring good design
8	Promoting healthy communities
10	Meeting the challenge of climate change, flooding and coastal change
11	Conserving and enhancing the natural environment

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Other National Policy Guidance

- National Planning Practice Guidance (March 2014)

Supplementary Planning Documents (SPD) and Development Plan Documents (DPD)

- North Somerset Landscape Character Assessment SPD (adopted December 2005)
- Biodiversity and Trees SPD (adopted December 2005)
- Creating sustainable buildings and places SPD (adopted March 2015)
- Travel Plans SPD (adopted November 2010)
- Weston Villages SPD (Adopted 2012)
- Affordable Housing SPD (adopted November 2013)
- Development contributions SPD (adopted January 2016)
- Employment led delivery Weston-Super-Mare SPD (adopted November 2014)

Emerging Policy

The Sites and Policies Plan Part 2: Sites Allocation Plan

Consultation on the Draft Site Allocations Plan ended on 28 April 2016. This identifies new residential allocations to meet the Core Strategy housing requirement as well as reviewing existing sites and designating others for employment and other uses. It also identifies local green space and strategic gaps.

The plan is at an early stage in the plan preparation process and therefore has limited weight. It is intended that a publication version is approved for a further round of consultation before submission to the Secretary of State at the end of 2016. This would be followed by examination in early 2017 and possible adoption in April 2017. Following the consultation it is likely to be recommended that this site is included in the publication version of the plan.

'Joint Spatial Plan'

The Joint Spatial Plan is a strategic plan being prepared jointly by the West of England authorities for the plan period 2016-2036. It will identify the overall housing requirement and district apportionment, strategic development locations and key infrastructure requirements. It will set the context for a new North Somerset Local Plan 2018-2036 which will review and roll-forward the existing plans. Consultation on the Issues and Options document closed on 29 January 2016. The intention is to agree a draft plan for consultation in November 2016.

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Consultations

Copies of representations received can be viewed on the council's website. This report contains summaries only.

Third Parties: 2 letters of support have been received from residents who live near to the site. They say there is a high need for more housing, but the application should deliver improvements in drainage to Summer Lane and improve the condition of the lane and preferably comprises a direct a new access in to dwellings accessed from it.

Locking Parish Council: "The allocated land is too close to the motorway for residential properties. This application is not employment lead and cannot rely on jobs being created on the Locking Parklands Development, as there has been none to date. The additional development is not sustainable and is proposed to be built on land that has been previously allocated as a green buffer. With this in mind, Locking Parish Council objects to this application."

Banwell Parish Council: "Recommend approval with a request that North Somerset allocate section 106 money towards a cemetery extension and traffic calming measures along Wolvershill Road."

Environment Agency: No objection subject to planning conditions.

Highways England: No objection.

North Somerset Levels Internal Drainage Board: The surface water drainage proposals are not yet sufficiently developed for us to support this application. Information is required to confirm that the Banwell strategic flood storage solution provides the flood storage volumes required to accommodate the increased runoff from the site. Further details of conveyance routes and other technical information is also required.

Wessex Water: No objection subject to a planning condition requiring the approval of a foul drainage strategy.

Wales and West Utilities: No objections, although our apparatus may be at risk during construction and should planning permission be granted the developer will need to contact us to discuss any such details.

Natural England: Initially considered that there was insufficient information to determine whether the likelihood of significant effects can be ruled out, particularly in respect of Bats. Further Bat Surveys have been submitted since this comment was made and updated comments from NE are expected.

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Planning Issues

The principal planning issues in this case are: (1) matters of principle ; (2) sustainable development; (3) housing and employment; (4) highways and transportation; (5) noise impacts; (6) landscape impacts; (7) biodiversity; (8) flood risk and drainage; (9) heritage assets; (10) loss of agricultural land; (11) air quality; (12) ground conditions; (13) utilities; (14) planning obligations and section 106 agreement.

