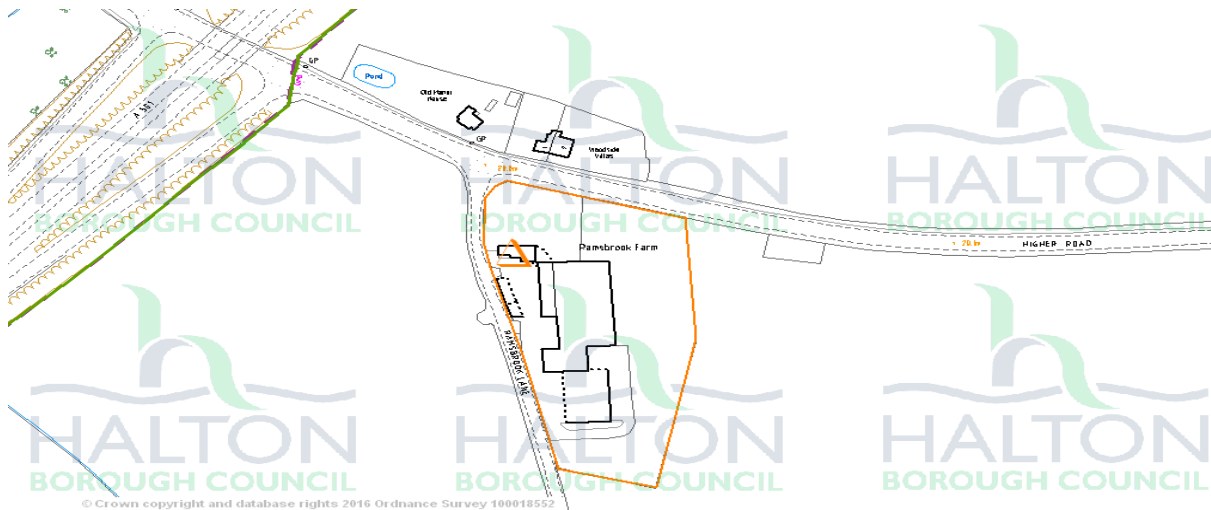


<b>APPLICATION NO:</b>	16/00272/FUL
<b>LOCATION:</b>	Ramsbrook Farm, Ramsbrook Lane, Hale
<b>PROPOSAL:</b>	Full application for conversion of existing barn buildings from offices to 5 No. dwellings and garages, demolition of existing industrial sheds and redevelopment to provide 14 No. new cottages and garages with associated external works and landscaping
<b>WARD:</b>	Ditton
<b>PARISH:</b>	Halebank
<b>APPLICANT(S):</b>	SIAE Microelectronica Ltd, Ramsbrook Farm, Ramsbrook Lane, Hale WA8 8NZ
<b>DEVELOPMENT PLAN ALLOCATION:</b>  National Planning Policy Framework (2012) Halton Unitary Development Plan (2005) Halton Core Strategy (2013) Joint Merseyside and Halton Waste Local Plan (2013)	Green Belt Area of Special Landscape Value
<b>DEPARTURE</b>	Yes
<b>REPRESENTATIONS:</b>	2 representations received from the publicity given to the application.
<b>KEY ISSUES:</b>	Development on a designated Greenspace, Development in Area of Special Landscape Value, Employment Loss, Highway Safety
<b>RECOMMENDATION:</b>	Approve planning permission subject to conditions and S.106 for off-site public open space
<b>SITE MAP</b>	



## **1. APPLICATION SITE**

### **1.1 The Site**

The site known as Ramsbrook Farm, is located on Ramsbrook Lane, Hale at its junction with Higher Road. The site is currently in use for employment and this has been the case since 2001. The site extends to approximately 1.4 hectares.

The site has two designations in the UDP identified as being within the Green Belt and an Area of Special Landscape Value. The surrounding land is also in this designation.

Although the site is currently devoted entirely to offices, and associated storage for the resident company and is in an employment use, it is not designated as employment within either the UDP or Core Strategy.

The closest affected properties are those of Old Manor House and 1 & 2 Higher Road which, at their nearest, over 22m from the site boundary and across Higher Road to the north. The nearest properties to the west on Burnt Mill Lane, are over 270m from the site boundary. There are no residential properties directly affected to the south and east of the site.

## **2. THE APPLICATION**

### **2.1 The Proposal**

This planning application seeks permission for a residential development of up to 19 dwellings with associated parking and landscaping and access from Ramsbrook Lane. The development proposed consists of the conversion of the existing office building into 5 dwellings and garages, and the redevelopment of the remainder of the site to provide 14 dwellings with garages.

## 2.2 Documentation

The outline planning application is supported by a Planning Statement, Preliminary Ecological Appraisal, Phase 1 Desk Study Report, Flood Risk Assessment, Landscape Assessment, Viability Appraisal, suite of existing and proposed drawings.

## 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 partly designated as Green Belt and in an Area of Special Landscape Value 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;
- GE1 Green Belt;
- GE4 Re-Use of Buildings in the Green Belt;
- GE21 Species Protection;
- GE23 Protection of Areas of Special Landscape Value;
- GE27 Protection of Trees and Woodlands;
- PR14 Contaminated Land;
- PR16 Development and Flood Risk;
- TP6 Cycle Provision as Part of New Development;
- TP12 Car Parking;
- 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;
- CS6 Green Belt;
- CS12 Housing Mix;

- CS13 Affordable Housing;
- CS18 High Quality Design;
- CS19 Sustainable Development and Climate Change;
- CS21 Green Infrastructure;
- CS23 Managing Pollution and Risk;
- CS24 Waste.

#### 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. **SITE HISTORY**

#### 4.1 The following planning applications are relevant to the site and this proposal:-

01/00303/COU - Proposed change of use of farmhouse and brick barns to commercial use including link extension – Approved.

02/00296/FUL - Proposed demolition of former farmhouse and rebuild to same footprint for use as an office building – Approved.

02/00369/FUL - Proposed extension to existing barn to provide conference facilities – Approved.

02/00370/COU – Proposed change of use of small barn to offices – Approved.

