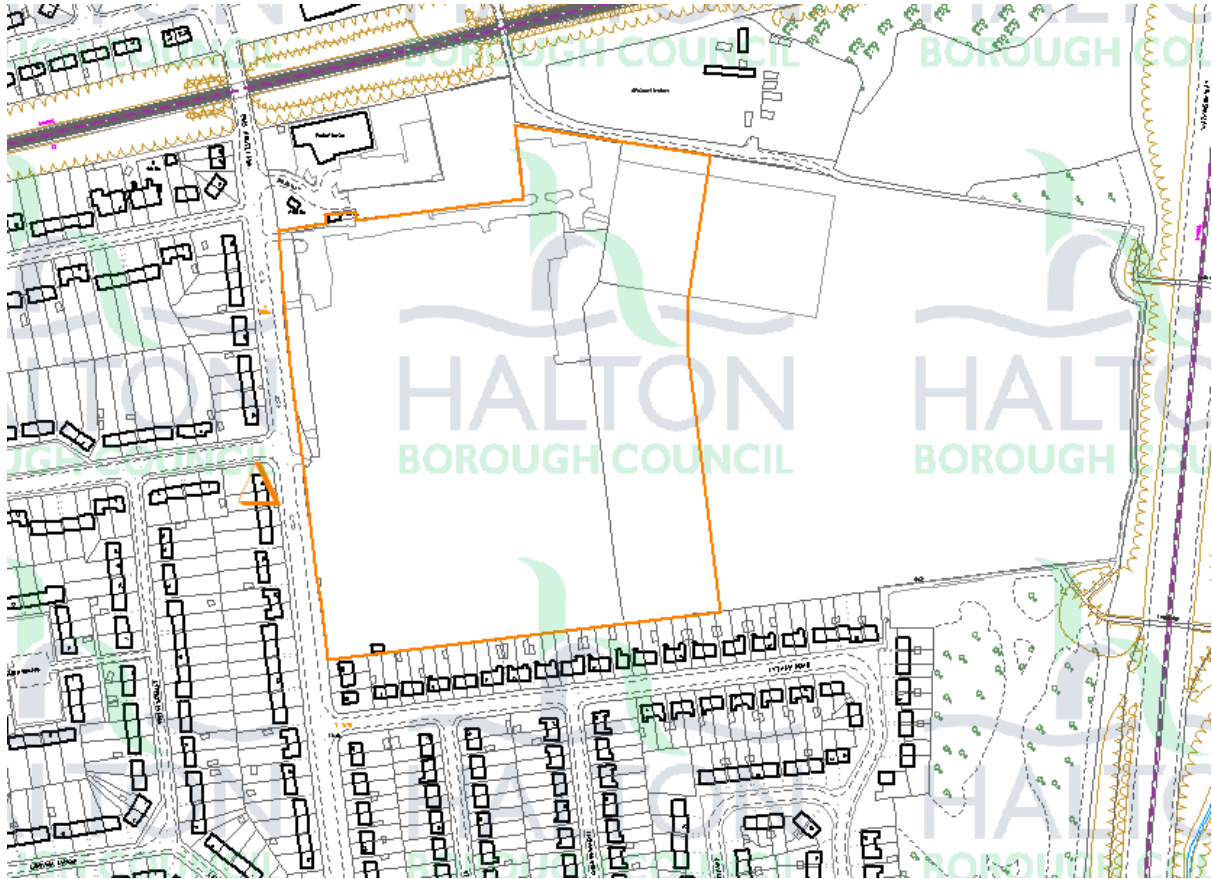


<b>APPLICATION NO:</b>	15/00551/FUL
<b>LOCATION:</b>	Former Fairfield High School Site, Peel House Lane, Widnes.
<b>PROPOSAL:</b>	Proposed development comprising 162 no. dwellings with associated access roads, landscaping and infrastructure.
<b>WARD:</b>	Appleton
<b>PARISH:</b>	None
<b>AGENT(S) / APPLICANT(S):</b>	Miller Homes Ltd – North West.
<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)	Greenspace – School Playing Fields.
<b>DEPARTURE</b>	Yes
<b>REPRESENTATIONS:</b>	Two representations received from the publicity given to the application.
<b>KEY ISSUES:</b>	Principle of Residential Development, Development on a designated Greenspace, Design, Amenity, Affordable Housing, Highways, Open Space, Access, Drainage, Flood Risk & Ecology.
<b>RECOMMENDATION:</b>	The application is recommended for approval subject to the conditions suggested.
<b>SITE MAP</b>	



