

LAND OFF LAMPHOUSE WAY, WOLSTANTON
MR MARK ELLIS – MARKDEN HOMES

22/00796/FUL

The application seeks full planning permission for the erection of 43 no. dwellings at land off Lamphouse Way, Wolstanton.

The application site, of approximately 1.39 hectares in extent, falls within the urban area of the Borough as indicated on the Local Development Framework Proposals Map.

The statutory 13 week determination period for this application expired on the 26th June and an extension of time has been agreed to the 15th December 2023.

RECOMMENDATIONS

A. Subject to the applicant first entering into a Section 106 obligation by 26th January 2024 to secure 25% affordable housing and financial contributions of £239,847 towards off-site public open space and £10,000 towards travel plan monitoring,

PERMIT the application subject to conditions relating to the following matters:-

- 1. Standard time limit for commencement of development**
- 2. Approved plans**
- 3. Facing and roofing materials**
- 4. Boundary treatments**
- 5. Hardstandings**
- 6. Landscaping Scheme**
- 7. Waste collection and storage arrangements**
- 8. Offsite highway scheme for new access arrangement**
- 9. Submission of visibility splay details**
- 10. Travel Plan is to be implemented, and annual reports for the progress in promoting sustainable measures will then be provided to the LPA**
- 11. Hard surfaces to be used for private/shared driveways**
- 12. Provision of cycle storage areas**
- 13. Details of surface water drainage for parking and turning areas**
- 14. Joint Highway Survey of Great Row View and Lamphouse Way**
- 15. Construction Method Statement**
- 16. Electric vehicle charging provision**
- 17. Construction and demolition hours**
- 18. Land contamination investigations and mitigation measures**
- 19. Details of proposed piling operations**
- 20. Submission of an updated Air Quality Assessment**
- 21. Submission of air quality standard mitigation measures**
- 22. Design measures and a noise assessment to be submitted to the LPA to ensure internal noise levels are met**
- 23. Assessment of refrigeration and air conditions plant noise**
- 24. Operational Noise Control**
- 25. Unexpected land contamination**
- 26. Ecology mitigation and enhancements**
- 27. Surface Water Management Plan**
- 28. Drainage plans to be submitted for the disposal of foul and surface water flow**
- 29. Recommendations of the ecological appraisal to be implemented**
- 30. Root protection details for plots 23, 34 and 14**

B. Failing completion of the above planning obligation by the date referred to, that the Head of Planning either refuse the application on the grounds that without the obligation being secured, the development would fail to secure affordable housing provision and an appropriate contribution for off-site public open space and travel plan monitoring; or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.

Reason for recommendations

The redevelopment of this vacant site within a sustainable urban location, accords with local and national planning policy. The scheme represents a good quality design that would enhance the appearance of the area and it has been demonstrated that the proposed development would not cause highway safety concerns or impact residential amenity. Subject

to a number of conditions, the development represents a sustainable form of development and should be supported.

Statement as to how the Local Planning Authority has worked in a positive and proactive manner in dealing with this application

The LPA has requested further information throughout the application process and the applicant has subsequently provided amended and additional information. The application is now considered to be a sustainable form of development that complies with the provisions of the National Planning Policy Framework.

KEY ISSUES

The application seeks full planning permission for the erection of 43 no. dwellings at land off Lamphouse Way, Wolstanton

The application site, of approximately 1.45 hectares in extent, falls within the urban area of the Borough as indicated on the Local Development Framework Proposals Map.

Concerns have been raised by residents regarding a number of matters which are addressed within the report. Loss of property value however is not a material planning consideration and therefore falls beyond the scope of this assessment.

The proposed application raises the following key issues:

1. The principle of the development of this site for residential purposes,
2. The design of the development and its impact on the surrounding area,
3. The impact of the development on highway safety,
4. Acceptable standards of residential amenity,
5. The impact on trees and ecology,
6. Flood risk and sustainable drainage,
7. Planning obligations and financial viability
8. Conclusions

Is the principle of the development of this site for residential purposes acceptable?

Local and national planning policy seeks to provide new housing development within existing urban development boundaries on previously developed land. The site is located within the Town Centre of Kidsgrove.