05/00990/FUL - Retrospective application for retention of hard surfaced car park including lighting and access through to landscaped area with water feature and palisade/ razor wire fencing – Refused.

### 5. **CONSULTATIONS**

#### 5.1 Highways and Transportation Development Control

Recommend for Approval - With conditions.

#### Layout/Highway Safety

The swept path indicate that the larger Mercedes Econic refuse vehicle and emergency fire vehicle can enter and exit the site in forward gear and can manoeuvre within the development. However, it is not certain that the development would meet the criteria required for adoption and, therefore, the developer would need to enter into a private agreement in order to facilitate the collection of refuse.

As per the previous pre-application advice it will be necessary to include details of the refuse stores and collection points, given that there is no certainty of the refuse vehicle entering the site.

We would require a footway constructing which links the existing access off Higher Road to the bus service. This will require a dropped tactile crossing point.

The visibility on exiting at the central point (the current site exit) is compromised to the south. It appears that appropriate visibility standards for the derestricted rural road can be achieved but this will require alteration to the existing hedge line. The minimum visibility splay, which needs to be demonstrated here, is 2m by 160m to a point one metre out from the nearside kerb. We will require details of how this will be achieved and maintained to secure the necessary sightlines.

### Parking

The application indicates that there are 38 car parking spaces which meets the UDP requirements for a development of this size (2 spaces per dwelling). However, the plan does not make it clear how this is achieved. It will be necessary to see them identified and laid out on a plan in order that the spaces can be easily defined. We would also require the spaces to be formally marked out as part of the development.

Given the size and density of the site, and the difficulties of parking on Ramsbrook Lane and Higher Road, the developer is recommended to look to make some provision for a number of non-allocated parking spaces within the site. This could be used by service vehicles and visitors to the site.

### Access by sustainable modes

Public transport service is within 400m on Higher Lane.

### Construction Phase Considerations

All construction traffic must be kept off the highway and a parking area for construction staff created within the site to prevent obstructions on Ramsbrook Lane.

A wheel wash facility should be provided throughout the construction phase.

A construction management plan will need to be submitted and approved by the Highways Authority prior to commencement of work on site.

## 5.2 Lead Local Flood Authority

It is noted that the flood risk report concludes that there is a low risk of flooding from the usual sources, therefore the main consideration is the likely discharge from the new proposal and how it will be dealt with.

There is some consideration of surface water drainage hierarchy by the applicant, with regard to infiltration and SUDS. It is stated that there should be infiltration testing carried out on site, to check the feasibility of drainage by this method. It is recommended that this is subject to a pre commencement condition. Whilst SUDS systems are then considered by the report, the recommended drainage strategy does not include any attenuation or, it is

assumed, filtration. It is recommended that a standard condition is attached for submission of drainage details covering both of the above.

#### Surface Water Regulatory Scheme

The development hereby permitted shall not be commenced until such time as a scheme for the provision and implementation of a surface water regulation system has been submitted to, and approved in writing by, the Local Planning Authority.

The scheme shall also include details of how the scheme shall be maintained and managed after completion. The scheme shall be fully implemented and subsequently maintained as agreed, in writing, by the Local Planning Authority.

#### Reason

To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site and to comply with the National Planning Policy Framework

Note: The discharge of surface water should, wherever practicable, be by Sustainable Drainage Systems (SUDS). SUDS, in form of soakaways (infiltration testing should be carried out), grassy swales, attenuation ponds, for example, can help to remove harmful contaminants and can help to reduce the run-off rate.

It is noted that there is no proposal to restrict surface water discharge from the current 1 in 100 year rate of 70l/s (plus pervious runoff) as the new development results in a 33% reduction in impermeable area, and therefore an effective reduction in the brownfield discharge rate. The Council's Strategic Flood Risk Assessment requires a reduction of 50% in critical drainage areas but there is no such requirement on this site. DEFRA Sustainable Drainage standards S3/S5 recommend a reduction as close as possible to greenfield run-off rates, it is disappointing that this has not been considered further. (However as this is non statutory, should United Utilities (UU) accept the proposed discharge rate, then it is not considered that the LLFA could insist on further attenuation.)

It appears that the existing development outfalls to a surface water sewer adjacent to Ramsbrook Lane. However, there is also a highway drain within Ramsbrook Lane which is referred to in the report, particularly in the section on correspondence with HBC as LLFA, and it states that the LLFA would not allow connection to this drain. In particular, it is unclear from paragraph 5.7.2 whether this is the pipe referred to for outfall. This needs to be clarified by the applicant. Other parts of the report state that the proposal will drain via the existing UU sewer connection. The LLFA would be content with this in principle, but the principle and discharge rate would need to be agreed by the applicant with UU.

### 5.3 Environmental Health – Contaminated Land

□ Desk Study Report for Ramsbrook Farm, Betts Associates Geo Environmental, June 2016, Ref. 14MSA001/DS Submitted in support of the application

Having reviewed the report the Council's contaminated land officer made the following comments;

- The review of the current site conditions lacks detail. There is no discussion of the current/ recent use of the barns i.e. what were/ are they used for? The buildings appear to contain corrugated asbestos cement panels although there is no discussion of this. The barns don't appear to have been accessed and inspected as part of the site walkover survey.
- Is there any knowledge or evidence of previous fuel or pesticide storage at the site?
- From a review of the site photographs the southern area appears to be artificially raised from the surrounding land however there is no discussion of this within the report. Any areas of raised/ potentially made ground should be targeted during the phase 2 investigation.
- The site walkover survey and risk assessment was completed almost two years ago in August 2014, with the report having recently been revised to include an updated site layout. As such, a further assessment of the current conditions should be undertaken prior to any phase 2 works to confirm that the conceptual site model reflects current site conditions.
- Possible asbestos containing materials appear to be present on the photograph on page 44, however, there is no comment on this within the report. Can some clarification be provided i.e. are these materials considered likely to contain asbestos? Are they still present? What are they associated with? What is their condition? Is there any knowledge as to how long they have been present?
- The photographs show what appears to be Japanese Knotweed growing in the suspected former rail line in the south of the site. Whilst an assessment of invasive vegetation will presumably have been outside the scope of the report and is not a contaminated land issue this should be flagged to the developer and appropriate surveys and if necessary treatment undertaken.
- The presence of the short stretch of rail track in the south of the site as indicated on the 2005 aerial photograph warrants specific investigation during the phase 2 assessment.
- The review of the site history does not mention the apparent presence of an orchard on site on the 1849 map. This is potentially of relevance if historical pesticides such as lead arsenate were used.
- The conceptual site model makes reference to leaking petrol tanks however there is no mention of these elsewhere in the report – is this a carry-over error?
- Presumably a pre-demolition asbestos survey of the buildings will be required and I would request that once available, a copy of this is forwarded to the Authority along with any documents verifying the removal of ACM's from site.
- The proposals for further investigation involve 1 days trial pitting and the drilling of four window sample holes. It is unclear how many trial pits would be excavated and there is a need to understand this and the level of coverage relative to the overall size of the site. It has been