## **1. APPLICATION SITE**

### **1.1 The Site**

The site subject of the application is part of the Former Fairfield High School Site which is located on Peel House Lane in Widnes. The former school buildings which were located in relative close proximity to the Peel House Lane frontage have now been demolished. The site is now vacant. The site is designated as being within a Greenspace – School Playing Fields on the Halton Unitary Development Plan Proposals Map. The application site includes the western part of the former school site which directly fronts onto Peel House Lane and includes the location of the former school buildings as well as part of the school playing field previously used for both formal and informal recreation.

The surrounding area is predominantly residential with other notable features being the Beaconsfield Primary Care Centre on Bevan Way to the north of the site and the A557 – Watkinson Way located to the east of the site.

## **2. THE APPLICATION**

### **2.1 The Proposal**

The application proposes the development of 162no. dwellings with associated access roads, landscaping and infrastructure.

Access would be gained by a new road which would run from Peel House Lane. This is subject to a separate planning application (15/00552/FUL).

## 2.2 Related Planning Applications

This application has been submitted at the same time as two other planning applications which also relate to the overall redevelopment of the former Fairfield High School Site.

- 15/00552/FUL – Proposed construction of access road providing access to cemetery and housing development.
- 15/00553/HBCFUL – Proposed construction of a new cemetery, access road and maintenance depot with associated infrastructure.

## 2.3 Documentation

The planning application is supported by the following plans and documents:

- Site Location Plan;
- Design and Access Statement;
- Planning Layout;
- Route of Build Plan;
- Streetscenes;
- House Types;
- Landscape Layout;
- Tree Constraints Plan;
- Tree Survey Report;
- Ecology Report;
- Assessment of the potential of the trees for bats;
- Phase 2 Intrusive Investigation;
- Supplementary Site Investigation;
- Remediation Strategy;
- Transport Assessment;
- Travel Plan;
- Swept Path Analysis;
- Visibility Check;
- Driveway Access Analysis;
- Drainage Strategy;
- Proposed Drainage Layout;
- External Works Plan;
- Flood Risk Assessment;
- Noise Impact Assessment;
- Air Quality Assessment;

### **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 allocated as a Primarily Residential Area 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;
- BE22 Boundary Walls and Fences;
- GE6 Protection of Designated Green Space;
- GE9 Redevelopment and Changes of Use of Redundant School Buildings;
- GE12 Protection of Outdoor Playing Space for Formal Sport and Recreation;
- GE21 Species Protection;
- GE27 Protection of Trees and Woodland;
- PR1 Air Quality;
- PR8 Noise Sensitive Developments;
- PR14 Contaminated Land;
- PR16 Development and Flood Risk;
- TP1 Public Transport Provision as Part of New Development;
- TP6 Cycle Provision as Part of New Development;
- TP7 Pedestrian Provision as Part of New Development;
- TP12 Car Parking;
- TP14 Transport Assessments;
- H3 Provision of Recreational Greenspace.

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

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

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

- CS12 Housing Mix;
- CS13 Affordable Housing;
- CS15 Sustainable Transport;
- CS18 High Quality Design;
- CS19 Sustainable Development and Climate Change;
- CS23 Managing Pollution and Risk.

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

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

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

## 4. CONSULTATIONS

### 4.1 Highways and Transportation Development Control

No objection to the proposed development subject to conditions.

### 4.2 Lead Local Flood Authority

The Planning Practice Guidance (PPG) requires applicants for planning permission to discharge surface water runoff according to a hierarchy of runoff destinations. The PPG states that 'sustainable drainage systems should be provided unless demonstrated to be inappropriate' and 'the aim should be to discharge surface run off as high up the hierarchy of drainage options as reasonably practicable.' The hierarchy for surface water runoff destinations is as follows:

- into the ground (infiltration);
- to a surface water body;
- to a surface water sewer, highway drain, or another drainage system;
- to a combined sewer.