Policy ASP5 of the Core Spatial Strategy (CSS) – the most up-to-date and relevant part of the development plan - sets a requirement for at least 4,800 net additional dwellings in the urban area of Newcastle-under-Lyme by 2026 and a target of at least 3,200 dwellings within Newcastle Urban Central (within which the site lies).

Policy SP1 of the CSS states that new development will be prioritised in favour of previously developed land where it can support sustainable patterns of development and provides access to services and service centres by foot, public transport and cycling. The Core Strategy goes on to state that sustainable transformation can only be achieved if a brownfield site offers the best overall sustainable solution and its development will work to promote key spatial considerations. Priority will be given to developing sites which are well located in relation to existing neighbourhoods, employment, services and infrastructure and also taking into account how the site connects to and impacts positively on the growth of the locality.

The NPPF seeks to support the Government's objective of significantly boosting the supply of

homes. It also sets out that there is a presumption in favour of sustainable development.

The Councils published position with respect of a five year housing land supply (5YHLS) is 7.3years. However, work as part of the emerging Local Plan and a recent appeal has resulted in the Council identifying that its current position is 4.84 years.

Paragraph 11 of the Framework states that Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Footnote 8 of paragraph 11 states that this includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a 5 year supply of deliverable housing sites.

The planning history of the site shows that an outline permission for 64 units was granted under application 19/00301/OUT which demonstrates that the LPA have previously accepted the principle of residential development on the site. The site is located in the urban area of the Borough between the A500 and the suburban town of Wolstanton and is therefore considered to represent a sustainable location for housing development by virtue of its close proximity to services, amenities and employment opportunities.

The proposal would make a contribution to the Council's housing supply. Whether there are any adverse impacts that would significantly and demonstrably outweigh the benefits will be considered later in this report.

The design of the residential development and its impact on the surrounding area

Paragraph 126 of the National Planning Policy Framework states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Furthermore, paragraph 130 of the framework lists 6 criterion, a) – f) with which planning policies and decisions should accord and details, amongst other things, that developments should be visually attractive and sympathetic to local character and history, including the surrounding built environment and landscape setting while not preventing or discouraging appropriate innovation or change.

Section 7 of the adopted Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document (2010) provides residential design guidance. In particular, Policy R3 states that new housing must relate well to its surroundings. It should not ignore the existing environment but should respond to and enhance it, exploiting existing site characteristics, such as mature trees, existing buildings or long views and incorporating them into the proposal. In addition, Policy R14 states that developments must provide an appropriate balance of variety and consistency.

Policy CSP1 of the Core Spatial Strategy (CSS) lists a series of criteria against which proposals are to be judged including contributing positively to an area's identity in terms of scale, density, layout and use of materials. This policy is considered to be consistent with the revised NPPF.

A total of 43 dwellings are proposed on the site which is a reduction of 20 units as originally approved under the previous outline application referenced 19/00301/OUT. The proposed houses would be a combination of terraced, semi-detached and detached two storey properties which would be of traditional design. The surrounding area comprises residential properties of various styles with a more recent housing development being located to the south along Lamphouse Way and older residential properties are located to the north and west. A strip of woodland and the A500 lie to the east. All properties directly adjacent to the application site are two-storey with the vast majority being of red brick construction, however there are some examples of rendered properties.

The proposed development has been presented to a Design Review Panel (DRP) at an early stage in the process, as encouraged by the NPPF, and the advice of the design panel has influenced the final design of the scheme as demonstrated in the submitted Design and Access Statement. The site has been designed to include a good number of varied house types with the chosen designs being considered to be acceptable additions to the local design vernacular. A number of landscaped areas and new planting will also help to break up new built up frontages and soften the overall visual impact of the development. These alterations will ensure that the scheme demonstrates a high quality design as required by both national and local policies.

The existing trees located along the northern and eastern boundaries of the site and the new planting along the western edge will ensure the development has a strong defining boundary which would help to improve the spatial and visual relationship between the sites and nearby existing properties.

In respect of impacts on the wider landscape, the trees located to the north and east of the site along the A500 and close to the highway of Vale View would act as a visual buffer between the development and the more open landscape which can be found towards Stoke on Trent. Tree protection measures will be necessary to ensure that these trees are not lost during the earthworks, and a condition to secure replacement trees is also justified. Impacts on the townscape towards the south west will be more limited due to the surrounding topography which slopes upwards towards Lamphouse Way and Ridgeway Place.