Issue 1: Matters of Principle

Section 38 (6) of the Planning and Compulsory Act 2004 and section 70(2) of the Town and Country Planning Act 1990 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. This is consolidated in paragraphs 11 and 196 of the National Planning Policy Framework (NPPF), which states that the NPPF is a material consideration in planning decisions.

It has recently been confirmed by the Core Strategy re-examination Inspector that North Somerset is not under providing housing development and does not have to provide the 20% buffer. The Council's April 2016 Housing Land Supply Assessment also confirms that the Council can demonstrate a five year supply of deliverable sites (with an additional 5% buffer). This has been challenged by developers in current appeals and the Inspectors' responses will inform future decisions and appeals.

In terms of policy, the Secretary of State confirmed, in September 2015, that the recommended housing requirement of 20,985 dwellings over the period 2006-2026 was appropriate and Policy CS13 was adopted from that point. The Council is now following a plan-led approach to deliver the remaining housing balance through the emerging 'Site Allocations Plan'. Following the examination hearings 'main modifications' to the other 'remitted' policies have been published and consultation on these expired on 5 September 2016. All responses received will be considered by the Inspector before he issues his Report. This is expected to be in late September 2016 or early October. The remitted policies can still be accorded weight in advance of their re-adoption.

Remitted Policy CS28 says Weston-super-Mare will remain the primary focus for new residential development, with most new housing being at 'Weston Villages' and 'Weston Town Centre and Gateway'. The proposed 'main modifications' aim to give more flexibility to housing delivery and allow up to 75 dwellings within or adjoining the Weston-super-Mare settlement boundary subject to certain criteria being taken into account. The proposed modification requires that sites outside the settlement boundary in excess of about 75 dwellings must be brought forward as allocations through Local Plans. Following a review of the

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consultation responses and site allocations in the draft plan, the current application site is now being actively considered for inclusion in the publication version of the plan.

The 'Weston Villages' SPD is also relevant and guides the form and location of development at Locking Parklands. The application site falls within a green corridor identified in the SPD, but it was not considered to be as sensitive as the corridors along Somerset Avenue or A371 Locking Moor Road. This is expanded in 'Issue 6', but it is considered that the proposed development can be accommodated without adversely affecting the objectives of the SPD.

Issue 2: Sustainable Development

The NPPF sets out a presumption in favour of sustainable development through plan making and decision taking. It says there are three mutually dependent dimensions to sustainable development: economic, social and environmental, and the Government's view is that that the planning system should ensure that development:

- (i) contributes to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth;
- (ii) supports strong, vibrant and healthy communities by providing the supply of high quality housing required to meet the needs of present and future generations and
- (iii) contributes to protecting and enhancing the natural, built and historic environment.

Social sustainability is concerned with providing homes for people in the right places so that they can feel part of a community and where facilities and services are available, local and accessible. The site adjoins the outer eastern edge of the Parklands development area. Most of the development area is within 400 metres of projected bus routes at Parklands. The site would also be well-connected to local services and facilities (primary schools, community halls, doctor's surgery and shops) to be developed at Parklands in terms of distance and ease of access. It is therefore sustainable in terms of its accessibility and general position, and future occupants should feel part of the Parklands community.

Economic sustainability is concerned with investment and building of more homes. The site is evidently available and the proposal will boost local housing delivery. It also proposes that 30% of the homes are 'affordable' dwellings subject to viability, which complies with the Policy CS16 of the Core Strategy. Other generic economic benefits include the 'New Homes Bonus' and increased local spending which, should ensue from more people living in the area. The

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temporary benefit of construction jobs and supplies to implement the development is also relevant although this would apply to all developments of this scale. Policy CS20 of the Core Strategy also requires housing to be provided in tandem with employment development and this is considered in Issue 3.

Environmental sustainability is relevant to this application in a number of respects. Traffic impact (including noise), landscape impact and biodiversity are particularly relevant and these are considered in more detail in the following Issues.

