

<b>APPLICATION NO:</b>	15/00325/FUL
<b>LOCATION:</b>	Site of Former Grange Nursery, Infant and Junior School, Latham Avenue, Runcorn, Cheshire.
<b>PROPOSAL:</b>	Proposed development of 95no. dwellings with associated access roads and landscaping.
<b>WARD:</b>	Halton Brook
<b>PARISH:</b>	None
<b>AGENT(S) / APPLICANT(S):</b>	Halton Housing Trust and Seddon Construction Ltd.
<b>DEVELOPMENT PLAN ALLOCATION:</b>	Greenspace – School Playing Fields.
National Planning Policy Framework (2012)	
Halton Unitary Development Plan (2005)	
Halton Core Strategy (2013)	
Joint Merseyside and Halton Waste Local Plan (2013)	
<b>DEPARTURE</b>	Yes
<b>REPRESENTATIONS:</b>	Five representations received from the publicity given to the application.
<b>KEY ISSUES:</b>	Principle of Residential Development, Development on a designated greenspace, Design, Amenity, Affordable Housing, Open Space, Access, Ground Contamination.
<b>RECOMMENDATION:</b>	Grant planning permission subject to conditions.
<b>SITE MAP</b>	

## **1. APPLICATION SITE**

### **1.1 The Site**

The site subject of the application is the Former Grange Nursery, Infant and Junior School located off Latham Avenue in Runcorn.

Located to the north and west of the site are the residential properties of Alexandra Grove, Stenhills Crescent and Stonehills Lane.

Located to the east of the site is Stonehills Lane which provides pedestrian access through to Boston Avenue with playing fields located beyond this and the recently completed Grange School which is an educational facility for 3-16 year olds.

The Nursery, Infant and Junior School provision is now made within this adjacent educational facility which has resulted in this site being surplus to requirements for educational use.

The site is 2.5 ha in area.

The entire site is washed over with a Greenspace (School Playing Fields) designation in the Halton Unitary Development Plan.

## **2. THE APPLICATION**

### **2.1 The Proposal**

The application proposes the development of 95no. dwellings with associated access roads and landscaping.

### **2.2 Documentation**

The planning application is supported the following documents/plans:

- Site Constraints Plan
- Hard Landscape and Boundaries Plan
- Street Scenes
- Drainage Strategy
- Site Levels
- Topographical & Utility Survey
- Site Management Plan
- Construction Management Plan
- Affordable Housing Statement
- Flood Risk Assessment
- Interim Travel Plan
- Transport Statement
- Tree Survey and Constraints Report
- Arboricultural Impact Assessment
- Extended Phase One Habitat Survey
- Bat Activity Report
- Phase I Site Appraisal (Desk Study)
- Phase II Site Appraisal
- Remediation Method Statement
- Desktop Study – Natural Grid High Pressure Main
- Asbestos Demolition Survey Report
- Viability Assessment
- Proposed Retaining Walls Details

### **3. POLICY CONTEXT**

#### **3.1 National Planning Policy Framework**

The National Planning Policy Framework (NPPF) was published in March 2012 to set out the Government's planning policies for England and how these should be applied.

Paragraph 196 states that the planning system is plan led. Applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise, as per the requirements of legislation, but that the NPPF is a material consideration in planning decisions. Paragraph 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

#### **3.2 Halton Unitary Development Plan (UDP) (2005)**

The site is designated as a Greenspace in the Halton Unitary Development Plan. The following policies within the adopted Unitary Development Plan are considered to be of particular relevance;

- BE1 General Requirements for Development;
- BE2 Quality of Design;
- GE6 Protection of Designated Greenspace;
- GE8 Development within Designated Greenspace;
- GE9 Redevelopment and Changes of Use of Redundant School Buildings;
- GE21 Species Protection;
- GE27 Protection of Trees and Woodlands;
- PR4 Light Pollution and Nuisance;
- PR12 Development on Land Surrounding COMAH sites;
- PR14 Contaminated Land;
- PR16 Development and Flood Risk;
- TP6 Cycle Provision as Part of New Development;
- TP7 Pedestrian Provision as Part of New Development;
- TP12 Car Parking;
- TP14 Transport Assessments;
- H3 Provision of Recreational Greenspace;

#### **3.3 Halton Core Strategy (2013)**

The following policies, contained within the Core Strategy are of particular relevance:

- CS2 Presumption in Favour of Sustainable Development;
- CS3 Housing Supply and Locational Priorities;

- CS12 Housing Mix;
- CS13 Affordable Housing;
- CS18 High Quality Design;
- CS19 Sustainable Development and Climate Change;
- CS23 Managing Pollution and Risk.