To conclude, the proposal is considered to comprise good quality residential development which will integrate well with surrounding land uses. It is therefore considered that the design of the proposed development is acceptable and subject to conditions, it will comply with design principles and policies of the Council's Urban Design Guidance, policy CSP1 of the CSS and the guidance and requirements of the NPPF.

The impact of the development on highway safety

Paragraph 110 of the NPPF states that in assessing specific applications for development it should be ensured, amongst other things, that appropriate opportunities to promote sustainable transport modes; safe and suitable access to the site can be achieved for all users; the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, and any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

The NPPF further states at paragraph 111 that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts of development would be severe.

Saved Policy T16 of the Newcastle-under-Lyme Local Plan (NLP) states that development which provides significantly less parking than the maximum specified levels will not be

Classification: NULBC UNCLASSIFIED

permitted if this would create or aggravate a local on-street parking or traffic problem, and furthermore that development may be permitted where local on-street problems can be overcome by measures to improve non-car modes of travel to the site and/or measures to control parking and waiting in nearby streets. Such a policy is, however, of limited weight as it is not in fully consistent with the Framework given its reference to maximum parking levels.

Objections have been received from residents about additional traffic and the impact that construction vehicles will have on the surrounding highways, in particular along Lamphouse Way.

The application is accompanied by a Transport Statement which considers the transport impacts associated with the proposed development. The Transport Statement concludes that there is no significant difference in vehicular trip generation between that already agreed with the highway authority for the permitted development approved under application 19/00301/OUT and what is now calculated for the proposed development. Therefore, the residual cumulative impacts of the proposed development on the road network are not considered to be severe and cause no unacceptable impact on highway safety.

Vehicle access to the site would only be available from Lamphouse Way and the Transport Statement calculated in the previous outline permission (outline for 64 units) that a total of 254 vehicle two-way trips could be expected daily. This current application however is for 43 units only and the predicted level of vehicle trips could therefore be expected to be 33% lower than 254, with a general number of trips likely to be closer to 171.

Concerns were initially raised by the Highway Authority in respect of the proposed development access forming a crossroads arrangement, the proposed footway widths, visibility splays and pedestrian desire line infrastructure. However the Highway Authority have since engaged with the developer to resolve highway safety concerns and outstanding highway design matters. Amended details and additional information has been provided by the applicant to address the issues outlined above, the HA have reviewed these submitted details and have now confirmed that they raise no objections to the proposal subject to a number of planning conditions.

No comments have been received by the Recycling and Waste Servicing Team however a detailed Site Waste Management Plan has been submitted in support of the application and the internal road arrangement has been designed in accordance with up to date highways requirements. It is therefore considered that there would be a good level of turning and manoeuvrability areas available for larger vehicles, including refuse vehicles within the site.

There are a number of bus stops within walking distance of the site, including bus stops along the B5368 which is 320m to the south of the site which are accessible from a footway which links between Lamphouse Way and Minton Street. Additional bus stops are also located on Porthill Bank which is located approximately 550m to the north of the site (7 minute walk) and on High Street (known as Morris Square) which is located approximately 750m (10-minute walk) southwest of the site. The nearest train station is Longport Station which is located 3.1km northwest of the site and is walkable in 40 minutes and cyclable within 15 minutes.

Considerable weight must be given to the fact that a larger residential scheme has already been approved at this site, and the proposed development by comparison would have a lower impact on traffic generation in the area.

In the absence of any objections from the Highway Authority and subject to conditions, it is not considered that the proposal would have any significant adverse impact on highway safety and it is considered that the proposal complies with Policy T16 of the Local Plan and the aims and objectives of the Framework.

Classification: NULBC UNCLASSIFIED

Acceptable standards of residential amenity

Paragraph 130 of the NPPF lists a set of core land-use planning principles that should underpin decision-taking, one of which states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. It further sets out at paragraph 185 that decisions should also ensure that new development reduces potential adverse impacts resulting from noise and avoid noise giving rise to significant adverse impacts on health and quality of life.

The Council's Supplementary Planning Guidance (SPG) - Space Around Dwellings provides more detailed guidance on privacy and daylight standards including separation distances between proposed dwellings and new development in relation to existing dwellings.