proposed that 12 samples (including both made and natural ground) are taken. Again, this is considered unlikely to be sufficient, particularly with respect to the guidance contained in BS10175. As well as providing general site coverage the investigation should aim to target particular features identified during the historical review e.g. disused rail track, location of historically demolished buildings, any areas of apparently artificially raised ground etc.

I feel that prior to the application being determined a revised phase 1 report should be submitted that addresses the above points and provides more detailed recommendations for phase 2 investigation. Once this has been received and assuming it addresses these points I would then be happy for the application to be determined subject to the following condition;  
No part of the development hereby permitted shall commence until;

a) Prior to the commencement of development an appropriate investigation and assessment of all potential pollutant linkages is submitted to, and approved by, the Planning Authority. The investigation and assessment should be carried out by suitably qualified personnel and carried out in accordance with current Government, Environment Agency and British Standard guidance, and;

b) Should any significant risks be identified by such an investigation a remediation plan, including suitable monitoring and verification methodologies, should also be agreed in writing by the Planning Authority. A completion statement shall be issued upon completion of any remediation.

I consider these conditions necessary to ensure there is no significant risk to human health or the wider environment.

In response to applicants further submission:-

The applicant's consultant has submitted a revised Phase 1 study (August 2016) in light of comments from Land Contamination (above). I've reviewed this document and I am satisfied that it has dealt with and/or included the points raised. It is therefore suitable to support the application and I would recommend that the condition previously suggested be attached to any permission to require the completion of the Phase 2 works as set out in the Phase 1 report.

#### 5.4 Open Spaces

There are no trees afforded Statutory Protection at this location and the site is not situated within a Conservation Area.

There are no ecological constraints associated with the proposal. The buildings have been surveyed in 2014 for bats and were deemed unsuitable, offering no roosting potential due to their high level of renovation. The 2014 survey also states that no further surveys are required for this development which I would agree with.



The 2014 Preliminary Ecological Appraisal (section 6.2) states that at the time of inspection, swifts were nesting in the roof spaces of the large agricultural buildings.

We would recommend that all works comply with current bird nesting legislation.

<sup>1</sup>Wildlife and Countryside Act 1981 Part 1 Section 1 (1)

<sup>1</sup> Consult W&C Act 1981 (with amendments) for full details of protection afforded to wild birds.

The proposed layout does include significant hedgerow planting alongside a number of new trees so ecologically the site will be enhanced.

## 5.5 Merseyside Environmental Advisory Service

1. Having reviewed the application and supporting documentation, our advice is set out below in two parts.
  - Part One deals with issues of regulatory compliance, action required **prior to determination** and matters to be dealt with through planning conditions. Advice is only included here where action is required or where a positive statement of compliance is necessary for statutory purposes.
  - Part Two sets out informative notes on other matters which the case officer may wish to consider and which may assist the Council and applicant to achieve wider environmental objectives should they choose to do so.
  - In this case Part One comprises paragraphs 3 to 13, while Part Two comprises paragraphs 14 and 15.

### Part One

2. The applicant has submitted an ecological survey report in accordance with Local Plan policy CS20 (Preliminary Ecological Appraisal, Ascerta, August 2014). The report has the following limitations:
  - The survey was carried out in 2014. This is often considered out of date with regards to protected species;
  - The desktop study includes data obtained from the NBN Gateway, this may have breached the Terms and Conditions of use of this data; and
  - The Report concludes that the on-site pond does not provide habitat for Great crested newt, this conclusion is accepted. However, the report does not consider an additional two ponds within 500 metres of the site with regards to Great crested newt.

3. Notwithstanding these limitations the survey and report are acceptable for the following reasons and will be forwarded to Cheshire rECORd via Mersyside BioBank:
  - It is unlikely the buildings on-site have deteriorated sufficiently within two years to now provide roosting opportunities for bats; and
  - The location of the additional ponds beyond roads and ditches makes it unlikely Great crested newt would have dispersed to the site from these ponds. In addition, the habitat within the site is suboptimal for Great crested newt.
4. The report states that no evidence of bat use or presence was found. Bats are protected and Local Plan policy CS20 applies. The Council **does not** need to consider the proposals against the three tests (Habitats Regulations) or consult Natural England with regards to bats. However, due to the survey being two years old, demolition of the single building should be carried out using the following reasonable avoidance measures which can be secured by a suitably worded planning condition:
  - All contractors are to be made aware of the legal implications and the procedure to be followed if a bat is found.
5. The site provides habitat for Swifts. This species has declined by over 25% during the last ten years due to a loss of nest site as older buildings are renovated or demolished (BTO 2016) and Local Plan policy CS20 applies. Mitigation for the loss of nest sites is required and should be incorporated within the new development. Lost nest sites should be replaced on a 1:1 basis using purpose built Swift boxes and their locations are to be shown on an appropriately scaled plan (see paragraph 10 below) which can be secured by a suitably worded planning condition.
6. The site may provide nesting habitat for other breeding birds which are protected and Local Plan policy CS20 applies. No tree felling, scrub clearance, hedgerow removal, vegetation management, ground clearance or building work is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings, trees, scrub and hedgerows are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected would be required. This can be secured by a suitably worded planning condition.
7. Japanese knotweed is present within the site boundary. The applicant is required to submit a method statement for approval that includes the following:
  - A plan showing the extent of the plant;
  - What method will be used to prevent the plant spreading further, including demarcation; and
  - What method of control will be used, including details of monitoring.