Investigation of the alternative runoff destinations that may be available to the site needs to be demonstrated to comply with the above hierarchy.

A response which demonstrates this is awaited from the applicant.

### 4.3 Environmental Health – Ground Contamination

No objection to the proposed development subject to the attachment of a condition which secures the submission of a remediation completion report.

#### 4.4 Environmental Health

The Air Quality Assessment indicates that there will be an increase in nitrogen dioxide at the bottom end of Peel House Lane where we currently have an air quality management area. It is recommended that all houses are provided with an electrical vehicle charging point to mitigate the air quality impact on sensitive receptors within the air quality management area. This should be secured by condition.

The Noise Impact Assessment indicates that the majority of properties will be able to comply with the internal noise levels specified in BS8233 with windows both open and closed. The exception to this is those properties with bedrooms with a direct line of sight to Peel House Lane. It is acknowledged that this unlikely to be achieved without significant changes to the proposed layout.

#### 4.5 Open Spaces Officer – Trees

The site contains no TPO's and does not fall within a Conservation Area. The site contains trees and small areas of scrub and therefore any vegetation clearance works should consider nesting birds.

#### 4.6 Merseyside Environmental Advisory Service

The application is accompanied by an ecological survey report in accordance with Local Plan policy CS20 (*Ecological Appraisal - Land off Peel House Lane, Widnes, Cheshire, Leigh Ecology Ltd, 6 October 2015, DEP/15-006*). Notwithstanding the conclusions of the survey report regarding bats and trees, they advise that the survey is acceptable and will be forwarded to Cheshire Record via Merseyside BioBank. Further information on the bat roosting potential of the trees was requested at this point and has since been provided with the conclusion that the seven trees are Category 3 (trees with no potential to support bats). They advise that further bat surveys will not be required in relation to this application and the Council does not need to consider the proposals against the three tests (Habitats Regulations).

Conditions which secure an ecological mitigation strategy, bird nesting boxes and breeding bird protection, waste audit and a Construction Environmental Management Plan are suggested.

#### 4.7 Environment Agency

They confirmed that they have no comments to make on this application.

#### 4.8 Sport England

The cemetery proposal was subject to a similar application in 2014 (14/00633). It is this application that primarily impact on the playing field area but Sport England raised no objection, satisfied that the school playing field was surplus to requirements in the light of the Playing Pitch Strategy and that

elements of pitch provision had be re-provided off site to meet curricular needs elsewhere (therefore meeting Exceptions E1 and E4 of our policy to protect playing fields).

The new cemetery proposal (15/00553) has a similar impact and the housing development (15/00551) affects primarily the built element of the old school site. The access and infrastructure proposals are largely integral to the two developments (15/00552). Overall the proposals do not increase/change the impact on playing fields and our position relating to application 14/00633 is applicable to all three applications.

Further to the above assessment, Sport England does not wish to raise an objection to any of the three applications on the basis that they will meet Exceptions E1 and E4 of our policy and are compliant with NPPF Par. 74 for the same reasons.

## **5. REPRESENTATIONS**

5.1 The application has been advertised by a press advert in the Widnes & Runcorn Weekly News on 26/11/2015, two site notices posted on Peel House Lane and one site notice posted on Lytham Road on 26/11/2015 and 96 neighbour notification letters sent on 19/11/2015.

5.2 Following the receipt of further supporting documentation, 96 neighbour notification letters were sent on 27/01/2016.

5.3 Two representations have been received from the publicity given to the application. A summary of the issues raised is below:

- The overall development will leave 3 properties surrounded by roads (Peel House Lane to the front, Lytham Road to the left and the new access road to the right).
- The noise and disruption during construction would be unbearable.
- Why couldn't the access be positioned at the northern side of the site?
- The decision should be made by the Committee.
- What will the construction hours be?
- The Maintenance Depot would now be closer to residential properties creating more noise and disturbance.
- Neighbouring properties will suffer from traffic noise as a result of the position of the new access road.