Issue 3: Housing and Employment

Policy CS20 the Core Strategy regulates the release of residential development alongside employment provision. It says major housing applications in Weston-super-Mare should provide 1.5 jobs per home. This is consolidated in the 'Employment-Led delivery at Weston-Super-Mare' Supplementary Planning Document' which shows that the application site is within the "Junction 21 Enterprise Area including the Weston Villages" and the policy objective is to secure on-site job delivery.

In order for this application to be policy compliant it should generate 375 jobs. The SPD however says that an over-provision of projected jobs from other planning permissions in the 'Junction 21 Enterprise Area' can be offset against any deficit in another provided it does not (1) result in an aggregated shortfall and (2) provided there is agreement between the respective landowners/applicants. The applicant for this proposal is the same as applicant that obtained outline planning permission for 1150 dwellings (planning permission 12/P/1266/OT2) on the adjoining land.

The projected jobs yield arising from planning permission number 12/P/1266/OT2 is 390 more than is required for the consented 1150 dwellings and the applicant proposes to use this surplus for the 375 jobs that would be required for the 250 dwellings in this application. This approach is acceptable and it means that no employment development is required in this application.

Issue 4: Highways and Transportation

For the reasons set out in Issue 2, the site is considered well-connected and accessible. The additional traffic does however mean that Section 106 financial contributions are required for public transport, local footpath routes and to off-set the extra traffic impacts that will be placed on junctions and roundabouts near to the site including 'Phase 2' works at Junction 21 (M5). Subject to these being made, there are no traffic or transport objections to the application.

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Issue 5: Noise Impacts

As the site is close to the M5 motorway, the impact of noise has been closely scrutinised and has resulted in lengthy exchanges with the applicant, including revised plans and a reduction in the number of dwellings

The National Planning Policy Guidance (NPPG) on noise does not prevent Councils from granting planning permission for housing near to noise sources provided this can be mitigated to an acceptable level. This approach is reflected in Policies CS3 and CS12 of the Core Strategy and in Policy DM32 of the Sites and Policies Plan. Through the mitigation described below it is possible to achieve acceptable internal and external noise levels and it is unlikely therefore that road traffic noise would cause unacceptable harm to the living condition of future residents. The likelihood that windows in properties on this site will be kept closed for longer periods than those on adjoining land with planning permission is clearly more restrictive. The fact this is identified in the PPG as mitigation suggests it is viewed as an acceptable solution.

In terms of mitigation, the applicants propose to construct an earth bund up to 6 metres high with a 2 metre high fence on top on the eastern and southern boundaries of the site close to the motorway. This will reduce traffic noise but secondary mitigation would still be required. This would require careful design and layout with windows to habitable rooms (living rooms, dining rooms, studies, and bedrooms) on those dwellings closest to the motorway likely to require a high standard of acoustic mitigation. Provided gardens closest to the motorway are shielded from the motorway by dwellings the resulting noise levels will be within the maximum acceptable limit.

Against this background there are a number of other residential developments relatively close to this site which are also near to the motorway. This includes housing at Scot Elm Drive to the north of the site: most of which were built in the last 6-8 years, although some are more recent. These houses are about 100-120 metres from the nearside north bound lane of the motorway with no obvious noise barrier in between (although bespoke glazing to reduce the effects of road traffic noise was required for dwellings nearest to the motorway and there is a proposed business park in the intervening space). Housing was also allowed at Willow Close (St Georges in the early 2000's) at a distance of only 40-50 metres of the north bound slip road at junction 21 and about 50-60 metres from the inner lane of the main carriageway (which is closer than the plots in this application) with an acoustic fence built at the edge of the slip road. Housing at the former RAF camp is about 30 metres from the edge of the motorway at it nearest, although these are much older properties and were probably constructed before the motorway was built.