There are existing residential properties to the south, west and north which share boundaries with the proposed development.

The proposed development demonstrates acceptable separation distances and relationships between plots, particularly for plots that occupy a position within the northern part of the development where the difference in ground levels is more significant. All plots will also have an acceptable amount of private amenity space.

The area of Public Open Space will have a suitable level of surveillance with the properties located on plots 30 and 43 having views towards different sections of this space, the existing properties situated along the northern edge of Lamphouse Way will also have views towards this area.

Concerns have been received by residents in respect of the location of a substation within the application site, which was originally proposed to be in close proximity to a number of existing and proposed properties. Following discussions with the LPA the substation has now been moved from a central location within the site to a more isolated area within the area of public open space to the west of the site. The substation would be separated from the nearest existing property located on the northern edge of Lamphouse Way by a distance of 34m, a section of planting would also be positioned next to south and north of the substation to further limit any potential impacts. The revised location of the substation is considered to be acceptable and the impact it would have on future and existing residents would be negligible.

The Council's Environmental Health Division has no objections subject to conditions relating to land contamination, piling, construction management, air quality, noise level and hours of construction in order to ensure that these works do not have an unacceptable impact on the amenity of neighbouring properties.

Therefore, subject to the inclusion of appropriate conditions, the development is considered to be in accordance with the NPPF.

Impact on Trees and Ecology

Policy CSP4 of the Core Strategy states that "the quality and quantity of the plan area's natural assets will be protected, maintained and enhanced through the following measures ... ensuring that the location, scale and nature of all development planned and delivered through this Core Spatial Strategy avoids and mitigates adverse impacts, and wherever possible enhances, the plan area's distinctive natural assets, landscape character".

Paragraphs 174 & 180 of the NPPF set out that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains

Classification: NULBC UNCLASSIFIED

for biodiversity. If development cannot avoid significant harm to biodiversity by adequate mitigation then planning permission should be refused.

Policy N12 of the Local Plan states that the Council will resist development that would involve the removal of any visually significant tree, shrub or hedge, whether mature or not, unless the need for the development is sufficient to warrant the tree loss and the loss cannot be avoided by appropriate siting or design.

An extended Phase 1 Habitat Survey of the site has been conducted which concludes that roosting bats, terrestrial mammals, protected amphibians, terrestrial invertebrates are not a notable consideration for this site. Although the preliminary desk study identified a number of historic invertebrate species records, which included the protected Dingy Skipper Butterflies, no protected species were identified on site.

The survey notes that whilst no reptiles were identified on site, the presence of reptiles cannot be ruled out entirely and a reptile survey is recommended within the report. In regards to nesting birds, a small number of birds were identified on site, and the scrub and adjacent woodland have the potential to support nesting birds and the survey recommends a number of mitigation methods to ensure that nesting birds are not affected.

Given the above, it is not considered that an objection on the grounds that the proposed development would have a negative impact on wildlife or protected species could be sustained.

A number of objections have also raised concerns about the loss of wildlife from the site, however it is considered that the mitigation methods outlined above are reasonable and achievable and can be controlled through suitably worded planning conditions. Subject to the imposition of these conditions it is considered that the application has demonstrated that the impact and loss of wildlife and biodiversity can be suitably mitigated, therefore, it accords with Paragraphs 174 & 180 of the NPPF.

In regards to trees, the site is comprised largely of shrub land and there are no large trees within the site itself, however the site is bounded to the north and east by an extensive woodland buffer which has the potential to be affected by construction works. The submitted Arboricultural Impact Assessment notes that a number of small Category C trees have been identified in the southern section of the site which will need to be removed to accommodate the proposal development. Some limited pruning of Category B trees which are located on the edges of the site may also be necessary in order to accommodate the construction of the residential units in the north of the site. The extent of the pruning will need to be approved prior to first commencement of the development and a condition will be used to control this.

The Council's Landscape team have raised concerns that the RPA of nearby trees have not accurately been demonstrated on the submitted drawings, and that they object to the removal of trees within the southern part of the site.