## **6. ASSESSMENT**

### **6.1 Requirement for Development**

The Design and Access Statement states that the residential development forms part of a wider scheme at the Fairfield High School site. The basis and driver for which is to provide a new cemetery for Widnes. The cemetery would be situated on the rear of the site with the residential to the frontage. The current cemetery at Birchfield Road is almost at capacity, the former

Fairfield High School site was identified as the most appropriate site for a new Widnes Cemetery as it is central, easily accessible and within the ownership of the Council. In order to meet the required delivery date of Summer 2016 for the operation of a new cemetery, preparatory work has been undertaken by Halton Borough to progress the cemetery development.

In the absence of any internal or external budget for the works the sale of the frontage of the site for residential would enable the cemetery work by providing a capital receipt for both the cemetery and necessary transport links, in addition to the advance work already undertaken including demolition, investigation and design. The Council has also undertaken the necessary process for an alternative use of the school site and playing pitches under Section 77 of the Academies Act 2010. As dictated by this process an element of the capital receipt would be used to improve educational facilities specifically at Fairfield Infant and Primary School. The process was completed in October 2014.

## 6.2 Development on a designated Greenspace

Within Policy GE6 of the Halton Unitary Development Plan, there is a presumption against development within a designated greenspace unless it is ancillary to the enjoyment of the greenspace.

There are exceptions set out in the policy where the loss of amenity land is adequately compensated for.

Exception (d) states that “In all exceptional cases there would have to be clear and convincing reasons why development should be permitted or that loss of amenity value could be adequately compensated”.

A significant percentage of the proposed residential development would be located on the location of the former schools buildings adjacent to the site frontage and there is provision within Policy GE9 of the Halton Unitary Development Plan for redevelopment of these areas of redundant school buildings on the condition that they cover a similar built area and of a similar bulk. Part of the residential proposal is considered acceptable in principle having regard for Policy GE9.

In respect of the remainder of the residential proposal which would encroach onto designated greenspace, the requirement for the development is set out in paragraph 6.1 and the delivery of a new cemetery for Widnes is of key importance for the borough and the proposed residential development is enabling development to ensure that this provision is delivered. This is considered to be a clear and convincing reason why the development should be permitted in compliance with exception (d) within Policy GE6.

The proposal is therefore considered to be compliant with Policy GE6 of the Halton Unitary Development Plan.



### 6.3 Protection of Outdoor Playing Space for Formal Sport and Recreation

Paragraph 74 of the National Planning Policy Framework (NPPF) sets out the national planning policy in relation to open spaces and sports and recreational buildings and is set out below.

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Policy GE12 of the Halton Unitary Development Plan outlines the presumption against the loss of outdoor playing space for formal sport and recreation.

Sport England is a statutory consultee on all planning applications which affect playing field land. Sport England raises no objection and they are satisfied that the school playing field is surplus to requirements in the light of the Playing Pitch Strategy and that elements of pitch provision had been re-provided off site to meet curricular needs elsewhere (therefore meeting Exceptions E1 and E4 of their policy to protect playing fields).

The proposal would inevitably result in the loss of the outdoor playing space for formal sport and recreation.

The closure of Fairfield High School in 2013 was as a result of the amalgamation of Fairfield High School and Wade Deacon High School. Wade Deacon High School benefitted from the Government's Building Schools for the Future programme with the new facilities opening in April 2013 which coincided with the closure of Fairfield High School. The new facilities included upgraded sports pitches and a new 6 court sports hall.

Wade Deacon High School now benefits from enhanced facilities but this would not provide replacement provision in terms of quantity for that which would be lost.

As referred to above, stipulation of the release of the site for non-educational development by the Secretary of State in relation to the Section 77 of the Academies Act 2010 would secure the provision of a new all-weather playing pitch at the nearby Fairfield Infant and Junior School which would be a further enhancement to facilities in the area.

As the proposal would not result in replacement provision in terms of quantity and size, the proposal has demonstrated that the land is surplus to requirements through a Playing Pitch Strategy to accord with both paragraph

74 of the National Planning Policy Framework and Policy GE12 of the Halton Unitary Development Plan.

