

APPLICATION NO:	17/00304/FUL
LOCATION:	Land to the East of Castlefields Avenue East, Runcorn
PROPOSAL:	Proposed development of 45 no. dwellings together with associated access, landscaping and infrastructure.
WARD:	Windmill Hill
PARISH:	N/A
AGENT(S) / APPLICANT(S):	Keepmoat Homes Ltd
DEVELOPMENT PLAN ALLOCATION:	
Halton Unitary Development Plan (2005)	RG6 Action Area 6 Castlefields and Norton Priory
DEPARTURE REPRESENTATIONS:	Yes 4
RECOMMENDATION:	Approve subject to Conditions.
SITE MAP	

1. APPLICATION SITE

1.1 The Site and Surroundings

Site of approximately 1.25Ha located within the Lakeside Development area within the Castlefields SPD. The site is accessed off Castlefields Avenue East with Town Park Lake to the north, Lakeside Phase 1 and 2 lie to the north west and Phoenix Park to the south and west.

1.2 Planning History

None directly relevant. Planning permissions have previously been approved for adjoining residential development at Lakeside Phase 1 (12/00238/FUL) and Phase 2 (15/00263/FUL) which is complete subject to outstanding highway adoption issues.

1.3 Background

This scheme forms part of the wider regeneration proposals for Castlefields which seeks to replace existing deck access and outdated dwellings with new build and refurbished dwellings and to widen the tenure mix within the area. The regeneration strategy for the Castlefields area sets out to deliver a broader based community in the area. This requires the radical restructuring of housing provision including the demolition of a significant number of properties, predominantly in the form of unpopular deck access blocks, redevelopment of more popular social housing and introduction of private sector housing stock as part of an overall masterplan. Given the high density of the original deck access blocks the scope to provide adequate redevelopment within the existing built form was limited. In order to secure a balance of new housing, areas of undeveloped land were identified through the masterplan to accommodate new development. This principle was translated into the Supplementary Planning Document for the Castlefields and Norton Priory Action Area adopted by the Council in 2005.

This site is identified as forming part of the 'Lakeside' neighbourhood extension within the Masterplan. The purpose of Lakeside was to introduce private sector led open market housing to diversify the tenure mix (away from predominantly social rented) to create a mixed and balanced sustainable community within the neighbourhood. The site proposed to be developed forms a continuation of the developments at the former Barge Public House and later Phase 2 Lakeside scheme.

2. THE APPLICATION

2.1 Proposal Description

The scheme proposes residential development consisting of 45 no. dwellings, roads and ancillary development being a mix of 2 and 3 bed dwellings at 2 and 2.5 storeys and designed as detached, semi-detached and mews format.

2.2 Documentation

The planning application is supported by a Design and Access Statement, Tree Survey, Ecology Survey, Flood Risk Assessment, Transport Statement, Statement of Landscape Design, Travel Plan and Site/ Ground Investigation Report.

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.

Paragraph 14 states that this presumption in favour of sustainable development means that development proposals that accord with the development plan should be approved, unless material considerations indicate otherwise. Where a development plan is absent, silent or relevant policies are out of date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF; or specific policies within the NPPF indicate that development should be restricted.

3.2 Halton Unitary Development Plan (UDP) (2005)

The site lies entirely within Action Area 6 Castlefields and Norton Priory but also designated as Greenspace and within an area defined as an Area of Special Landscape Value in the Halton Unitary Development Plan. The application has been advertised as a departure from the development plan.

The site is identified as a Proposed Housing Site (ref 8076/14) in the adopted Supplementary Planning Document for Castlefields and Norton Priory Action Area. Land use allocations for such sites cannot be made through Supplementary Planning Documents and the Unitary Development Plan is the development plan. Such documents are however a material consideration in the determination of planning applications.