### 3.4 Joint Merseyside and Halton Waste Local Plan (2013)

The following policies, contained within the Joint Merseyside and Halton Waste Local Plan are of relevance:

- WM8 Waste Prevention and Resource Management;
- WM9 Sustainable Waste Management Design and Layout for New Development.

## 4. **CONSULTATIONS**

### 4.1 Highways and Transportation Development Control

No objection to the proposed development is raised subject to the attachment of a number of conditions and informatives.

### 4.2 Lead Local Flood Authority

The drainage strategy is considered to be acceptable in principle. The northern part of the site goes to soakaway and the southern part drains to sewer. This follows the drainage hierarchy, which asks for infiltration to be considered before discharge to sewer is chosen. Some clarification on a number of points has been sought.

### 4.3 Open Spaces – Trees

The design and implementation of the bat survey has led to mitigation measures to offset the loss/disturbance of habitat. The methodology is sound and the mitigation being sought is robust and sufficient.

The proposal would result in the loss of a substantial number of trees, however there appears to be sufficient space to accommodate mitigation planting.

### 4.4 Contaminated Land

The application is accompanied by a Phase I Site Appraisal (Desk Study), Phase II Site Appraisal & Remediation Method Statement. The Contaminated Land Officer is satisfied with the submissions and has confirmed that a condition securing the submission of a completion report is required.

### 4.5 Environment Agency

No objection to the proposed development subject to the attachment of a number of conditions and informatives.

#### 4.6 Natural England

Natural England has assessed this application using the Impact Risk Zones data (IRZs). Natural England advises that the proposal, if undertaken in strict accordance with the details submitted, is not likely to have a significant effect on the interest features for which Mersey Estuary SPA and Ramsar has been classified. Natural England therefore advises that the Authority is not required to undertake an Appropriate Assessment to assess the implications of this proposal on the site's conservation objectives.

#### 4.7 Health & Safety Executive

The Health and Safety Executive (HSE) is a statutory consultee for certain developments within the Consultation Distance of major Hazard sites / pipelines. The HSE does not advise, on safety grounds, against the granting of planning permission in this case.

#### 4.8 Sport England

Sport England was consulted on the application as it initially appeared that they were a statutory consultee.

Based on Sport England being a statutory consultee, they objected to the proposal because it is not considered to accord with any of the exceptions in Sport England's playing fields policy.

More recently, it has been questioned whether they are actually a statutory consultee and legal advice on this has been sought. This advice confirmed that they were **not** a statutory consultee.

Based on the legal advice received, Sport England was given a further opportunity to review their observations. They have stated that the decision to consult Sport England on a statutory basis lies with the Local Planning Authority as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015 Part 4 and irrespective of whether Sport England is considered to be a statutory consultee or not, the Local Planning Authority has a duty to consider the development in the context of paragraph 74 of the NPPF.

### 5. **REPRESENTATIONS**

5.1 The application has been advertised by a press advert in the Widnes & Runcorn World on 09/07/2015, three site notices posted on 06/07/2015 (2 on Latham Avenue and 1 on Stonehills Lane) and 93 neighbour notification letters sent on 02/07/2015.

5.2 Five representations have been received from the publicity given to the application. The observations raised are summarised below:

- The houses have not been designed to accommodate a full-time wheelchair user.
- The positioning of the mortar silos adjacent to existing properties would be detrimental to the health of residents.
- The footpath linking Latham Avenue to Stonehills Lane through the scheme is welcomed.
- The hedge and trees along Latham Avenue should be retained.
- This is another example of developing on green open spaces.
- Where are the contractors going to park?
- Why can't there be a secondary vehicular access onto Stonehills Lane to reduce traffic volumes on Latham Avenue and reduce safety issues?
- What provisions are being made for surface water drainage?
- Affordable housing in the area is supported but the scheme is too large.