#### 6.4 Highway Considerations

As previously stated, the access road from Peel House Lane to the residential development is under consideration by application 15/00552/FUL and the subsequent granting of this application would need to be subject to a condition which secures that the access road is implemented prior to the first occupation of any dwelling house which is not accessed directly from Peel House Lane.

The application site is located within the urban area with the surrounding area having a wide range of facilities and attractions to serve residents needs with walk and cycle distance. It is inevitable that the development would have some impact on traffic levels in the locality, however given the scale of the development the application is accompanied by a Transport Assessment to demonstrate the suitability of the proposal from a highway perspective.

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

There is a Greenway located to the north east of the site and the proposed layout has made provision for a 3m wide footway / cycleway which would provide the necessary link to the Greenway to improve access for pedestrians and cyclists.

The layout also makes provision for two pedestrian links to the proposed cemetery via the main access road (being considered by application 15/00552/FUL) and through the centre of the application site to a pedestrian gate which could be used as a secondary access to the cemetery in the future.

Based on the size of the development, emergency access provision is made on the northern side of the site which is considered appropriate.

In terms of car parking, there is sufficient provision across the scheme to accord with the Unitary Development Plan requirement of 2 spaces per dwelling for family dwellings. The scheme comprises of a mix between 2, 3 and 4 bedroomed properties with all provision being in curtilage. Garage dimensions are 6m x 3m to ensure that their usability for the storage of a car is not compromised.

No cycle parking is proposed for the houses other than those with garages, however there is sufficient space within the curtilage of each property to provide such provision if the occupier of the dwelling requires this.

To ensure the development is carried out in an appropriate manner, it is considered reasonable to attach a condition which secures the submission of a construction management plan and its subsequent implementation.

Based on all the above, the proposal is considered to be acceptable from a highway perspective compliant with Policies BE1, TP6, TP7, TP12 & TP 14 of the Halton Unitary Development Plan and Policy CS15 of the Halton Core Strategy Local Plan.

## 6.5 Layout

The scheme has generally been designed having regard for the privacy distances for residential development set out in the Design of Residential Development Supplementary Planning Document and the resultant relationships are considered to be acceptable in terms of both light and privacy.

The site is constrained by the Vyrnwy Aqueduct which runs through the site and the associated easement. This has allowed for a well overlooked pedestrian route to be created through the development which has the potential to be a secondary pedestrian access point to the proposed cemetery in the future.

In terms of creating active frontages, some attempts have been made to create dual aspect properties on corner plots which have regard to the two frontages. The development site has a direct frontage with Peel House Lane and a varied and active frontage is proposed.

With regard to private outdoor space, the Design of Residential Development Supplementary Planning Document states that houses having 2 bedrooms shall have a minimum private outdoor space of 50sqm per unit with properties with 3 bedrooms having a minimum private outdoor space of 70sqm per unit and properties with 4 bedrooms having a minimum private outdoor space of 90sqm per unit. The scheme has been designed so that it generally accords with this standard and would ensure that each house has a usable private outdoor space.

In terms of Housing Mix, the proposal seeks to deliver a range of property sizes including 2, 3 and 4 bedroom properties with the property types. In terms of tenure, all the properties would be market housing. Affordable housing is to be considered at paragraph 6.11. There is considered to be properties to meet a variety of needs on site.

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

## 6.6 Scale

The scheme comprises of a mixture between two and two and a half storey buildings which are a mixture of mews, semi-detached and detached properties. It is considered that this reflects the character of the area and the proposed development would not appear out of character with the locality.

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

## 6.7 Appearance

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

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

## 6.8 Landscaping & Trees

The application is accompanied by some indicative landscape proposals. A fully specified scheme is currently awaited. It is considered reasonable to attach a condition which secures the submission of a detailed scheme for approval and its subsequent implementation and maintenance.

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

## 6.9 Site Levels

Some proposed levels are indicated on the proposed planning layout which appears to result in acceptable relationships.

