

Planning Committee

18 February 2016

Reference:
APP/14/01198

Area Team:
South Team

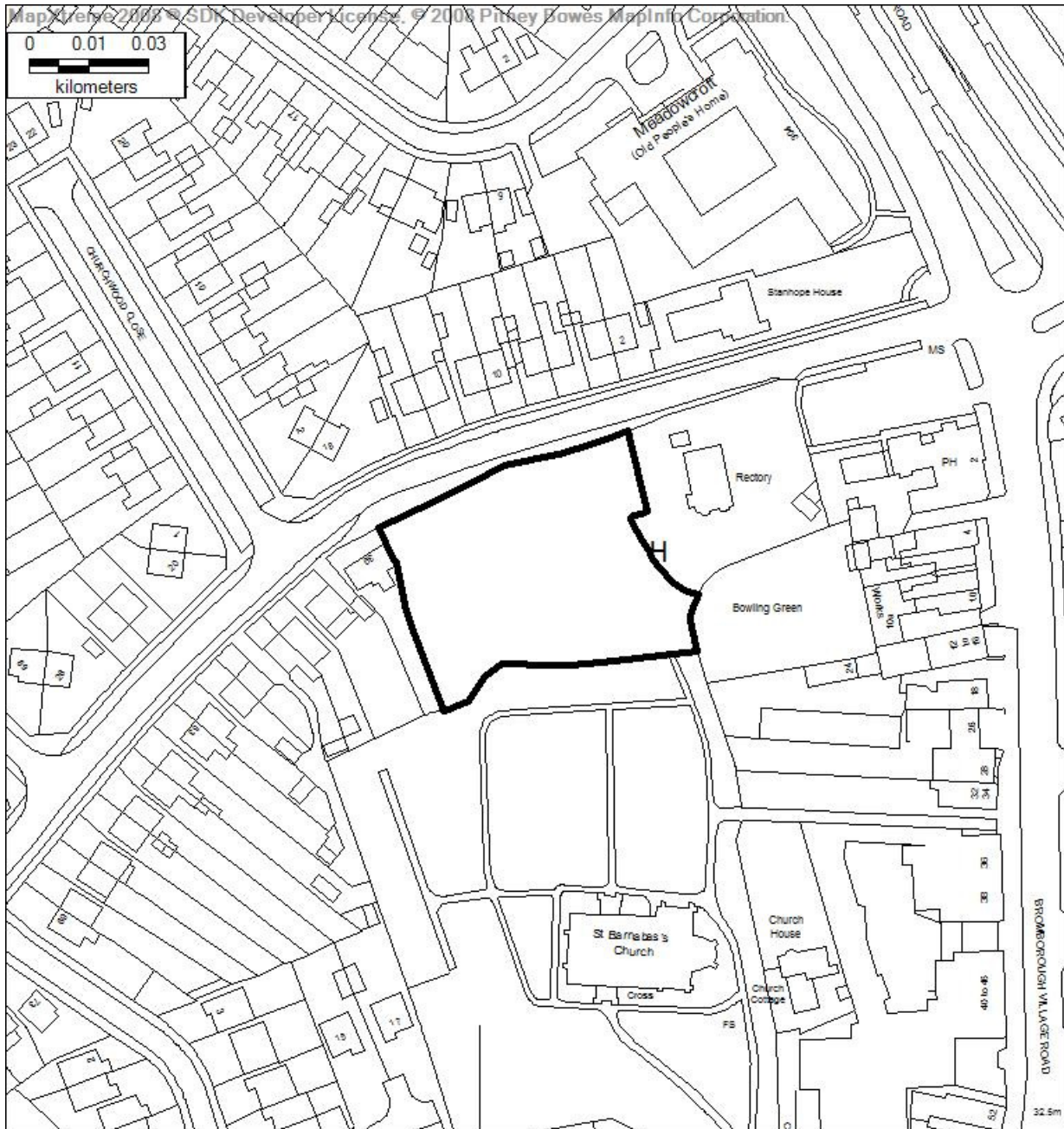
Case Officer:
Ms J Storey

Ward:
Bromborough

Location: Land adjacent to The Rectory, MARK RAKE, BROMBOROUGH, CH62 2DH
Proposal: Erection of 10 Dwellings including Construction of Access- Additional information received

Applicant: Hawk Homes Limited
Agent : Nigel Thorns Planning Consultancy

Site Plan:



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Development Plan allocation and policies:

Conservation Area (for illustrative purposes)
Primarily Residential Area

Planning History:

There is no planning history relating to this site.