This statement can be secured by a suitably worded planning condition.

8. A validation report is then required confirming the remediation treatment carried out and that the site has been free of the invasive species for 12 consecutive months for approval in writing by the Local Planning Authority. This can be secured by a separate suitably worded planning condition.
9. The Planning Statement (Planning Statement, Emery Planning, 6 July 2016, Ref: 14-062) states that pre-application discussions recommend alteration of the hedgerows to achieve appropriate visibility splays. Mitigation for the loss of hedgerow is required. The Landscape Assessment (Landscape Assessment, Ascerta, September 2015) makes a number of landscaping recommendations which include the planting of additional native trees and hedgerows. The recommendations are sufficient to mitigate for the loss of habitat as a result of development. The recommendations should be incorporated within a landscape scheme which can include the provision of Swift nest boxes as described in paragraph 6. Implementation of the landscape scheme can be secured by a suitably worded planning condition.
10. As the proposed development falls within the qualifying category 'Any residential development of 10 or more houses outside existing settlements/urban areas' Natural England must be consulted on the planning application **prior to determination**. However, in my view there would be no impact on the Mersey Estuary SSSI as a result of the proposed development.

#### Construction Environmental Management Plan - CEMP

11. The applicant should prepare a Construction Environmental Management Plan (CEMP) to manage and mitigate the main environmental effects arising from the demolition and construction phases of the proposed development. The CEMP should include relevant details of ecological mitigation (as described in paragraphs 5, 7, 8 and 9), construction and demolition waste management (see paragraph 13 below), pollution prevention and soil resource management. The CEMP should be subject to agreement by the Council prior to the commencement of works and implementation of the CEMP can be secured through a suitably worded planning condition.

#### Waste

12. The proposal involves demolition and construction activities and policy WM8 of the Joint Merseyside and Halton Waste Local Plan (WLP) applies. This policy requires the minimisation of waste production and implementation of measures to achieve efficient use of resources, including designing out waste. In accordance with policy WM8, evidence through a waste audit or a similar mechanism (e.g. site waste management plan) demonstrating how this will be achieved must be submitted and can be secured by a suitably worded planning condition. The details required within the waste audit or similar mechanism is provided in Part Two.

**13. The applicant, their advisers and contractors should be made aware that if any European protected species are found, then as a legal requirement, work must cease and advice must be sought from a licensed specialist.**

14. A waste audit or similar mechanism (e.g. site waste management plan) provides a mechanism for managing and monitoring construction, demolition and excavation waste. This is a requirement of WLP policy WM8, and may also deliver cost savings and efficiencies for the applicant. The following information should be included within the waste audit or similar mechanism:

- Details of persons responsible;
- Process for update;
- Forecast waste types (European Waste Codes recommended); and
- Forecast waste arisings (tonnages), facilities/carriers and proposed waste management option chosen; and Actual waste arisings (tonnages), facilities/carriers and waste management option chosen;
- Waste prevention, reduction and recycling actions; and
- Process to ensure contractors/staff are aware of requirements (e.g. toolbox talks).

#### 5.6 Natural England

Natural England has assessed this application using the Impact Risk Zones data (IRZs). Natural England advises your authority 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 has been classified. Natural England therefore advises that your Authority is not required to undertake an Appropriate Assessment to assess the implications of this proposal on the site's conservation objectives.

In addition, Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the Mersey Estuary SSSI has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(I) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England.

#### **Local sites**

If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.

**Biodiversity enhancements** This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as

the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework.

Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of 'conserving biodiversity'. Section 40(3) of the same Act also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.

### **Landscape enhancements**

This application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider new development and ensure that it makes a positive contribution in terms of design, form and location, to the character and functions of the landscape and avoids any unacceptable impacts.

### **Sites of Special Scientific Interest Impact Risk Zones**

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI.

#### **5.7 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.

#### **5.8 United Utilities**

United Utilities will have no objection to the proposed development provided that conditions relating to foul water, surface water and sustainable drainage systems are attached to any permission. Its other observations should be attached as an informative.

### **6. REPRESENTATIONS**

- 6.1 The application has been advertised by a press advert in the Widnes & Runcorn World on 21/07/2016, site notices posted on Ramsbrook Lane on 15/07/2016 and 10 neighbour notification letters sent on 14/07/2016.

6.2 Three representations and one from Hale Parish Council have been received from the publicity given to the application. The observations received are summarised below:

- Availability of paper plans;
- Further creep of building on farm areas which will make local authority areas indistinguishable;
- Will be in close proximity – 150yards – from sewage works which causes smells and will create a problem for future residents;
- Infringement of green belt principle.

Hale PC has commented as follows:-

Hale Parish Council have objections in particular about highway safety, given the entrances are close to a busy junction.  
There are also concerns about potential further development.

## **7. ASSESSMENT**

### **7.1 Development Plan Policy and Principle of Development**

The site is located within the Green Belt. Saved Green Belt policies GE1, GE4 of the Unitary Development Plan are therefore of relevance.

UDP policy GE1 Part 1) states:-

“Planning permission will not be given for inappropriate development within the Green Belt, as defined on the Proposals Map, except in very special circumstances”.

This is compliant with NPPF.

UDP policy GE1 part 3) seeks to describe types of development which would not be inappropriate in the Green Belt. Elements of policy GE1 part 3) do not comply with NPPF. The relevant part of policy GE1 part 3) states that the re-use of buildings, in compliance with Policy GE4 will not be considered inappropriate development in the Green Belt.

The application complies with all of the criteria set out in Policy GE4 with the exception of the provision of an up to date survey (this is dealt with below). However, most of the criteria within policy GE4 go beyond paragraph 90 of NPPF. This should be clear from the table below.