There is a note stating that these are currently indicative so it is considered reasonable to attach a condition which secures the submission of existing and proposed levels for approval.

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

## 6.10 Flood Risk & Drainage

The application site is located in Flood Zone 1 and is therefore in an area which is at low risk from flooding. As the site is in excess of 1ha in area, in order to accord with the National Planning Policy Framework, the application is accompanied by a site-specific flood risk assessment.

The conclusion of the site-specific flood risk assessment is that there are no grounds for objection to the proposed redevelopment on the basis of flood risk providing that the recommendations in the report are followed.

The Planning Practice Guidance (PPG) requires applicants for planning permission to discharge surface water runoff according to a hierarchy of runoff destinations. The PPG states that 'sustainable drainage systems should be provided unless demonstrated to be inappropriate' and 'the aim should be to discharge surface run off as high up the...hierarchy of drainage options as reasonably practicable.' The hierarchy for surface water runoff destinations is as follows:

- into the ground (infiltration);
- to a surface water body;
- to a surface water sewer, highway drain, or another drainage system;
- to a combined sewer.

Investigation of the alternative runoff destinations that may be available to the site needs to be demonstrated to comply with the above hierarchy. This is currently awaited.

Once the necessary confirmations have been received, the proposal would then be compliant with Policy PR16 of the Halton Unitary Development Plan and Policy CS23 of the Halton Core Strategy Local Plan. The implementation of an appropriate drainage scheme for the site should be secured by condition.

#### 6.11 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.

The proposed scheme would exceed this threshold, however no affordable housing is proposed. Based on the requirement for development set out in paragraph 6.1, this proposal is enabling development for the cemetery and the requirement for affordable housing would reduce the value of land thus resulting in the requirement for a larger parcel of land to be sold to deliver the necessary funds required to deliver the project.

#### 6.12 Open Space

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

The proposed scheme does not proposed any on-site recreational greenspace to accord with the policy requirement, however it is noted that the site is located in close proximity to Victoria Park which a substantial facility for formal and informal recreation. Based on the requirement for development

set out in paragraph 6.1, this proposal is enabling development for the cemetery and the requirement for on-site recreational greenspace would reduce the value of land thus resulting in the requirement for a larger parcel of land to be sold to deliver the necessary funds required to deliver the project.

#### 6.13 Ground Contamination

The application is accompanied by a Phase 2 Intrusive Investigation, Supplementary Site Investigation and a Remediation Strategy.

The Contaminated Land Officer raises no objection to the proposed development subject to the attachment of a condition which secures the submission of a remediation completion report.

The proposal is considered to be compliant with Policy PR14 of the Halton Unitary Development Plan.

#### 6.14 Air Quality

The application is accompanied by an Air Quality Assessment.

The Council's Environmental Health Officer has commented that the Air Quality Assessment indicates that there will be an increase in nitrogen dioxide at the bottom end of Peel House Lane where there is currently an air quality management area.

It is recommended that all houses are provided with an electrical vehicle charging point to mitigate the air quality impact on sensitive receptors within the air quality management area to ensure compliance with Policy CS23 of the Halton Core Strategy Local Plan.

The introduction of facilities for charging plug-in and other ultra-low emission vehicles should be designed into developments where practical as stated in paragraph 35 of the NPPF and further supports this being incorporated into this development. A scheme which looks at the incorporation of facilities for charging plug-in and other ultra-low emission vehicles should be secured by condition.

#### 6.15 Noise

The application is accompanied by a Noise Impact Assessment.

The Noise Impact Assessment indicates that the majority of properties will be able to comply with the internal noise levels specified in BS8233 with windows both open and closed. The exception to this is those properties with bedrooms with a direct line of sight to Peel House Lane. The Environmental Health Officer has acknowledged that this unlikely to be achieved without significant changes to the proposed layout and the creation of an active frontage to the development site as viewed from Peel House Lane is important. The Noise Impact Assessment recommends the use of an

alternative ventilation system for the dwellings which have direct line of sight to Peel House Lane in the interest of controlling internal noise levels. Based on this it is considered that a condition which secures the submission of a scheme which details an alternative ventilation system for those properties which have bedrooms with a direct line of sight to Peel House Lane.