Summary Of Representations and Consultations Received:REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for applications, 30 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 22 objections have been received and a qualifying petition of objection containing 86 signatures listing the following grounds:

1. Increased issues with regards to access and off road parking
2. Increased flood risk and drainage issues
3. Mark Rake becoming a construction site
4. Negative impacts on the aesthetics of Mark Rake
5. Further impacts on the disrepair of pavements
6. Negative impacts on flora and fauna
7. Removal of part of the sandstone wall for access point impact on the character of the Conservation area
8. Lack of clarity as to the remainder of the sandstone wall
9. Loss of wildlife
10. Increase in the volume of traffic and highway safety issues
11. Loss of privacy
12. Area is mentioned in the Domesday book
13. Do not need houses there
14. Access onto Mark Rake would be dangerous
15. Loss of outlook
16. Loss of trees
17. Increase in on street parking and congestion
18. Why not access via the rectory
19. Loss of value to house
20. Light pollution from cars
21. Entrance would have to slope from higher ground
22. Test pits have been excavated and show that the sandstone wall sits on an earlier medieval wall and the earlier church stood nearer this boundary than the current church meaning this development would destroy the archaeological integrity of the church
23. Some graves in the conservation are marked as unsafe, any disruption from the construction of the development could further destabilise them
24. There is evidence of continued occupational activity in the area from the Roman period onwards and no archaeological survey had been completed by the developer.

The Church of England (Diocese of Chester) - The land forms part of The Rectory garden but is surplus to requirements (of the Diocese). As the body responsible for the care of The Rectory, to which this development would be immediately adjacent, the Diocese confirm they are content for the proposals to go ahead and hope that the Committee are able to support the scheme also.

CONSULTATIONS

Head of Environment & Regulation (Traffic & Transport Division) - No objection

Head of Environment & Regulation (Pollution Control Division) - No objection

The Bromborough Society - cannot support the application on any grounds as it would not accord with the setting of the Bromborough Village Conservation Area, the effect on local drainage, traffic on Mark Rake and the amenity of residents. The 2008 Management Plan highlights both the churchyard and the rectory garden and wall as having very positive effects enhancing the value of the Conservation Area and recommending that both be included within it. Sufficient sites are available for housing and these

proposals look cramped. Any desk based assessment would lead to suggest a professional excavation programme particularly as it's such a sensitive area and early settlements tended to be just outside the churchyard walls. The proposals would have unfortunate consequences which would be unacceptable.

Lead Local Flood Advice - No objection subject to conditions

United Utilities - No objections

Historic England - The application should be determined in accordance with national and local policy guidance and on the basis of your conservation advice

Wirral Wildlife - Consider that the new layout is better, but because of the poor amenity value of the very shaded gardens, which leads to demands to fell trees, it would be better to have 8 houses not 10. However, if this layout is allowed, then all mature trees should be protected by a TPO before the development starts, and the usual standard conditions applied. No clearance during the bird breeding season and protection to all retained trees during construction.

Director's Comments:

Consideration of this application was deferred at Planning Committee on the 20th January 2016 to allow for a formal Members Site Visit to take place.

REASON FOR REFERRAL TO PLANNING COMMITTEE

A qualifying petition of objection signed by 87 people has been received together with 22 separate letters of objection. As such, this application is required to be considered and determined by the Planning Committee under the provisions of the Council's Scheme of Delegation for Determining Planning Applications (March 2014). In addition, Councillor Irene Williams asked that this application be removed from delegation and reported to Planning Committee on the grounds that the site is a key historical site in Bromborough and consideration of the impacts of the development on the heritage of the area needs to be considered.

INTRODUCTION

This is a full application for the construction of 5 pairs of two storey, semi-detached dwellings within the garden of the rectory to. The site will be served via a new access from Mark Rake to the north of the site.

PRINCIPLE OF DEVELOPMENT

The application site is designated Primarily Residential Area and is immediately adjacent to the Bromborough Village Conservation Area (although the site itself sits outside of the conservation area). The application will be assessed against both National and Local Plan Policy set out below.

SITE AND SURROUNDINGS

The application site forms part of the garden area to the rear of the rectory. The area contains a number of trees and shrubs. The site is located at a slightly elevated level to those residential properties located to the north of the site. St Barnabas Church and yard is located to the south of the site. The west of the site contains further two storey detached dwellings. The site is bounded to the north by a sandstone wall fronting The Rake.