## 6. **ASSESSMENT**

### 6.1 Development on a Designated Greenspace

The entire Grange School site (including the Former Nursery, Infant, Junior and Secondary Schools) is washed over by the greenspace designation with the note on the Proposals Map linking to School Playing Fields. The Nursery, Infant and Junior School provision is now made within this adjacent educational facility which has resulted in this site being surplus to requirements for educational use.

There is provision within Policy GE9 for the redevelopment of redundant school buildings. This covers the parts of the site on which the former school buildings were located, however the remainder of the site needs to be tested against Policy GE6 which relates to the protection of designated greenspace and paragraph 74 of the NPPF which relates to open spaces and playing fields amongst other things.

Policy GE12 relates to the protection of outdoor playing space for formal sport and recreation. The site subject of the application does not include any formal playing space based on the evidence reviewed (aerial photographs and the pitch audit within the 2004 Halton Playing Pitch Strategy which notes that there is no formal playing pitch provision at this site). Policy GE12 does not apply in this case.

Considering this proposal in relation to Policy GE6 and paragraph 74 of the NPPF, this proposal would inevitably result in a more intensive development of this designated greenspace, however this site is no longer needed for educational purposes with the adjacent educational facility now providing this provision. The site has now been vacant for a number of years and the

previous school buildings have now been removed from the site. This site has only been used for educational purposes and not for any wider community use and the development of the site would not compromise accessibility to greenspaces within the locality. The proposed site provides no beneficial greenspace function now the educational use has ceased. The redevelopment of the site would be beneficial in terms of enhancing the appearance of the site and delivering much needed housing in the area. Based on the observations made, it is considered that there is convincing reasons why the development on this designated greenspace is acceptable in principle.

## 6.2 Sport England Considerations

The extract below is from Schedule 4 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO 2015). This sets out when Sport England is a statutory consultee on a planning application.

As set out in paragraph 4.8, it initially appeared that Sport England were a statutory consultee on this application.

The DMPO 2015 defines playing field as being “the whole of a site encompasses at least one playing pitch”. A playing pitch is defined in the DMPO 2015 as being “a delineated area which, together with any run-off area, is of 0.2 hectares or more, and which is used for association football, American football, rugby, cricket, hockey, lacrosse, rounders, baseball, softball, Australian football, Gaelic football, shinty, hurling, polo or cycle polo”.

As set out in paragraph 6.1, the site does not include any formal playing space which falls within the definitions set out above and on this basis (z)(i) and (z)(ii)(aa) does not apply in this case.

In respect of (z)(ii)(bb), it is acknowledged that the site is washed over with a greenspace designation with the note linking this to school playing fields. The question, therefore, is whether the term “playing field” as used in the UDP has the same meaning as used in category (z). In most cases the UDP focusses on the global term “greenspace”. However, policy GE12 uses the term “playing space”. This term is used for “formal sport and recreation, such as pitches, courts, greens and athletics tracks”. Justification paragraph 11 acknowledges that Sport England would need to be consulted where GE12 applies which is not the case with this application.

The site under consideration is dedicated greenspace and the primary UDP policy for its protection is GE6. It is not clear whether the proposals map categories a to f are merely descriptive of the position on the ground or are integral parts of the definition of designated greenspace.

Greenspace categories a, b and c all refer to “playing fields”. The proposals map washes over these areas and includes buildings and other areas which

do not come within the definition of playing pitches. In the case of category c the expression clearly includes informal as well as formal playing fields.

It follows that the use of the term “playing fields” in the UDP does not equate with the use of the term in the DMPO 2015. It is therefore considered that (z)(ii)(bb) does not apply in this case.

(z)(iii) is also not applicable. Based on this, it is apparent that Sport England is **not** a statutory consultee on this application.