The imposition of the suggested condition would ensure that the proposal is compliant with Policy PR8 of the Halton Unitary Development Plan.

#### 6.16 Biodiversity

The application is accompanied by an Ecological Appraisal and further information on the bat roosting potential of the trees.

Our Ecological Advisor – Merseyside Environmental Advisory Service have advised that the survey work undertaken is acceptable.

Conditions have been suggested in relation to an ecological mitigation strategy, bird nesting boxes and breeding bird protection.

The proposal is compliant with Policy GE21 of the Halton Unitary Development Plan.

#### 6.17 Sustainable Development and Climate Change

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

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

#### 6.18 Waste Prevention/Management

Policies WM8 and WM9 of the Joint Merseyside and Halton Waste Local Plan are applicable to this application. In terms of waste prevention, a construction management plan would deal with issues of this nature and based on the development cost, the production of a Site Waste Management Plan would be required. In terms of waste management, there is sufficient space within the site to ensure that any waste generated by the cemetery use is dealt with appropriately.

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

With most forms of development, there will inevitably be some form of disruption during construction. In order to manage this in an appropriate manner, conditions which restrict the hours of construction and require the submission of a construction management plan for approval.

This application has been submitted by Miller Homes based on a layout which they would like to build and it has to be considered on its merits.

## **7. CONCLUSIONS**

It is noted that the existing cemetery in Widnes is nearing full capacity and a new burial ground in the town is urgently needed.

The purpose of this application for residential development is enable funds to be raised for the implementation of a new cemetery, necessary transport links, in addition to the improved educational facilities specifically at Fairfield Infant and Primary School as dictated by the release for non-education use under Section 77 of the Academies Act 2010.

In relation to the protection of outdoor playing space for formal sport and recreation, Sport England raises no objection and they are satisfied that the school playing field is surplus to requirements in the light of the Playing Pitch Strategy and that elements of pitch provision had be re-provided off site to meet curricular needs elsewhere.

The site is located in a sustainable location and has demonstrated suitable access by a variety of different means. The layout demonstrates sufficient space for movement within the site as well as an appropriate level of car parking.

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

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

The application is recommended for approval subject to conditions.

## **8. RECOMMENDATIONS**

The application is recommended for approval subject to the conditions suggested.

## **9. CONDITIONS**

1. Time Limit – Full Permission.
2. Approved Plans.
3. Submission of Proposed Site Levels (Policy BE1)
4. Facing Materials to be Agreed (Policies BE1 and BE2)
5. Submission of Detailed Soft Landscaping Scheme, implementation and subsequent maintenance - (Policy BE1)



6. Implementation of Submitted Hard Landscape and Boundaries Layout and subsequent maintenance - (Policy BE1)
7. Breeding Birds Protection – (Policy GE21)
8. Hours of Construction – (Policy BE1)
9. Removal of Permitted Development – All Dwellings – (Policy BE1)
10. Submission of a Construction Environmental Management Plan - (Policy BE1)
11. Implementation of Remediation Method Statement and submission of a completion report - (Policy PR14)
12. Provision & Retention of Parking for Residential Development (Curtilage) – (Policy BE1)
13. Retention of Garages – (Policy BE1)
14. Implementation of Site Access from Peel House Lane (linked to application 15/00552/FUL) – (Policy BE1)
15. Implementation of Access and Servicing Provision – (Policy BE1)
16. Traffic Calming Scheme – (Policy BE1)
17. Off Site Highway Works Scheme – (Policy BE1)
18. Submission of Drainage Strategy for approval and subsequent implementation – (Policy PR16)
19. Scheme for Electrical Vehicle Charging Points – (Policy CS23)
20. Noise Mitigation Measures Scheme – (Policy PR8)
21. Scheme for Bird Nesting Boxes – (Policy GE21)
22. Ecological Mitigation Strategy – (Policy GE21)
23. Submission of a Waste Audit – (Policy WM8)

#### Informatives

1. Highway Informative – S38 / S278/184.
2. United Utilities Informative.
3. European Protected Species.

## **10. 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.