Whilst the comments submitted by the council's landscape team are noted, it must be recognised that the previous permission of the site would have also resulted in the loss of all trees from the site. In regards to the RPA of trees adjacent to the site, all new dwellings with the exception of those found on plots 23, 34 and 14 are all set back from the sites boundaries by a significant distance which will clearly fall outside of the RPA of nearby trees. For the plots mentioned above which are closer to the boundary (approximately 1.5 to 2m distance) it may be necessary for more specialised root protection methods to be used, and a planning condition will be applied to a permission to address this. Separate conditions for a landscaping scheme and mitigation planting for the removal of young trees from the site will also be applied.

Classification: NULBC UNCLASSIFIED

Flood Risk and sustainable drainage

The application has been accompanied by a Flood Risk Assessment and a Drainage Layout plan. The FRA identifies that the site is within Flood Zone 1, being an area of low probability (of flooding), Development within Flood Zone 1 is the preferable option when considered in the context of the sequential test found in the NPPF. The Lead Local Flood Authority (LLFA) have been consulted on the application.

Additional information has been submitted to address concerns initially raised by the LLFA who have now confirmed that they no longer raise any objections subject to conditions to secure the submission of detailed surface water drainage design and a construction phase Surface Water Management Plan.

Subject to these conditions, the development will be acceptable and minimise flood risk, in accordance with local and national planning policy.

Planning obligations and financial viability

Certain contributions are required to make the development policy compliant and acceptable, these are the provision of 25% on-site affordable housing, a financial contribution of £5,579 per dwelling for improvements to off-site public open space and a travel plan monitoring fee of £10,000.

The Education Authority note that there are projected to be a sufficient number of school places at both primary and secondary phases of education to mitigate the impact of this development and therefore no financial contribution is required.

The application is supported by a viability assessment which concludes that the scheme cannot support the policy compliant contributions.

The NPPF indicates that where up-to-date policies have set out the contributions expected from the development, planning applications that comply with them should be assumed to be viable, and it is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage.

The submitted viability assessment is being reviewed by an independent third party and their comments are expected prior to the meeting of the Planning Committee. An update will be provided to Members on this matter.

Conclusions

The proposal would provide various social and economic benefits, most notably the construction of 43 new houses in a sustainable location within the urban area, which will increase the housing mix and make a contribution to boosting housing supply in the Borough. It has also been demonstrated that the design and appearance of the scheme would be of an appropriate quality and would not harm the visual amenity of the area. Onsite planting and biodiversity enhancements have been proposed and other environmental objectives will be secured. Therefore, the three overarching objectives of sustainable development will be achieved.

Reducing Inequalities

The Equality Act 2010 says public authorities must comply with the public sector equality duty in addition to the duty not to discriminate. The public sector equality duty requires public authorities to consider or think about how their policies or decisions affect people who

are protected under the Equality Act. If a public authority hasn't properly considered its public sector equality duty it can be challenged in the courts.

The duty aims to make sure public authorities think about things like discrimination and the needs of people who are disadvantaged or suffer inequality, when they make decisions. People are protected under the Act if they have protected characteristics. The characteristics that are protected in relation to the public sector equality duty are:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

When public authorities carry out their functions the Equality Act says they must have due regard or think about the need to:

- Eliminate unlawful discrimination
- Advance equality of opportunity between people who share a protected characteristic and those who don't
- Foster or encourage good relations between people who share a protected characteristic and those who don't

With regard to this proposal it is considered that it will not have a differential impact on those with protected characteristics

APPENDIX

Policies and Proposals in the approved Development Plan relevant to this decision:-

Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (CSS) 2006-2026

Policy SP1: Spatial Principles of Targeted Regeneration
Policy SP3: Spatial Principles of Movement and Access
Policy ASP5: Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy
Policy CSP1: Design Quality
Policy CSP3: Sustainability and Climate Change
Policy CSP4: Natural Assets
Policy CSP5: Open Space/Sport/Recreation
Policy CSP6: Affordable Housing
Policy CSP10: Planning Obligations

Newcastle-under-Lyme Local Plan (NLP) 2011

Policy H1: Residential development: Sustainable location and protection of the countryside
Policy N12: Development and the Protection of Trees
Policy N13: Felling and Pruning of Trees
Policy N17: Landscape Character – general Considerations
Policy IM1: Provision of essential supporting infrastructure and community facilities
Policy T16: Development - General Parking Requirements