POLICY CONTEXT

The following National and Local Plan Policy advice is relevant to this proposal:-

Policy HS4 - Criteria for New Housing Development states that proposals on allocated site and within Primarily Residential Areas will be permitted subject to the following criteria:-

- i. the proposal is of a scale which relates well to surrounding properties in particular, with regards to existing form and density of development
- ii. the proposal does not result in a detrimental change in the character of the area
- iii. access and servicing are capable of satisfactory provision
- iv. the provision of appropriate landscaping and boundary treatment
- v. appropriate provision of design features which contribute to a secure environment

National Planning Policy Framework (NPPF) states that the purpose of planning is to achieve sustainable development and that good design is a key aspect which should contribute positively for making places better for people. Sustainable housing should encompass good design, widen the choice of quality homes and make a positive contribution to an area and use opportunities to improve the character of the area

The proposed scheme for 10 houses on a plot that measures approximately 0.30 hectares equates to a density of 34 dwellings per hectare. This is commensurate to the density of the surrounding area. The application site is fairly substantial in size and can accommodate the proposed new dwellings. The new houses would all be set within good sized plots that are similar in size to the surrounding houses.

Development located within, adjacent to, or otherwise affecting the setting or special character of a Conservation Area, will be permitted subject to the provisions of Policy CH2 Development Affecting Conservation Areas where the visual and operational impact of the proposals can be demonstrated to preserve or enhance:

- i. the distinctive characteristics of the Area, including important views into and out of the designated Area;
- ii. the general design and layout of the Area, including the relationship between its buildings, structures, trees and characteristic open spaces; and
- iii. the character and setting of period buildings and other elements which make a positive contribution to the appearance and special character of the Area.

When granting consent, special regard will be given to matters of detailed design, especially within main frontages and prominent elevations, and to the nature, quality and type of materials proposed to be used.

Despite being located adjacent to Bromborough Village Conservation Area, the topography of the land, positioning of the site within the garden of the rectory, and the presence of existing buildings ensures that the proposed extension will not be intrusive to views both into and out of the Conservation area.

The proposals are therefore considered to be in line with Policy CH2.

Having regards to Policy CH1 Development Affecting Listed Buildings and structures, proposals for new residential development may be supported where:

- i. the proposal is of a nature and scale appropriate to retaining the character and design of the building or structure and its setting; and
- ii. adequate provision is made for the preservation of the special architectural or historic features of the building or structure. When granting consent, special regard will be had to matters of detailed design

The site is located within close proximity to a number of Listed Buildings, the nearest being the Sundial to the north of St Barnabas Church some 50m away and St Barnabas Church approximately 60m from the site boundary. The development is however removed from this building and other heritage assets. The construction of these dwellings is fully internal to the site, and will not impact on the setting or enjoyment of any listed building to the public. Furthermore, the proposal will have no physical impact on any listed building.

Within UDP Policy CH20 - Bromborough Village Conservation Area, the main objective for the area is the preservation of the historic character of the village core based around the landmarks of St Barnabas Church and Bromborough Cross, the character and setting of the church and to retain unifying features such as stone walls, narrow lanes and shared elements of building design and materials.

The southern part of the site is located adjacent to the Bromborough Village Conservation Area. Regard has been given to how the impact of the development is mitigated by the following factors:

- i. the application site is only viewed from the conservation area from within the Churchyard immediately to the south of the site.
- ii. the site is screened from the churchyard by mature trees and dense low level vegetation screen

- iii. the site is screened from the churchyard by a stone wall
- iv. the buildings are set at a lower level than the graveyard with only the rooftop's visible from the Conservation Area.

Development Management Policies in the Joint Waste Local Plan for Merseyside and Halton are also applicable. Policy WM8 requires development to incorporate measures for achieving efficient use of resources. Policy WM9 also requires development to provide measures for waste collection and recycling.

APPEARANCE AND AMENITY ISSUES

The majority of the dwellings within the area are traditional two storey dwellings, the proposed dwellings are considered to be comparable in height to those surrounding the site, respecting the scale and context of the adjacent dwellings.

In terms of the design of the area and the dwellings proposed, the wider area includes a mix of traditional and modern houses with a wide pallet of materials and designs. The design of the proposed new houses picks up elements from surrounding properties including steeply pitched roof, traditional window designs, including brick headers and cills, chimneys and open eaves. In terms of layout, scale, design and height, it is considered that the buildings, will sit comfortably within the context of the existing development within the area.