The following National and Council Unitary Development Plan policies and policy documents are of particular relevance: -

- RG6 Action Area 6 Castlefields and Norton Priory
- BE1 General Requirements for Development
- BE2 Quality of Design
- GE10 Protection of Linkages in Greenspace Systems
- GE6 Protection of Designated Greenspace
- GE23 Protection of Areas of Special Landscape Value
- H3 Provision of Recreational Greenspace
- TP6 Cycling Provision as part of New Development

TP7 Pedestrian Provision as Part of New Development
TP12 Car Parking
PR14 Contaminated Land
TP17 Safe Travel for All
PR16 Development and Flood Risk

3.3 Halton Core Strategy (2012)

CS2 Presumption in Favour of Sustainable Development
CS12 Housing Mix
CS13 Affordable Housing is of particular relevance
CS18 High Quality Design
CS19 Sustainable Development and Climate Change
CS21 Green Infrastructure
CS23 Managing Pollution and Risk
CS24 Waste

3.4 Relevant SPDs

Castlefields and Norton Priory Action Area; New Residential Development SPD; Designing for Community Safety SPD; Draft Open Space Provision SPD are significant material considerations.

4. CONSULTATIONS

- 4.1 HBC Highways– No objection in principle
- 4.2 HBC Open Spaces – No objection in principle
- 4.3 HBC Contaminated Land – No objection in principle
- 4.4 United Utilities - No objection in principle
- 4.5 Natural England – Confirm no comments to make
- 4.6 HBC Major Projects - No objection in principle

5. REPRESENTATIONS

5.1 3 letters of representation have been received stating the following:

- Loss of Park/ Public Open Space/ green space
- Impact on character of the area
- Loss of habitat and impact on ecology
- That the development does not accord with the development plan
- That the proposal does not provide affordable housing
- That the applicant did not make purchasers aware of this development when they purchased a house on the earlier phase
- Construction noise and other impacts

- That roads and paths into the site would become busier and impact on houses fronting the access road
- Loss of view
- Potential highway safety issues

Bridgewater Canal Company Limited (BCCL) has submitted a letter stating that they raise no objection in principle but making a holding objection and raising queries on the following grounds:

- Has the assessment of the potential increase in the level of the lake taken account of all sources of water to the lake? BCCL would be concerned if there was potential for the lake to overtop and flows enter the Bridgewater Canal.
- That the applicant should demonstrate whether there are any outlets from the lake and what impact the surface water drainage proposals may have beyond the lake
- That in line with the Core Strategy new developments in the vicinity of the Canal should make the most of potential interfaces with the canal – visual, leisure, recreation, sustainable transportation and amenity. That the Council should give consideration to securing developer contributions towards the Canal corridor's ongoing enhancement and maintenance.

The issues raised by objectors and BCCL are addressed through the individual sections of the report.

5. ASSESSMENT

5.1 Principle, Loss of Greenspace and Impact on Area of Special Landscape Value

The site lies within Action Area 6 Castlefields and Norton Priory in the Halton Unitary Development Plan. Within that wider designation the site is designated as Green Space and as within Area of Special Landscape Value. A number of Proposed Greenways bound the site.

The Castlefields and Norton Priory Supplementary Planning Document (SPD - adopted September 2005) provides a planning framework for Action Area RG6. The SPD identifies the site as suitable for housing development (site ref 8076/14). The overall policy aim is to facilitate a prosperous and sustainable community within the residential neighbourhood of Castlefields. Redevelopment of green space and areas of undeveloped land to provide housing in lieu of demolished outdated dwellings and re-balancing the tenure mix forms an integral part of the Castlefields regeneration strategy. Reflecting the Masterplan desire for encouraging open market housing, SPD para 8.2.2 identifies the release of the Lakeside sites for residential development as an opportunity for encouraging diversification of tenure and different forms of home ownership.

Development on Greenspace

SPD para 8.2.5 which states “in order to provide an element of compensation for loss of open space... the site of the former Norton Priory School is proposed to be used for formal open space.” This work has been implemented and continues to be improved on an ongoing basis. Both the Castlefields Masterplan and SPD justify the need to release Lakeside for open market ‘step up’ housing. It is also important to recognise that the development of Lakeside has been off-set and compensated by a number of enabling works:

1. Creation of Phoenix Park

The site chosen for Phoenix Park covers 8 hectares and incorporates the remediation and ‘greening’ of a 5 hectare brownfield site previously occupied by a redundant secondary school and leisure centre. The site was derelict waste ground that attracted anti-social behaviour and was a general nuisance and eyesore. The selected location has the added benefit of serving and ‘connecting’ the two neighbourhoods of Castlefields and Windmill Hill. This is set out in Masterplan Projects HD18 & I11. Since opening in 2006, the Park has been successful and contributed to revitalising the local area, encouraging physical activity and improving the appearance of the general environment. The park is now an established and valued local amenity and forms parts of the wider Town Park green lung.