### 6.3 Housing Supply and Locational Priorities

Policy CS3 of the Halton Core Strategy Local Plan states that a minimum of 9,930 new additional homes should be provided between 2010 and 2018 to ensure an adequate supply of suitable housing for the Borough’s existing communities and to accommodate projected growth in the Borough’s population.

The proposed site is vacant and provides no beneficial greenspace function now the educational use has ceased. The proposal would deliver 95 dwellings a previously developed site in a sustainable location.

The proposal would be in compliance with Policy CS3 of the Halton Core Strategy Local Plan.

### 6.4 Principle of Residential Development

Based on the above considerations, the proposed site is vacant and provides no beneficial greenspace function now the educational use has ceased. The redevelopment of the site would be beneficial in terms of enhancing the appearance of the site and delivering much needed housing in the area. Based on the observations made, it is considered that there is convincing reasons why the development on this designated greenspace is acceptable in principle.

The predominant land use in the area is residential and the proposed development would be sympathetic to surrounding land uses.

The proposal would make a contribution towards attempting to ensure that there is an adequate supply of suitable housing for the Borough’s existing communities and to accommodate projected growth in the Borough’s population.

The principle of residential development on this site is considered to be acceptable.

### 6.5 Highway Considerations

The application is accompanied by a Transport Statement which notes that the 95 dwelling development would be located on the edge of the urban area



with the surrounding area having a wide range of facilities and attractions to serve residents needs with walk and cycle distance. The Transport Statement concludes that there are no local highway capacity or safety issues along the road frontage and that there are no transport or highway reasons that would prevent the site from being taken forward for residential development. The Highway Officer concurs with the conclusions within the Transport Statement.

The internal road network within the site has demonstrated that there is sufficient space for the Council refuse vehicle to enter and exit the site in forward gear.

In terms of car parking, there is sufficient provision across the scheme. A significant number of the houses have two in curtilage car parking spaces, whilst those with only one in curtilage car parking space have access to a secondary car parking space in close proximity to the dwelling. Apartments all have parking provision for one car in accordance with the requirement.

No cycle parking is proposed for the houses, however there is sufficient space within the curtilage of each property to provide such provision if the occupier of the dwelling requires this. There is provision within the apartment block for cycle parking which increases sustainable transport options for residents.

A construction management plan and site management plan has been provided to accompany the application which meets the Highway Officer's requirements. The implementation of the construction management plan can be secured by condition.

Based on all the above, the proposal is considered to be acceptable from a highway perspective compliant with Policies BE1, TP6, TP7, TP12 & TP 14 of the Halton Unitary Development Plan.

## 6.6 Layout

Existing site levels vary somewhat across the site and the application is accompanied by proposed site levels which allow relationships between proposed dwellings within the scheme to be considered. In order to ensure appropriate relationships between dwellings, differences in levels have been kept to a minimum. The largest difference in levels between facing dwellings within the site is 2.5m which in accordance with the Design of Residential Development Supplementary Planning Document requires increased separation distances. The layout generally provides separation in accordance with the privacy distances for residential development set out in the Design of Residential Development Supplementary Planning Document. There are some minor shortfalls in separation within the scheme itself but these are not considered to be to the significant detriment of residential amenity which would warrant the refusal of the application.

With regard to private outdoor space, the Design of Residential Development Supplementary Planning Document states that houses having 2 bedrooms shall have a minimum private outdoor space of 50sqm per unit with properties

with 3 bedrooms having a minimum private outdoor space of 70sqm per unit. The scheme has been designed so that it generally accords with this standard and would ensure that each house has a usable private outdoor space.

The Design of Residential Development Supplementary Planning Document indicates that a usable private outdoor space for apartments of 50sqm per unit should be provided as a guide. This scheme falls below this standard, however space for cycle storage and some amenity space would be provided and this shortfall is considered to be appropriate in this instance and would not be unduly detrimental to residential amenity.

In terms of Housing Mix, the proposal seeks to deliver a range of property sizes including 1, 2 and 3 bedroom properties with the property types including houses and apartments. In terms of tenure, there would be a mix of private sale and affordable rented units. There is considered to be properties to meet a variety of needs on site.