Other material considerations include:

National Planning Policy Framework (2023)

Planning Practice Guidance (March 2019, as updated)

Community Infrastructure Levy Regulations (2010) as amended and related statutory guidance

Supplementary Planning Guidance/Documents

Developer contributions SPD (September 2007)

Affordable Housing SPD (2009)

Newcastle-under-Lyme Open Space Strategy – adopted March 2017

Space Around Dwellings SPG (SAD) (July 2004)

Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document (2010)

Waste Management and Recycling Planning Practice Guidance Note approved in 2003 and last updated in February 2016

Relevant Planning History

19/00301/OUT - (A) Full planning application for earthworks associated with the re-profiling of the existing site levels with the creation of development plateaus and associated drainage works; and (B) Outline planning application for the development of 64 residential (Class 3a) dwellings and flats, comprising two, three and four bed 2 storey dwelling houses and one and

two bed apartments in two 3 storey blocks with ancillary parking and associated new access – permitted.

A hybrid planning application was granted planning permission at appeal in 2001 on the adjacent land, reference 99/00918/FUL, for a new link road and residential development. A subsequent reserved matters application for the residential development (245 units) was permitted in 2002, reference 01/00943/REM. A series of other applications followed for the substitution of house types on certain plots.

Views of Consultees

The **Education Authority** state that there are projected to be a sufficient number of school places at both primary and secondary phases of education to mitigate the impact of this development.

The **Highway Authority** raises no objections to the proposal subject to a financial contribution of £10,000 towards residential travel plan monitoring and a number of conditions summarised as follows:

- Submission of offsite highway scheme to create main vehicle access
- Submission of visibility splays
- Submission of a full package of detailed design information of any new roads, footways, pedestrian crossings, service margins, accesses including longitudinal sections, street lighting, utilities, signing and lining together with details of the disposal of surface water and any other associated works
- Submitted travel plan to be implemented in accordance with the timetable, annual reports for the progress in promoting sustainable measures
- Private/shared driveways to be laid out and hard surfaced in accordance with submitted details
- Submission of full details of the means of surface water drainage for parking and turning areas intended to remain in private ownership
- Provision of cycle storage
- Completion of a joint highway survey by the Developer and the Highway Authority of Great Row View and Lamphouse Way and the site access
- Submission of a Construction Environmental Management Plan

Following the submission of additional information, the **Lead Local Flood Authority** raise no objections subject to conditions which relate to the submission of detailed surface water drainage design and a construction phase Surface Water Management Plan.

The Council's **Environmental Health Division** has no objections subject to conditions relating to land contamination, piling, construction management, air quality, noise level and hours of construction.

National Highways raise no objections to the proposal.

The Council's **Landscape Development Section** have raised concerns that the Root Protection Areas of nearby trees have not accurately been demonstrated on the submitted drawings, and that they object to the removal of trees within the southern part of the site. They note that any permission should be subject to a landscape scheme via a condition. A public open space contribution of £5,579 per dwelling is requested which would be used for the refurbishment and improvement of Bradwell Lodge Park which is approximately 800m away.

Classification: NULBC **UNCLASSIFIED**

The **Crime Prevention Design Advisor** has provided guidance on a number of security matters.

The **Environment Agency** have no comments on the proposal.

Severn Trent Water raise no objections to the proposal subject to a condition which will require drainage plans for the disposal of foul and surface water flows to be submitted to and approved by the Local Planning Authority.

The Council's **Housing Strategy Section** notes that 25% of properties should be affordable.

No comments have been received from **Staffordshire Wildlife Trust** or the Council's **Waste Management Section**.

Representations

Eleven (11) letters of representation have been received from 9 residents raising objections on the following grounds;

- The proposal will result in an increase in traffic which will be detrimental to highway safety
- Concerns over dust nuisance from construction works
- Harmful impact on wildlife and biodiversity, in particular the impact on Dingy Skipper Butterflies
- Impact on land stability
- Loss of property value
- Impact of proposed substation and associated health implications

Applicant/agent's submission

All of the application documents can be viewed on the Council's website using the following link.

<https://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/22/00796/FUL>

Background Papers

Planning File

Development Plan

Date report prepared

21st November 2023

Classification: NULBC **UNCLASSIFIED**