2. Town Park Lake Enhancement

In advance of the development of Lakeside, since 2008, the Council has undertaken a series of enhancement works to Town Park Lake to improve this environmental asset for the benefit of all users and integrate it into Phoenix Park. These measures include:

- Using mud track desire lines to create a new formal footpath that circumnavigates the Lake edge;
- Lake edge bank stabilisation works;
- Wetland aquatic planting and lake edge habitat restoration work;
- New fishing pegs (in partnership with Warrington Anglers);
- Creating a Lake Conservation Area comprising a no fishing zone, dipping platform, interpretation board and outdoor classroom.

These works have helped transform the lake from a magnet for anti-social behaviour into a safer, accessible and well-used amenity.

3. Town Brook Habitat Corridor

As part of the Phase 2 Lakeside development, the developer is due to undertake a package of enhancements to the existing landscape and watercourse of Town Park Brook which runs along the South-western boundary of the development site and feeds into the Lake. This area is currently overgrown and suffers from fly tipping. These works are aimed at

improving the aesthetic and habitat value of this corridor and includes improving the pedestrian bridge and revealing a sandstone ha-ha wall feature. This area will be retained as a public asset.

The site also falls within the wider area of Norton Wooded Parkland defined as an Area of Special Landscape Value in the Halton Unitary Development Plan. The Halton Landscape Character Appraisal (2008) provides an assessment of the landscape and visual character of the Borough and will provide part of the evidence base for the Local Development Framework (LDF). It is also intended to be used by the planning authority to aid development control decisions on planning applications and to guide landscape enhancement where funding and opportunities allow. Norton Wooded Parkland is defined as a central band of land set between high points at Halton Village/ Halton Castle and Windmill Hill. With a high proportion of woodland it forms a continuous network of formal and informal open space and provides a buffer between areas of housing.

The development of this site at Lakeside must however be viewed in the wider context of the Castlefields Regeneration. The development site is located on the edge of the designated Area of Special Landscape Value adjoining existing and earlier schemes of residential development. Phoenix Park which covers 8 hectares and incorporates the remediation and 'greening' of a 5 hectare brownfield site previously occupied by a redundant secondary school and leisure centre is located much more prominently within the central open part of the designated area. The park is now an established and valued local amenity and forms parts of the wider Town Park green lung. By greening the redundant brownfield site and creating a new high quality and useable green space it is considered that the development of green field land to deliver the 'Lakeside' residential scheme can be argued to have been appropriately mitigated by such an extensive programme of compensation and overall improvement to the designated area.

The site has been identified for development through the adopted Supplementary Planning Document. The area designated as green space is informal rough grassland only with groups of trees and whilst it does provide some amenity value it is considered, on balance, that the loss of the greenspace would not be significantly harmful to the wider area and must be considered in the context of the wider open space strategy for the area which has included substantial investment in the nearby Phoenix Park. It is also considered that any harm resulting from its loss would be far outweighed by the contribution of the scheme to the wider area regeneration strategy.

The Bridgewater Canal Company Limited (BCCL) has requested that developer contributions are sought towards the enhancement and maintenance of the nearby Bridgewater Canal. BCCL identify that Core Strategy Policy CS21 includes reference to "...using developer contributions to facilitate improvements to the quality, connectivity and multifunctionality of the Borough's green infrastructure network."

Appendix A to the adopted Provision of Open Space SPD sets out a calculation for contributions towards the improvement of the canal towpath where development is sited “within the locality” of the Bridgewater Canal.

Since the introduction of the CIL (Amendment) Regulations 2014 a planning obligation must comply with the three statutory tests that it must:

- (i) be necessary to make the development acceptable in planning terms;
- (ii) directly relate to the development; and
- (iii) be fairly and reasonably related in scale and kind to the development.

It is not considered that such a contribution would meet these tests and could not be secured in this case. According to the website of The Bridgewater Canal, the Runcorn section of the canal from Waterloo Bridge in Runcorn to Acton Bridge, Moore is listed under the completed sections of the Bridgewater Canal regeneration.