One of the representations received made reference to the houses have not been designed to accommodate a full-time wheelchair user. The agent has commented that the vast majority of houses have only been designed to Building Regulations rather than Lifetime Homes standards. Generally all of the HHT remit houses used HCA's Housing Quality Indicators (HQI's) as a spatial precedent, and the vast majority of spaces and rooms comply with what would have been HQI standards.

The Ground Floor 1 bedroom flats have however been designed for Lifetime Homes provision to be applied if required.

Whilst as set out in Policy CS12 of the Halton Core Strategy Local Plan, the Council will encourage the delivery of homes which meet Lifetime Homes standard; the refusal of the application on the basis that all the homes do not meet this standard could not be sustained.

The layout of the proposed development is considered to be acceptable and compliant with Policies BE 1 & BE 2 of the Halton Unitary Development Plan and Policy CS18 of the Halton Core Strategy Local Plan. In terms of Housing Mix, the proposal is considered to be compliant with Policy CS12 of the Halton Core Strategy Local Plan.

### 6.7 Scale

The houses and apartments hereby proposed are a mix between two storey, two and half storey and three storey in height and would not appear out of character with the surrounding area.

The proposal is considered to be acceptable in terms of scale and compliant with Policy BE 1 of the Halton Unitary Development Plan.

### 6.8 Appearance

The elevations show that buildings proposed would be of an appropriate appearance with some variety in materials to add interest to the overall external appearance. The submission of precise external facing materials for approval should be secured by condition.

This would ensure compliance with Policies BE 1 & BE 2 of the Halton Unitary Development Plan and Policy CS18 of the Halton Core Strategy Local Plan.

#### 6.9 Landscaping & Trees

The application is accompanied by a Tree Survey and Constraints Report and an Arboricultural Impact Assessment. There are no Tree Preservation Orders in force at this site and the site does not fall within a designated Conservation Area.

The Open Spaces Officer has commented that the proposal would result in the loss of a substantial number of trees, however there appears to be sufficient space to accommodate mitigation planting. A fully detailed soft landscaping plan is awaited and its submission for approval and subsequent implementation should be secured by condition.

The tree survey identified that there is one category A tree (tree of high quality) located on the site. The scheme has been designed to ensure its retention within the curtilage of the apartment block which is welcomed.

One representation stated that the hedge and trees along Latham Avenue should be retained. Whilst the retention of good quality landscaping features is always desirable, the creation of an active frontage on Latham Avenue has taken precedent in this case and the view of the Open Spaces Officer is that there is sufficient space to secure mitigation planting across the scheme. Details of hard landscaping and boundary treatments have been submitted. This includes a number of different boundary types according to the location within the site and is considered to ensure that satisfactory levels of privacy and appearance. A condition securing the implementation of the approved scheme and implementation thereafter is considered reasonable.

This would ensure compliance with Policies BE 1 and GE 27 of the Halton Unitary Development Plan.

#### 6.10 Site Levels

The application is accompanied by a topographical survey of the site and proposed site levels. The layout has been considered in paragraph 6.6 which acknowledges the varying site levels and discusses the resultant relationships within the scheme. The conclusion is that the resultant relationships would be acceptable and it is considered reasonable to attach a condition which secures implementation in accordance with the proposed site levels.

This would ensure compliance with Policy BE 1 of the Halton Unitary Development Plan.

#### 6.11 Safety – Hazardous Pipeline

A National Grid Gas Main runs through the application site which requires a consultation with the Health & Safety Executive (HSE) through the PADHI+ which is the HSE's planning advice software tool.

The applicant has submitted a Desktop Study – Natural Grid High Pressure Main to accompany the application and this has also informed the site layout. The layout ensures that none of the proposed dwellings are located within the inner zone and on this basis, the consultation response indicates that the HSE does not advise, on safety grounds, against the granting of planning permission in this case.

The proposal is considered to be compliant with Policy PR12 of the Halton Unitary Development Plan and the Planning for Risk Supplementary Planning Document.