NPPF paragraph 90 states that the listed forms of development are not inappropriate forms in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt. Neither UDP policy GE1 nor GE4 reflect the wording of NPPF paragraph 90. The listed forms of development within paragraph 90 include “the re-use of buildings provided that the buildings are of permanent and substantial construction”.

Policies GE1 part 3)c) and GE4 should therefore be considered to be out of date.

UDP policy GE4 states that the reuse of buildings in the Green Belt will be permitted providing that all the criteria in the policy can be satisfied.

GE4 Criteria	Comments
<p>a. An up-to-date survey has been carried out by a qualified structural engineer certifying that the building is capable of use for the proposed purpose without major or complete reconstruction and can be expected to last for many years with normal repair and maintenance.</p>	<p>a. This has not been complied with. It is clear from their continued use and marketability for commercial purposes, that the office buildings that are the subject of the conversion in this proposal and which have already been converted, and are therefore capable of being converted.</p>
<p>b. The existing building is considered by the local planning authority to be a substantial building and that its re-use would not harm the visual amenities of the Green Belt by inappropriate use of materials or design.</p>	<p>b. This has been complied with.</p>
<p>c. The proposed use will not result in the subsequent erection of ancillary buildings, structures, fences or similar developments that would</p>	<p>c. The proposed development would not give rise to any extensions or external alterations in any event. Should extensions or alterations be proposed in the future they would be assessed against relevant policies applicable at the time. Permitted development rights relating to householders and minor operations will be</p>

harm the openness and the visual amenities of the Green Belt.

d. The proposed use will not result in significant extensions or alterations to its appearance or character.

e. Any scheme of conversion should respect the original character of the building. The number of openings should be kept to a minimum and materials matching those of the original structure should be used. Careful attention should be paid to the treatment of any full height or large scale door openings.

f. The Local Planning Authority is satisfied that it can maintain effective future control over the appearance of the building within its curtilage. To this end conditions withdrawing development rights (under the appropriate General Permitted Development Order and Use Classes Order) will normally

removed by condition to enable the LPA to make further considerations over time.

d. As stated above this has been complied with.

e. Additional windows and doors on the existing office buildings are minimal and this in criteria has been dealt with through the previous permission for conversion to offices.

f. The Local Planning Authority is so satisfied, see criterion c above.



<p>be imposed should the proposal be approved.</p> <p>g. An adequate curtilage is provided to accommodate parking, servicing and other ancillary requirements without causing harm to the visual amenities of the Green Belt.</p> <p>h. Adequate access to a road of suitable standard is provided.</p> <p>i. The building has suitable services, or that the provision of such services would not cause material detriment to the visual amenities of the Green Belt.</p>	<p>g. This has been complied with.</p> <p>h. This has been complied with.</p> <p>i. This has been complied with.</p>
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NPPF paragraph 215 states “In other cases and following this 12-month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)”. Therefore, only limited weight can be given to the saved policies GE1 and GE4.

The proposed development is, therefore, considered to comply with Green Belt policy as set out in saved policy GE1 and GE4 of the Halton Unitary Development Plan, with the exception that an up-to-date structural survey has not been provided.

## 7.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF), published in March 2012, sets out the Government’s planning policies for England. It replaces all

previous National Planning Policy Statements and Guidance. It is a material consideration in the determination of all planning applications.

The proposed development is for the change of use of existing buildings and the redevelopment of the remainder of the site (which consists of storage buildings and car parking).

NPPF Section 9, paragraphs 79-92 relate to the protection of Green Belt land. Paragraph 79 identifies that the Government attaches great importance to the Green Belt. Paragraph 80 identifies that the Green Belt serves five purposes which are set out below in paragraph 7.3 under the heading 'Does the proposal conflict the purposes of including land in the Green Belt?'.

Paragraph 88 states "When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations".

Paragraph 89 states that, "A local planning authority should regard the construction of new buildings as inappropriate in Green Belt", with exceptions to this being:-

- Buildings for agriculture and forestry;
- Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- The replacement of a building, provided that new building is in the same use and not materially larger than the one it replaces;
- Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in a continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

Paragraph 90 of the NPPF states:-

"Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:

- mineral extraction;
- engineering operations;

- local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- the re-use of buildings provided that the buildings are of permanent and substantial construction; and
- development brought forward under a Community Right to Build Order”.

### 7.3 Does the proposal preserve the openness of the Green Belt?

With regard to the new built form on the site, essentially 14 dwellings and associated garages and car parking, gardens, boundary treatment and landscaping, paragraph 89 applies and the exception within that relating to the limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in a continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

It is considered that as the site, offices and storage buildings, are in current use for commercial purposes and have been so since 2001, it is therefore classed as previously developed land under the terms of paragraph 89 NPPF. In terms of paragraph 90 NPPF, the issue of relevance is whether the proposal to re-use the existing buildings preserves the openness of the Greenbelt. It is, therefore, necessary to determine whether this is the case here.

The site has previously consisted of a conversion of the original farm buildings which were residential and large open sided agricultural storage buildings. The earlier planning permissions have dealt with the conversion of these to commercial purposes. For this current proposal, the applicant has provided the following breakdown of how the site it to be re-developed to express the reduced level of development proposed on this application, by way of comparison to what exists on site as previously approved;-

	<b>Footprint</b>	<b>Volume</b>
Existing buildings	3,299.0 sq m	17,584 m <sup>3</sup>
Proposed and retained buildings	2,108 sq m	11,920 m <sup>3</sup>
Difference (actual)	-1,191 sq m	-5,664 m <sup>3</sup>
Difference (percentage)	-36%	-32%

The applicant has, therefore, demonstrated that the proposed development will have no greater volume and area impact on the Green Belt in terms of its

physical form and layout and in that regard complies with the requirements of the NPPF.

A planning condition is recommended to identify the residential boundaries of the site and to restrict future development, that could otherwise be undertaken were future occupiers to exercise planning permitted development rights.

In addition to this, it is also necessary to consider the impact on openness through the important visual dimension of the Green Belt.