Any application for residential development at such a site would normally require developer contributions to compensate for the loss of open space, provision of off-site open space in accordance with adopted UDP Policy and the SPD. Given the unique nature of the development with the Council as landowner, the wider open space strategy and the role of the scheme in the wider regeneration of the area it is considered that an exception to policy can be justified in this case. This approach has been accepted through earlier grant of planning permissions for Phase 1 and Phase 2. The developer’s contribution to the localised improvements to the lakeside edge and footpath and to the Town Brook Corridor must also be taken into account.

5.2 Design Character and Amenity

The scheme proposes residential development consisting of 45 no. dwellings, roads and ancillary development being a mix of 2 and 3 bed dwellings at 2 and 2.5 storeys and designed as detached, semi-detached and mews format. The houses will be constructed predominantly of a mix of traditional brick and ridged tiled roofs taking reference from earlier phases of the Lakeside development by the same developer. The layout of the scheme has been heavily guided by a UU easement which crosses the site and efforts to achieve, as far as possible, outward facing properties overlooking the park and lake.

The scheme has been amended from that as originally submitted in accordance with officer recommendations. These amendments relate predominantly to detailing within the scheme to secure a better relationship between the development, the brook corridor and surrounding open space, boundary, landscape and details. The scheme as amended is considered to provide an opportunity to provide a quality development suited to the character of the site and in context with earlier residential developments in the area and the wider regeneration initiative.

Neighbours from the earlier phase have raised issue with respect to loss of view and that they were not informed of the potential phase 3 at the time they purchased their house. The latter is not a matter for the Planning Authority. Whilst loss of view is not considered a material consideration in its own right perception with respect to visual amenity, proximity and other residential amenity issues are considered capable of being material. In this case however, the proposed dwellings are approximately 50m away at the nearest point and are intervened by a reasonable dense wooded area and other areas of landscaping. It is not considered such an objection could be sustained in this case to justify refusal of planning permission.

5.3 Highways, Parking and Servicing

The Council's Highways Engineer has confirmed that no significant highway objections are raised in principle. The scheme as originally submitted raised a number of potential issues relating to design of the main access road, pedestrian links to the park and levels. The scheme as amended is considered to provide satisfactory resolution of these issues to ensure that adequate provision can be made for highway circulation, servicing and parking. It is considered necessary to restrict permitted development rights for frontage boundary treatments to allow control to be retained over highway visibility and to maintain the character of the street scene. It is considered that this can be secured by appropriately worded planning condition. Neighbours have raised issue with that road and paths into the site would become busier, impact on houses fronting the access road and potential highway safety issues. Likely traffic levels associated with 45 houses is not considered likely to result in such an increase in traffic or impact on highway safety so as to justify refusal of planning permission. The scheme includes provision to improve pedestrian access to the park. The Council's Highways Engineer raises no objection.

5.4 Contamination

The application is supported by a detailed site investigation report. This identified areas of made ground but no concentrations of potential contaminants in excess of their respective threshold levels. It advises that no further action is required in this regard. Special mitigation measures are anticipated to be required with respect to potential ground gas pending the results of ongoing monitoring. It is considered that this can be secured by planning condition as well as issues relating to discovery of any previously unidentified contamination and validation with respect to imported materials and top soil. At the time of writing detailed comments of the Council's Contaminated Land Officer are outstanding. No objection is anticipated in principle however. Members will updated as required.

5.5 Trees and Non-Conformity with the Castlefields Tree Strategy

In response to residents' concerns about the perceived impact of the Regeneration Programme on the tree population within the neighbourhood, the Council developed a Tree Strategy. Adopted in January 2008, the

Castlefields Tree Strategy recognises the importance of trees as part of the environmental capital of Castlefields and provides a strategy for maintaining a sustainable tree population within the neighbourhood.

In respect of new development, The Strategy seeks to ensure that development schemes make provision for retaining the best of existing trees and provide for new tree planting to compensate for any that have to be felled. Supporting text clarifies that through informed decision making, established trees must be given due regard so that the most important of them are retained within new development sites as far as is practicable. This will be informed by detailed tree surveys and arboricultural implication studies.