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Planning conditions could be imposed to secure a perimeter earth bund to be constructed before any houses on this site are occupied and ensure bespoke mitigation is agreed and implemented before individual dwellings are occupied. The layout of dwellings within a reserved matters application will also allow careful consideration to mitigate noise.

Therefore, subject to appropriate planning conditions, the amended proposals would allow noise impacts to be managed within acceptable limits.

Issue 6: Landscape Impacts

The site is not one of the most sensitive green corridors identified in the SPD and it will have limited visibility from beyond the site, especially when adjoining plots in the foreground which have planning permission are developed. The original proposal for up to 400 dwellings would have brought residential development within 30 metres of the motorway verge which would not have been acceptable. However when the application was reduced to 250 dwellings it meant that the gap increased from 50 metres (at its closest) to 120 metres (at its furthest), which will result in a more discernible green edge to the development. Much of this green edge will be enclosed by a proposed 4-6 metre high earth mound which could be up to 40 metres wide at its base. The bund is to be planted with tree belts and it should, once mature, create a significant landscaped enclosure.

The proposal would not, in this case, undermine the wider objective for 'Parklands' to be seen in a wide green setting. On this basis, there are no over-riding landscape objections to the application.

Issue 7: Biodiversity

The submitted Ecology Chapter of the Environmental Statement (ES) identifies habitats on, and adjacent to the site that have potential to support legally protected species including bats, dormice, reptiles, wild birds, badger, otter, water vole as well as section 41 species. Since the application was submitted the application has carried out further protected species surveys which have been considered by the Council's Ecologist. The result of these are that there is no evidence of adverse impacts on biodiversity resulting from provide conditions are imposed to safeguard specific areas of interest. This is a proportionate approach and complies with Policy CS4 of the Core Strategy and DM8 of the Sites and Policies Plan.

Issue 8: Flood Risk/Drainage

The capacity of the River Banwell was recently increased under planning permission 14/P/2206/F2 and it provides a holding attenuation area to provide for surface water arising from the eastern half of the allocated 'Parklands' development area. The consented attenuation scheme has capacity for additional conveyance from this proposal, although some on-site SUDS drainage will also be required. There is no flood risk or drainage objection to the principle

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of this application, subject to planning conditions being imposed which require the delivery of the off-site attenuation area together with details of conveyance as well as maintenance and management plans for on-site SUDS systems.

Issue 9: Heritage Assets

There are no Listed Buildings on the site, but a Grade II Listed Building at Locking Head Farm is about 1000 metres to the west of the site. A Scheduled Monument (Motte and Bailey Castle and associated earthworks south of Locking Head Farm) is also about 1050 metres from the west boundary. Views towards the Listed Building and Motte & Bailey from the application site are restricted by the former RAF Locking 'married quarters' (now private dwellings) and this will be further prevented by comprehensive development at 'Parklands'.

In terms of archaeology, initial site-wide surveys were followed by more detailed gradiometric surveys in selected parts of the site. These highlighted very limited potential for archaeology. There are no objections to the development but it is suggested that a 'watching brief' is imposed such that the Council's Archaeologist has access to the site to observe excavation during construction.

There are no heritage related objections to the application, which is considered acceptable under the NPPF and Policy CS5 of the North Somerset Core Strategy.

Issue 10: Loss of Agricultural Land

The application site is 3B Agricultural Land having 'moderate' quality (based on best available estimate of agricultural land quality including DEFRA Agricultural land classification and National Soil Mapping). There are no planning grounds to resist development of 3B agricultural land.

Issue 11: Air Quality

The impact of the development on local air quality will be negligible, including emissions from road traffic using the nearby M5 Motorway and that both nitrogen dioxide (NO₂) and Particulate Matter (PM) will be below the EU air quality limit values. Potential impacts during construction from the development will however need to be mitigated through a construction environmental management plan, which can be the subject of a planning condition.