The applicant's submitted drawing, 1345 PL106, expresses the scale of the existing development and its visual impact. In assessing the impact of the use on openness, it is worth considering the scale of the current commercial unit and what potential that could offer under the terms of its existing commercial permission: offices; storage buildings; and conference facilities. The only restriction on the four approved planning permissions relating to the current use and conversions was placed on the original 01/00303/COU for use from 7:00 – 20:00. The other planning permissions had no restrictions, including the conference facilities.

Given the virtually unrestricted commercial use across most of the site, and the storage capacity, the potential for comings and goings associated with this use are significant. The servicing of any future occupier, depending on the nature of their operation, could have a much greater impact on the use of the site and the setting than is currently the case.

The redevelopment of previously developed land identified as an exception in paragraph 89 of the NPPF and the five categories of development specified in paragraph 90 are all subject to the general proviso that they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt.

If it were to be decided that the proposed change of use and built development would fail to preserve openness, it could not constitute appropriate development in the Green Belt and would require very special circumstances to justify approval. No very special circumstances have been claimed or identified.

By comparison to what the current use of the site offers and its potential, it is not considered that the increased numbers of people within the dwellings could represent an intensification which would materially affect the openness of the Green Belt. It is considered that the current openness of the Green Belt would be preserved in this assessment.

Even if population numbers on the site were greater in a development of 19 dwellings, it is not considered that people present outside the buildings would impact on the openness of the Green Belt. This view is consistent with NPPF paragraph 81 which states:

“Once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land”.

This paragraph encourages access to Green Belt. It follows that using the headline figure of numbers of people does not translate into any necessary intensification such as to materially impact on openness.

#### 7.4 Does the proposal conflict with the purposes of including land in Green Belt?

Paragraph 80 NPPF states that Green Belt serves five purposes. These are:

1. to check the unrestricted sprawl of large built-up areas;
2. to prevent neighbouring towns merging into one another;
3. to assist in safeguarding the countryside from encroachment;
4. to preserve the setting and special character of historic towns; and
5. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

For development to be considered as not inappropriate for the purposes of NPPF paragraph 90, it must not conflict with the purposes of including land in the Green Belt.

It is clear that the proposed development does not conflict with any of these purposes.

#### 7.5 General Conclusion on Paragraph 90 NPPF

The proposed development is not inappropriate development in the Green Belt.

#### 8.1 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. There is an exception within this policy where it can be demonstrated that the affordable housing contribution would make the development unviable.

This application seeks permission for 19 dwellings on the site and the above policy is relevant. The applicant has provided a viability assessment of the site to justify its preference to not provide affordable dwellings.

The Council’s Property Services Division has reviewed this assessment and have commented that the information provided by the applicant inappropriately uses the 2006 historic purchase price. It provided an amended calculation based upon current market value and shows the point that the site has more viability than the original report concluded. However, no

abnormal costs have been included within the applicant's submitted appraisal which whilst not unheard of, is rare within this Borough.

Given the known value, the likelihood of unforeseen variables and the site of the scheme, it is concluded that it would not be viable for affordable housing to be included within the scheme and as such the applicant has provided the justification need to comply with Policy CS13 of the Halton Core Strategy.

## 8.2 Open Space

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

This application seeks permission for 19 dwellings on the site and policy H3 is relevant. The Local Planning Authority seeks recreational greenspace onsite or a commuted sum in lieu of onsite provision. Other than amenity landscaped areas, there is, no significant onsite open space to be considered to contribute to this provision. As such the applicant has agreed to provide this in lieu by way of a financial contribution towards the provision off-site open space.

This has been calculated for this proposal as £29,325.48 (£1543.45 per unit) and will be provided through a S.106 agreement. In this way, the proposal complies with Policy H3 of the Halton UDP.

## 8.3 Access

Access is provided at the existing entrance and exits to the commercial site. The Local Highway Authority has commented as follows:-

### Layout/Highway Safety

The swept path indicates that the larger Mercedes Econic refuse vehicle and emergency fire vehicle can enter and exit the site in forward gear and can manoeuvre within the development. However, it is not certain that the development would meet the criteria required for adoption and therefore the developer would need to enter into a private agreement in order to facilitate the collection of refuse.

As per the previous pre-application advice it will be necessary to include details of the refuse stores and collection points. Given there is no certainty of the refuse vehicle entering the site.

We would require a footway constructing which links the existing access off Higher Road to the bus service. This will require a dropped tactile crossing point.

The visibility on exiting at the central point (the current site exit) is compromised to the south. It appears that appropriate visibility standards for the derestricted rural road can be achieved but this will require alteration to the existing hedge line. The minimum visibility splay, which needs to be

demonstrated here, is 2m by 160m to a point one metre out from the nearside kerb. We will require details of how this will be achieved and maintained to secure the necessary sightlines.

#### Parking

The application indicates that there are 38 car parking spaces which meets the UDP requirements for a development of this size (2 spaces per dwelling). However, the plan does not make it clear how this is achieved. It will be necessary to see them identified and laid out on a plan in order that the spaces can be easily defined. We would also require the spaces to be formally marked out as part of the development.

Given the size and density of the site, and the difficulties of parking on Ramsbrook Lane and Higher Road, I would recommend the developer look to make some provision for a number of non-allocated parking spaces within the site. This could be used by service vehicles and visitors to the site.

#### Flood Risk Assessment/drainage

Any new or extended hardstanding (flags, block paving, tarmac, concrete) within the property boundary shall be constructed in such a way as to prevent surface water runoff from the hardstanding onto the highway.

#### Access by sustainable modes

Public transport service is within 400m on Higher Lane. This stop is served by the Huyton/Halewood circular – No.163 west bound and No. 263 eastbound, which currently operates every half hour from early morning until 6pm.

#### Construction Phase Considerations

All construction traffic must be kept off the highway and a parking area for construction staff created within the site to prevent obstructions on Ramsbrook Lane.

A wheel wash facility should be provided throughout the construction phase. A construction management plan will need to be submitted and approved by the Highways Authority prior to commencement on site.

#### Recommended conditions

Parking arrangement - drawing required to identify spaces. Spaces to be formally marked out during construction also.