In respect of replacement tree planting it states that “In cases where tree felling is unavoidable, suitable replacement planting should take place at a minimum rate of two for one”.

Both the established Masterplan and SPD acknowledge that the regeneration of the area can only be realised with the release of some open space for development, which by their nature have a high concentration of trees.

As part of the creation of Phoenix Park, 550 new trees were planted within the Park boundary in 2005 and are now maturing. A further planting programme was undertaken in 2014 with an additional 105 trees planted to enhance the existing woodland structure within the Park. This process of new tree planting will continue as the new Park continues to mature and evolve.

The application is supported by and Arboricultural Impact Assessment (AIA). This identifies 26 individual trees; 9 tree groups; and parts of a further 2 groups (totalling 0.4 ha) would be removed to facilitate the development proposals. . Many of these are identified as generally low quality trees. There are however several very large trees which will be removed to facilitate the development including three moderate quality trees. None are covered by Tree Preservation Order or considered worthy of such statutory protection.

The AIA states that “due to the extent of proposed tree removal and the location within an area frequented by the public, the impact of development on the amenity and landscape value provided of existing trees will be high. In terms of individual tree quality however, new tree planting could provide a stock of equal value in the short to medium term subject to an appropriate quantum being provided. Tree cover outside but immediately adjacent to the site will remain ensuring some continuity of well-established maturing trees.”

It is not feasible to provide the full tree replacement within the site boundary due to the limited site area, extent of housing and hard surfacing. Trees have been proposed for planting in locations which are suitable for the layout The Council’s adopted Castlefields Tree Strategy seeks to achieve replacement tree planting at a ratio of 2 for 1. This is however currently being reviewed by the Council’s Open Spaces Officers as the strategy makes no provision for replacement based on the quality of the trees being lost or practical consideration of the quality and maturity of trees to be replanted. Space for replacement planting within the immediate area is also now becoming limited given past planting undertaken. As the Council is the land owner in this case

discussions are ongoing between Officers responsible for the sale and Open Spaces to secure a proportion of the receipt from the land sale to be allocated for replacement tree planting in the area and better management of trees to be retained to be undertaken by Halton Borough Council Open Spaces.

Whilst the trees to be lost are considered to have amenity value and the loss of trees is regrettable, it is not considered possible to retain the trees. Securing financial contribution from the land sale to provide replacement planting and maintenance is considered appropriate mitigation for such loss. It is also considered that the wider benefits of the scheme could be argued to outweigh any harm resulting from the loss especially in the context of the wider regeneration proposals for the Castlefields area.

Members do need to be aware however that the scheme is unlikely to result in replacement planting on a 2 for 1 basis and will not therefore be in accordance with the Castlefields Tree Strategy.

5.6 Affordable Housing

Policy CS13: Affordable Housing of the emerging Core Strategy seeks to secure 25% of total residential units for affordable housing provision. The scheme proposes 100 per cent open market housing and therefore fails to comply with this policy requirement. It must be noted that an aspiration of the Castlefields regeneration strategy is to provide a broader mix of housing tenure. Reflecting the Masterplan desire for encouraging open market housing, SPD para 8.2.2 identifies the release of the Lakeside sites for residential development as an opportunity for encouraging diversification of tenure and different forms of home ownership. The proposals are considered to make a valuable contribution to this aim and it is therefore considered that an exception to the development plan can be justified in this case.

5.7 Flooding

As the site area is over 1 hectare the application is supported by a Flood Risk Assessment. The site itself is considered to be at low risk of flooding but efforts are required to ensure that the proposed development does not impact unduly on drainage and flooding elsewhere. It is proposed that the surface water from the development will be attenuated before being drained to the existing watercourse located to the north west which in turn discharges to the existing fishing lake. The report acknowledges that some surface water will drain naturally direct to the lake. The report originally submitted with the application predicted that such this discharge would cause an increase in the level of the lake of approximately 23mm which the report claims to be “a negligible increase”.

Bridgewater Canal Company Limited (BCCL) has raised queries regarding the potential for the lake to overtop and for flows to enter the Bridgewater Canal and whether all outlets to the lake have been fully considered through the assessment. A detailed response on these points is being prepared by the applicant. BCCL have also requested clearer topographical information which

is awaited from the applicant and will be provided upon receipt. Members will be updated in this regard.