#### 6.12 Affordable Housing

Policy CS13 of the Halton Core Strategy Local Plan states that affordable housing units will be provided , in perpetuity, on schemes including 10 or more dwellings (net gain) or 0.33 hectares or greater for residential purposes.

A mix of tenures is proposed on this site including market sale and affordable rented units. 83 of the 95 dwellings proposed would be affordable which would be in excess of the 25% of units sought by the policy.

This would ensure compliance with Policy CS 13 of the Halton Core Strategy Local Plan and the Affordable Housing Supplementary Planning Document.

#### 6.13 Open Space

The requirements for the provision of recreational greenspace within new residential developments are set out in Policy H3 of the Halton Unitary Development Plan.

The Open Space Requirement Calculator has identified that there is a deficit of Parks & Gardens, Amenity Greenspace and Provision for Children and Young Persons and Allotments in this particular neighbourhood.

Due to a National Grid High Pressure Gas Main running through the site and the building proximity distance, this has resulted in a grassed area being provided adjacent to the road. This area would act as an amenity greenspace within this residential development and would provide a significant proportion of the requirement for this scheme in terms of amenity greenspace.

As the open space requirements are not being proposed to be met on site, the policy indicates that a commuted sum in lieu of on-site provision is required. This has been sought from the applicant.

Paragraph 173 of the NPPF relating to ensuring viability and deliverability states that “to ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable”.

The applicant has submitted viability information which demonstrates that the payment of this commuted sum would compromise the deliverability of the scheme and it is on this basis that this development is acceptable without the payment of a commuted sum in lieu of on-site open space provision in order to facilitate the development of this vacant former education site with much needed housing to meet the needs of local people.

#### 6.14 Ground Contamination

The application is accompanied by a Phase I Site Appraisal (Desk Study), Phase II Site Appraisal & Remediation Method Statement. The Contaminated Land Officer is satisfied with the submissions and has confirmed that a condition securing the submission of a completion report is required.

The attachment of the condition above will ensure compliance with Policy PR14 of the Halton Unitary Development Plan.

#### 6.15 Flood Risk and Drainage

The application site is located in Flood Zone 1 and is at low risk from flooding, however based on the site area exceeding 1ha, the application is accompanied by a Flood Risk Assessment along with a Drainage Strategy for the site. These documents have been reviewed by the Lead Local Flood Authority and the strategy is considered to be acceptable in principle. The northern part of the site goes to soakaway and the southern part drains to sewer. This follows the drainage hierarchy set out in the Planning Practice Guidance, which asks for infiltration to be considered before discharge to sewer is chosen. Some clarification on a number of points has been sought. The requirement for the submission of an appropriate drainage strategy and its subsequent implementation can be secured by condition.

This would ensure compliance with Policy PR16 of the Halton Unitary Development Plan and Policy CS23 of the Halton Core Strategy Local Plan.

#### 6.16 Biodiversity

The application is accompanied by an Extended Phase One Habitat Survey and a Bat Activity Report.

The survey confirms that the site is unlikely to support habitats protected under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 – Habitats and Species of Principal Importance in England.

No evidence of protected species was recorded on site, however the site has potential to support breeding birds and a low potential to support bat roosts within the existing trees across the site.

The issue of breeding birds can be dealt with through a condition which requires an ecologist to undertake a breeding bird survey if it is proposed to remove trees during the Breeding Bird Season.

In respect of bats, the Open Spaces Officer has commented that the design and implementation of the bat survey has led to mitigation measures to offset the loss/disturbance of habitat. The methodology is sound and the mitigation being sought is robust and sufficient. The implementation of the recommended mitigation measures can be secured by condition.

Based on the above, it is considered that the proposal is compliant with Policy GE21 of the Halton Unitary Development Plan.

#### 6.17 Sustainable Development and Climate Change

Policy CS19 of the Halton Core Strategy Local Plan outlines some principles which will be used to guide future development.

One of these principles is Code for Sustainable Homes. It would be desirable for all properties to be built to the standard set out in the policy; however this is something which is encouraged rather than a requirement. The proposal is compliant with Policy CS19 of the Halton Core Strategy Local Plan.