Footway connection on Higher Road connecting to the bus stop.

A construction management plan will need to be submitted and approved by the Highways Authority prior to commencement on site.

Details of achieving sightlines to the south of the site.

Recommended S106 contributions/Items.

### 8.4 Loss of Employment Site

The site is currently used commercially and as such is an employment site, however, it is not allocated as such in the Halton UDP Proposals Map.

The applicant has provided an assessment of 'redevelopment of an employment site' in its submitted planning statement. The statement provides commentary about how the site is currently used:-

*"..since their conversion the buildings have been under-occupied. The existing tenants at the site are currently in the process of relocating elsewhere. This is due to cheaper rents being available elsewhere and concerns over the suitability of the sheds on the site for storage, mainly for security reason."*

*"The farmhouse has been marketed for let for a significant period of time (since March 2009), with very little interest."*

This is an economic factor which is material in assessing the sustainability of the proposal. Whilst an employment provision would be lost, there are clearly difficulties in using the site for this purpose.

The Council's Planning Policy Team has been consulted and has responded as follows:-

*In relation to the loss of employment land from this proposal, the information provided with the application is considered appropriate. Although it is considered that any loss of employment land will have an impact on the supply, the marketing information and the assessment of the site by the consultants in relation to market attractiveness has been taken into consideration, therefore I have no policy concerns on this matter.*

It is considered, therefore, that the proposal does not conflict with policies CS2 and CS4 of the Core Strategy and the NPPF.

## 8.5 Layout

The proposed design of the layout utilises the existing office buildings to the north east of the site for 5 dwellings and their associated garages, the latter utilising the frontage single storey office building. The design also utilises the existing built areas of the site for a wrap-around row of detached, semi-detached and terraced dwellings with their associated garages and car ports positioned in front (4) and along the front boundary, mirroring the converted single storey office building on the south side of the southern access. The design draws from a courtyard configuration with access via two arms of road leading from the main access serving the properties. Landscaping is used to soften the internal built form and to provide an appropriate hedgerow boundary with a rural character.

The highway layout is based around the current access arrangement with an entrance to the north and an exit to the south. The applicant has provided additional visitor parking in the south courtyard to ease any potential congestion in this area.

There is a courtyard character to the development and efforts have been made to reduce the impact on the surrounding Green Belt by comparison to



the existing commercial development. As such there are areas where the Council's guidance in relation to interface distances is not fully met but considered justified given the delivery of new dwellings on a scheme that delivers high quality built form and reduces the impact on the surrounding Green Belt in terms of footprint, volume and visual appearance.

This is apparent on plots B3 – B5 and their relationship with A1 – A3. Plot B3 is 6m from the side elevation of the garage serving A1 (the garage is 5.5m to the ridge) the distance to the side elevation of A1 is 12 metres and although this is below what guidance suggests (13m), given that this plot has an open aspect to the north east it is considered that this is acceptable and is a consideration for future potential occupiers. On plots B4 and B5 the dwellings have ground floor dining and living room windows and 1<sup>st</sup> floor bedroom windows are situated 15m from plots A2 and A3 to the rear. Although this is below what guidance suggests (21m), given that the affected windows at 1<sup>st</sup> floor are off-set and do not offer direct views between bedroom windows this is considered acceptable and is a consideration for future potential occupiers. At ground floor the reduction in the interface distance is somewhat negated by the intervening boundary walls; access and car parking.

Plots A5 – A8 have some outlook onto the side of the single storey garages/car ports, but the affected windows are off-set and any remaining impact is not considered as significant or harmful.

All plots have appropriate levels of private amenity space.

It is considered that on balance, given the wider enhancements that the proposal will bring, that the proposed interface distances are acceptable, will not result in severe harm to the amenity of future occupiers.

## 8.6 Scale

The dwellings are in the main two-storey with some with roof space utilised on four plots (A6 and A7; A13 and A14). Where this occurs, there is only a marginal increase in ridge height. The building heights are similar to those already on site in the areas used as storage facilities.

The site area is almost identical to the existing but the building footprints reduced by approximately 1,191 sqm (36%).

The scale of the proposal is considered acceptable with a reduced impact on the openness and visual appearance of the surrounding Green Belt and proportionate to a residential courtyard development.

## 8.7 Appearance

The proposed appearance of the property elevations conform to the wider semi-rural area character with detailing such as decorative brick lintels; sills; chimney stacks; feature timbers trusses and a mix of window styles.

The main facing materials are proposed to be red brick with some sandstone elements in sills and lintels and grey slate roofs.

Boundary treatments will reflect the main elevation materials but can be agreed in detail through the addition of a planning condition.

On the basis of points 7.6-7.8 above, it is considered that the overall design; layout; and physical appearance of the scheme is appropriate to its setting and provides a high quality built environment with a strong sense of place. As such, the proposal is acceptable in terms of its visual amenity and complies with Policies BE1, BE2 of the Halton UDP, CS18 of the Core Strategy and the NPPF.

## 8.8 Landscaping

An indicative landscaping proposal has been submitted and provides appropriate levels of softening internal to the site. The proposed 'native hedge' to the rear garden boundaries provides an appropriate buffer between the built form and the remainder of the surrounding Green Belt. Given the importance of the function of this boundary for Green Belt protection, a planning condition is recommended for its retention and enclosure to prevent future occupiers creating gaps to infiltrate the surrounding open area unnecessarily.

The scheme is compliant with the current designation of an Area of Special Landscape Value given the landscaping around the edges of the site boundary and residential curtilages and the open space provision to the north. Given that the proposed use is not greater in footprint or volume than currently on the site, it is considered that the proposal does not conflict with the wider designation and due to the alteration in built form, is considered to improve the visual appearance of the site.

A condition to restrict encroachment beyond the defined residential curtilages will ensure that the Area of Special Landscape Value does not suffer from domestic 'creep' in the future.

The proposed landscaping scheme is appropriate to the site and subject to relevant conditions relating to visibility splays and the Green Belt protection and, as such, is acceptable and complies with Policy BE1 and GS23 of the Halton UDP.