Issue 12: Ground Conditions and Contamination

There is some potential for contamination from the adjoining Wolverhill Industrial land to have migrated on to the site. Oil and fuel spillages may have affected the site and other possible sources of contamination could include buried animal remains, buried fly tip materials and agricultural chemicals. There

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is no objection provided further surveys are carried out for reserved matters applications and mitigation is carried out where necessary. Planning conditions can be applied to deal with this.

Issue 13: Utilities

All main utility providers have been consulted. Responses indicate the principle of development is accepted, but the developer will need to secure the appropriate easements next to services as required by the utility providers.

Issue 14: Planning Obligations/Section 106 Requirements

The NPPF (paragraphs 203-206) says planning obligations should only be sought where they:

- are necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

The detailed requirements for planning obligations are set out in the North Somerset Core Strategy. This includes Policies CS9, 10, 16, 20, 25, 26 and 27, which are further supported by the North Somerset Core Strategy Infrastructure Delivery Plan, which forms part of the evidence base for the Core Strategy. The scope of Section 106 requirements are set out below and these would need to be concluded before any final decision is made on the application.

Financial contributions and/or works in kind will be required in respect of (but not necessarily limited to): Affordable Housing, Education, Health Care facilities, Library Services, Transport, Public Open Space and Built Sport facilities, Community Interests. Discussions are ongoing on these matters.

Balancing of Issues

Following the consultation on the draft 'Sites Allocations Plan', it is intended recommend the application site be allocated for housing development. Given this, the amended proposals and the limited landscape impacts of developing the site, which will not compromise the 'Parklands' village within a wide green setting, there are no objections to the principle of the application having regard to policies CS13, CS14, CS28 and CS30 of the Core Strategy..

The site is also in a sustainable location and the proposal will have some economic and social benefits which outweighs its limited environmental impact. Mitigating the impact of motorway noise will require a combination of a perimeter bund near to the motorway edge, housing layout and secondary mitigation in property design to ensure acceptable living conditions for future residents. This can be achieved through planning conditions and design at the reserved matter stage.

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There are no highway, traffic, drainage, biodiversity, heritage, air quality, or ground condition objections to the application, although planning conditions will be needed to address various points of detail. The proposal will also need to offset its impacts through various development contributions.

Natural Environment and Rural Communities (NERC) Act 2006

The proposed development will not have a material detrimental impact upon biodiversity subject planning conditions

The Crime and Disorder Act 1998

The proposed development will not have a material detrimental impact upon crime and disorder.

Local Financial Considerations

The Localism Act 2011 amended section 70 of the Town and Country Planning Act 1990 so that local financial considerations are now a material consideration in the determination of planning applications. This development is expected to generate £1,965,236 New Homes Bonus contributions for the authority.

Conclusion

Extensive negotiation has taken place which has culminated in the scale of the development being reduced. The result is that the development is now pulled further away from the motorway and it retains reasonable green surround to the proposed development. Noise levels from road traffic can be mitigated. Had the appeal not been submitted officers would have recommended that planning permission be granted subject to a S106 Agreement and planning conditions.

RECOMMENDATION:

- 1) Subject to the completion of a legal agreement securing, but not necessarily limited to the following: (a) Affordable Housing; (b) Healthcare Contributions; (c) Community Interest Company contributions, (d) Community Capacity fund contributions, (e) Built sport, leisure facilities and playing pitches, (f) education contributions, (g) Transportation including public transport and off-site highway works services, the application would have been APPROVED (for the reasons stated in the report above) subject to conditions in respect of the issues set out below and
- 2) the Council's case at the appeal proceeds on this basis.

- Time limits for submission of reserved matters
- List of approved documents

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- Design Codes
- Phasing
- House Numbers
- Construction Management Plan
- Flood Prevention and Drainage
- Highways works / access / parking
- Landscaping
- Biodiversity
- Land contamination
- Building Materials
- Renewable Energy
- Finished Level
- External Plant
- Boundary Enclosures
- Permitted development
- Waste Control