#### 6.18 Waste Prevention/Management

Policies WM8 and WM9 of the Joint Merseyside and Halton Waste Local Plan are applicable to this application. In terms of waste prevention, a construction management plan will deal with issues of this nature and based on the development cost, the developer would be required to produce a Site Waste Management Plan. In terms of waste management, there is sufficient space for the storage of waste including separated recyclable materials for each property as well as access to enable collection.

#### 6.19 Issues raised in representations not addressed above

In relation to the positioning of the mortar silos adjacent to existing properties being detrimental to the health of residents, the location has been changed during the processing of the application to address this issue.

There is provision for construction worker parking within the application site as shown on the Site Management Plan and this should be secured by a

condition requiring the implementation of the Site Management Plan & Construction Management Plan.

A secondary vehicular access onto the development from Stonehills Lane is not something which would be easy to achieve due to space constraints, nor would the creation of a thoroughfare be desirable.

With regard to the comment about the scheme being too large, the site is 2.5 ha in area and it is considered that it makes an efficient use of the land available.

## **7. CONCLUSIONS**

In conclusion, the proposed site provides no beneficial greenspace function now the educational use has ceased and has been relocated to the adjacent site. The redevelopment of the site would be beneficial in terms of enhancing the appearance of the site and delivering much needed housing in the area. On this basis, the development on this designated greenspace is considered to be acceptable.

An appropriate access point to site from Latham Avenue would be achieved and the layout demonstrates sufficient space for movement within the site as well as an appropriate level of car parking.

The residential layout is considered to be appropriate in terms of separation for both light and privacy and each property would have an appropriate amount of private amenity space.

The proposal is considered to be of an appropriate design with an active frontage to Latham Avenue and the elevations indicate a mix of materials to add interest and result in well designed properties.

The application is recommended for approval subject to conditions.

## **8. RECOMMENDATIONS**

Grant planning permission subject to conditions.

## **9. CONDITIONS**

1. Time Limit – Full Permission.
2. Approved Plans.
3. Implementation in accordance with Proposed Site Levels (Policy BE1)
4. Facing Materials to be Agreed (Policies BE1 and BE2)
5. Submission of Detailed Soft Landscaping Scheme, implementation and subsequent maintenance - (Policy BE1)
6. Implementation of Submitted Hard Landscape and Boundaries Layout and subsequent maintenance - (Policy BE1)
7. Protection of Trees – Construction Phase – (Policy GE27)

8. Breeding Birds Protection – (Policy GE21)
9. Implementation of Open Space and subsequent maintenance – (Policy H3)
10. Hours of Construction – (Policy BE1)
11. Removal of Permitted Development – All Dwellings – (Policy BE1)
12. Implementation of Construction Management Plan & Site Management Plan – (Policy BE1)
13. Implementation of Remediation Method Statement and submission of a completion report - (Policy PR14)
14. Provision & Retention of Parking for Residential Development (Curtilage) – (Policy BE1)
15. Provision & Retention of Parking for Residential Development (Not in Curtilage) – (Policy BE1)
16. Implementation of Cycle Parking for Apartments – (Policy BE1)
17. Reconstruction of highway at site access point – (Policy BE1)
18. Precise details of retaining walls to be submitted, subsequent implementation and maintenance thereafter – (Policy BE1)
19. Precise details of sustainable link to Stonehills Lane to be submitted, subsequent implementation and maintenance thereafter – (Policy BE1)
20. Submission of Drainage Strategy for approval and subsequent implementation – (Policy PR16)
21. Implementation of Bat Mitigation Measures as detailed in Bat Survey – (Policy GE21)

#### Informatives

1. Highway Informative – S38 / S278/184.
2. Environment Agency Informative.

### **10. SUSTAINABILITY STATEMENT**

As required by:

- Paragraph 186 – 187 of the National Planning Policy Framework;
- The Town and Country Planning (Development Management Procedure) (England) Order 2015; and
- The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2015.

This statement confirms that the local planning authority has worked proactively with the applicant to secure developments that improve the economic, social and environmental conditions of Halton.