## 8.9 Ground Contamination

The Contaminated Land Officer has raised issues in relation to the submitted Phase 1 Survey which the applicant has been asked to deal with appropriately to ensure compliance with Policy PR14 of the Halton Unitary Development Plan. Further information has been submitted to address these initial concerns and the Council's Contaminated Land Officer has agreed that the site can be successfully dealt with through the attachment of a planning condition requiring a Phase 2 study and remediation measures where required. As such

the proposal satisfied the policy requirements of PR14 and is acceptable in this regard.

#### 8.10 Flood Risk

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 for the site.

The LLFO has raised no objections but has advised a pre-commencement condition in relation to the provision of details of a surface water regulation system.

#### 8.11 Biodiversity

The application is accompanied by an Ecological Phase 1 appraisal. The Council's ecological consultants have reviewed this and have agreed that the measures required to comply with Policy CS20 of the Core Strategy can be achieved through planning conditions. Their detailed comments can be viewed above.

Natural England has been consulted and has raised no objections to the proposal.

Based on the above, it is considered that the proposal is compliant with Policy GE21 of the Halton Unitary Development Plan and CS20 of the Halton Core Strategy.

#### 8.12 Sustainable Development and Climate Change

Policy CS2 of the Halton Core Strategy Local Plan States "When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in NPPF".

As stated above, paragraph 14 of the NPPF states that "at the heart of NPPF there is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision making". Sustainable development is principally defined in paragraph 7 of the NPPF. Paragraph 7 states "There are three dimensions to sustainable development: economic, social and environmental".

Conclusions in relation to sustainable development are dealt with elsewhere in this report.

Policy CS19 of the Halton Core Strategy Local Plan outlines some principles which will be used to guide future development, including Code for Sustainable Homes.

NPPF paragraph 35 which states that to further enhance the opportunities for sustainable development any future developments should be located and designed, where practical, to incorporate facilities for charging plug-in and other ultra-low emission vehicles.

The incorporation of facilities for charging plug-in and other ultra-low emission vehicles could be realistically achieved for residential development and a condition requiring the provision of charging points for ultra-low emission vehicles is considered reasonable and the applicant is in agreement.

One of the principles referred to in the policy is Code for Sustainable Homes. Whilst it is desirable to meet such a standard, given links with Sustainable Development and Climate Change, following the Government's Written Ministerial Statement in March 2015, it is no longer for Local Authorities to secure the implementation of a particular level of Code for Sustainable Homes by planning condition.

The proposal is compliant with Policy CS19 of the Halton Core Strategy Local Plan.

#### 8.13 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 based on the amount of development proposed, there is likely to be sufficient space for the storage of waste including separated recyclable materials for each property as well as access to enable collection.

### 9 CONCLUSIONS

In conclusion, the principle of the development in this Green Belt location is considered to be acceptable, it reduces the amount and effect of built form on the site and complies with the other material considerations relating to the impact on openness contained in the NPPF and Policies GE1 and of the Halton UDP and CS6 of the Core Strategy, where they do not conflict with national policy. The only non-compliance is in relation to an up to date survey not being provided. However, members can see that the building has already been converted and is capable of conversion and is of permanent and substantial construction. Conditions are recommended to restrict future occupiers so that future encroachment is avoided.

The applicant has demonstrated that the proposal achieves a good standard of development in terms of appearance, scale and on-site provision of car parking and private amenity space. Where the proposal does not fully meet the Council's guidance on interface distances, the impact is not considered as severe and as a consideration that potential purchasers will have the opportunity to judge.

The proposal meets sustainability objectives, with good connections to public transport and the provision of electric car charging points. With the use of planning conditions the scheme will meet the ecological requirements of the Local Plan and NPPF.

## **10 RECOMMENDATIONS**

Grant planning permission subject to conditions and Section 106 for provision of off-site public open space.

## **11 CONDITIONS**

1. Time Limit.
2. Drawing Numbers - (Policy BE1, BE2 and GE1)
3. Site Levels - (Policy BE1)
4. Surface Water Regulation System (PR16 and CS23)
5. Requirement for outfall to be agreed with United Utilities (PR16 and CS23)
6. Phase 2 Ground Contamination Report required (PR14 and CS23)
7. Visibility Splay retention - (Policy TP17)
8. Facing Materials to be Agreed - (Policies BE1 and BE2)
9. Breeding Birds Protection – (Policy GE21)
10. Tree Protection – (Policy BE1)
11. Hours of Construction – (Policy BE1)
12. Construction Management Plan (Highways) – (Policy BE1)
13. CEMP inclusive of details of ecological mitigation – (Policy GE21)
14. Landscape Scheme and implementation – (Policy BE1 and GE21)
15. Swift Boxes - (Policy GE21)
16. Reasonable Avoidance Measures – Bats – (Policy GE21)
17. Japanese Knotweed method statement – (Policy GE21)
18. Japanese Knotweed validation report – (Policy GE21)
19. Site Waste Management Plan – (Policy WM8)
20. Bat Friendly Lighting Scheme – (Policy GE21)
21. Ground Contamination (Phase 2 Site Investigation, Remediation Strategy, Validation Report) - (Policy PR14)
22. Bin Storage details - ( BE2)
23. Electric Vehicle Charging Points – (Policy CS19)
24. Removal of Class A and E permitted development - (GE1)
25. Any new or extended hardstanding (flags, block paving, tarmac, concrete) within the property boundary shall be constructed in such a way as to prevent surface water runoff from the hardstanding onto the highway – (Policy TP17)
26. Definitive Drawing of residential curtilage - (GE1)
27. Retention of rear boundary hedging throughout the lifetime of the development – (Policy GE1 and NPPF)

28.No access created from rear of properties onto surrounding Green Belt land throughout lifetime of the development – (Policy GE1 and NPPF)

29.Provision of pedestrian link including offsite highway works (BE1)

Informatives

1. Highway Informatives
2. Building Regs
3. Coal Authority standing advice

## **12 SUSTAINABILITY STATEMENT**

As required by:

- Paragraph 186 – 187 of the National Planning Policy Framework;
- The Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012; and
- The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2012.

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.