The Council's Drainage Engineer acting for the Lead Local Flood Authority has however advised taking a risk based approach, a 23mm increase in the level of the pond for a 1 in 100 + 40% is a low offsite flood risk and that no objection is raised.

Since that time the FRA has been updated to take account of the amendments required to the scheme. This latest version of the FRA predicts a substantially lower increase in levels of the lake of 4mm for a 1 in 100 + 40% event. Whilst updated comments are awaited from BCCL and the LLFA, it is not considered that refusal of planning permission could be sustained on this basis.

5.8 Ecology

The application is supported by an ecological assessment. This identifies the site as predominantly amenity grassland, with broad-leaved woodland, running and standing water and areas of hard-standing. Priority Woodland Habitat is present within the south of the site and adjacent to the site boundary and should be retained within the proposals where possible. According to the submitted survey information approximately 750m² of this woodland will be lost. Issues relating to replacement tree planting are addressed under the "Trees and Non-Conformity with the Castlefields Tree Strategy" section of this report.

The report advises that there are records of badgers within 1km of the site but no evidence of badgers was found during the survey. No roosting opportunities were noted for bats within the trees on the site but bat boxes will be installed on new builds within the site to enhance roosting habitat for these species. This habitat provides linear features which could be valuable for commuting and foraging bats. Some of this woodland will be lost but the report states that compensatory planting will be of benefit to bats.

It is advised that the loss of woodland habitat will reduce nesting opportunities for birds at the site but compensatory planting will offset this loss. Sensitive work programming is advised to minimise impacts to nesting birds. In addition, bird boxes will be installed. The woodland on the site may provide suitable foraging and sheltering habitat for hedgehogs. Enhancement opportunities for this species are outlined within the report.

The report also identifies potential for biodiversity and habitat creation opportunities. It is considered that these matters can adequately be secured through appropriately worded planning condition. The report has been updated in response to comments received from the Council's retained adviser on ecology matters and their revised comments are outstanding. Members will be updated accordingly.

5.9 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. CONCLUSIONS

The scheme will continue the on-going redevelopment and regeneration of the area completing the final phase of the Lakeside development as identified in the Castlefields and Norton Priory SPD. Whilst the submitted scheme as originally submitted raised a number of issues with respect to layout design, levels, landscaping and highway and pedestrian links these are considered to have been successfully resolved by amendment to the scheme. Final responses on outstanding consultation are awaited but it is considered that these outstanding issues can be resolved and members will be updated accordingly. The scheme is considered to offer a high quality of development suited to the character of the site and the wider area and it is considered that the scheme is in accordance with Development Plan policy, and the Castlefields Masterplan and SPD, which are significant material considerations in the assessment of this scheme.

7. RECOMMENDATIONS

Approve subject to conditions.

8. CONDITIONS

1. Standard 3 year permission (BE1)
2. Condition specifying approved/ amended plans (BE1)
3. Requiring submission and agreement of a Construction Management Plan (BE1)
4. Conditions requiring site and finished floor levels, external building materials, landscaping and boundary treatment to be carried out as approved (BE1/2)
5. Requiring development be carried out in accordance with advice and recommendations of the submitted ecology report (GE21)
6. Requiring development be carried out in accordance with the Aboricultural Impact Assessment and mitigation measures contained therein (BE1)
7. Wheel cleansing facilities to be submitted and approved in writing. (BE1)
8. Construction and delivery hours to be adhered to throughout the course of the development. (BE1)
9. Vehicle access, parking, servicing etc to be constructed prior to occupation of properties/ commencement of use. (BE1)
10. Requiring submission and agreement of hard surfacing materials (BE1)
11. Requiring submission and agreement of lighting details including measures to minimise light spill and minimise impact on bats (GE21)

12. Conditions relating to contamination including relating to unidentified contamination, validation of imported material/ topsoil and ground gas protection. (PR14)
13. Conditions relating to tree protection during construction (BE1)
14. Restricting Permitted Development Rights for fences, walls etc (BE1).
15. Submission and agreement of biodiversity enhancement features including native wildlife friendly planting, bird/ bat nest boxes and insect house (BE1 and GE21)
16. Requiring development be carried out in accordance the submitted FRA (PR16).

9. 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

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.