In terms of layout, the proposed scheme has been amended slightly and contains an internal courtyard with the houses fronting onto this area. Plots 1 and 10 have gables onto the road which replicates the relationship of the Rectory and Stanhope House to the east. Plots 1 & 2 back onto the rectory and achieve the required interface distance of 21m between the rear elevations of both existing and proposed properties. Plots 9 & 10 back onto the blank gable of no 39 and will be located over 12m from that elevation.

With regards to the internal layout, the amended scheme has re-located plots 9 and 10 to allow for a 14m distance to the gable of no 39 Bromborough Village Road. In addition, the amended layout also ensures that plot 7 has no habitable room windows looking directly towards the gable of plot 6. Plots 7 and 8 have been moved further away from the trees in the south west corner of the site.

The land within the application site is at a higher level than those properties facing the site along Mark Rake. There are two properties within the site that face directly onto the existing properties along this road, the interface distances between these and the existing properties will be 53m, while two properties will have gabled elevations containing a landing window to be located some 26m away. A Heritage Assessment was submitted with the application in order to provide an assessment of the heritage significance of assets close to and at the proposed development site. The Assessment revealed that the study area contained 145 heritage assets dating from the prehistoric period onwards, 59 of these are protected by statutory designation. The report concludes that the historic environment features identified in the study area typically reflect the residential development of the area since the middle of the 18th century. Activity from earlier periods is also present but scarce. The Bromborough Society have concerns regarding the proposal in relation to the impact of the proposal on geological, historical and amenity value for all the surrounding properties. Many heritage assets are no longer extant reflecting the expansion housing and the industrialization of the Merseyside landscape during the 19th and 20th centuries. However, it is considered to be expedient to attach a condition that requires a watching brief during ground works.

SEPARATION DISTANCES

The land within the application site is at a higher level than those properties facing the site along Mark Rake. There are two properties within the site that face directly onto the existing properties along this road, the interface distances between these and the existing properties will be 53m, while two properties will have gabled elevations containing a landing window to be located some 26m away. It is therefore considered that the proposal meets the Local Authorities required interface distances.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no objections on highway ground subject to the attached conditions.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are a number of mature trees within the site. The trees in the south west corner are predominately Leyland Cypress, Sycamore and Scots pine. A tree report has been submitted as part of this application. The Council's Arboricultural Officer has been involved in the scheme from the pre-application stage and has raised no objections to the proposal subject to conditions which provides for a scheme of landscaping and planting. The Bat Survey submitted as part of this application concludes that the site is not currently used by roosting bats, but may of the trees do offer potential summer/day/opportunistic roosting opportunities. The site appears to be a key foraging site for Soprano and Common Pipistrelle bats which arrive on site from the south approximately 15-20 minutes after sunset. This timing indicates that a roost is located adjacent to the site. The boundaries function as commuting corridors for these bats to navigate away from their roost and to the wider habitat beyond the site.

The scheme will result in the loss of some of the existing mature trees and all of the scrub and shrubs currently on site. The new scheme will replace these semi-natural habitats with hard standing, garden areas and replacement planting around the site boundaries. The report advises that the impacts on bats are the risk of harm during tree felling, the permanent loss in foraging habitat and potentially permanent and significant impacts on the nearby pipistrelle roost through the short-term disturbance impacts caused by construction, site clearance and tree removal.

A number of mitigation measures are proposed to ensure that there should be no significant residual impact on the value of the site to Pipistrelle bats as a result of the proposed scheme which can be secured through suitably worded condition(s). These measures include:

- A method statement for tree-felling under the supervision of a licensed bat worker
- The removal of existing boundary tree lines at the start of the construction programme and immediate planting of replacement semi-mature specimens before any further development activities take place.
- The replacement of existing trees with semi-mature specimens of a minimum 5m height
- The provision of bat boxes on new buildings and existing/retained mature trees
- The installation of swift boxes in the eaves of each new property as a genuine biodiversity enhancement.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal development is considered acceptable having regards to the number of units proposed, the size of the site and surrounding land uses. The proposals are not considered to be detrimental to character of the area nor would they have any detrimental impact or harm on the adjacent Bromborough Village Conservation Area. Furthermore, it is considered that the proposed development will not have an adverse impact on the amenities which the occupiers of neighbouring properties can reasonably expect to enjoy as adequate interface distances are achieved both in relation to existing neighbouring properties and within the site itself. Safe access to and from the site can be achieved. The proposed new dwellings will have adequate levels of amenity space and off street parking. The proposal therefore accords with the provisions of the relevant National and Local Plan policies and is recommended for approval subject to a Section 106 Agreement for the provision of affordable housing which will require 2 of the 10 houses proposed to be affordable.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal development is considered acceptable having regards to the number of units proposed, the size of the site and surrounding land uses. The proposals are not considered to be detrimental to character of the area nor would they have any detrimental impact or harm on the adjacent Bromborough Village Conservation Area. Furthermore, it is considered that the proposed development will not have an adverse impact on the amenities which the occupiers of neighbouring

properties can reasonably expect to enjoy as adequate interface distances are achieved both in relation to existing neighbouring properties and within the site itself. Safe access to and from the site can be achieved. The proposed new dwellings will have adequate levels of amenity space and off street parking. The proposal therefore accords with the provisions of the relevant National and Local Plan policies and is recommended for approval subject to a Section 106 Agreement for the provision of affordable housing which will require 2 of the 10 houses proposed to be affordable.

Recommended Decision: **Approve subject to a Section 106 Legal Agreement**

Recommended Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Before any construction commences, samples of the facing/roofing/window materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policies of the Wirral Unitary Development Plan.

3. No works or development shall take place until a scheme for the protection of the retained trees- The Tree protection plan (section 5.5, BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations) has been agreed in writing with the LPA. This scheme shall include:

- A. the details of each retained tree as required at section. 4.4 of BS5837 in a separate schedule.
- B. a plan or relevant drawings, including proposed site layout plans, to a scale and level of accuracy appropriate to the proposal that shows constraints posed by existing trees (section 5.2 BS 5837), the position, crown spread and Root Protection Area (section 4.6 of BS5837) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan.
- C. a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 2010, Tree work-Recommendations.

An arboricultural method statement (section 6 BS 5837) containing;

- D. the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 6.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.
- E. the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (para 6.2.3 of BS5837).
- F. the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 6 of BS5837).
- G. the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (para 5.5.6 of BS5837).

- H. the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.5.6 of BS5837) of any retained tree, including those on neighbouring or nearby ground.
- I. the details of any special engineering required to accommodate the protection of retained trees (section 7 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing)
- J. the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of “No-Dig” construction (section 7.4 BS 5837)
- K. the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site.
- L. the details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity.
- M. the details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 6.2.2.3 of BS5837).
- N. the details of tree protection measures for site works, landscaping operations and management (section 8 of BS5837).
- O. the timing of the various phases of the works or development in the context of the tree protection measures.

Reason: To protect the character of the area and to comply with Policy GR7 of the Wirral Unitary Development Plan

4. The following activities must not be carried out under any circumstances:
- a. No fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree.
 - b. No works shall proceed until the appropriate Tree Protection Barriers are in place, with the exception of initial tree works.
 - c. No equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures shall be attached to or supported by a retained tree.
 - d. No mixing of cement or use of other materials or substances shall take place within a Root Protection Area (RPA), or close enough to a RPA that seepage or displacement of those materials or substances could cause them to enter a RPA
 - e. No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the Local Planning Authority.

Reason: To protect the character of the area and to accord with Policy GR7 of the Wirral Unitary Development Plan

5. No works or development shall take place until full details of all proposed tree planting, and the proposed times of planting, have been approved in writing by the Local Planning Authority, and all tree planting shall be carried out in accordance with those details and at those times.

Reason: To safeguard the appearance of the locality.

6. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, [or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective] another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure that the proposed development does not prejudice the appearance of the locality.

7. No development shall commence until full details of a scheme for a sustainable drainage system¹ to serve the site, and method of implementation including arrangements to secure

funding and maintenance for the lifetime of the development through an appropriate legally binding agreement have been submitted to and approved in writing by the Local Planning Authority in consultation with Lead Local Flood Authority. The approved scheme shall be implemented in accordance with the approved details and timetable. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved scheme.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with Paragraphs 102 and 103 of the National Planning Policy Framework, and Policy CS35 in the Core Strategy Local Plan Proposed Submission Draft.

8. Prior to the development commencing, an archaeological evaluation or watching brief shall be submitted and approved in writing by the Local Planning Authority. This must be undertaken by a professionally qualified archaeologist who is a member of the Institute of Archaeologists at Practitioner grade or above. The approved programme of works shall subsequently be implemented and where appropriate, completed in accordance with the approved details. The programme shall include written schemes of investigation for evaluation and watching briefs.

Reason: In the interests of protecting the site of archaeological importance and to comply with Policy CH25 of Wirral's Unitary Development Plan.

9. Prior to the commencement of development details of the works to the sandstone wall shall be submitted to and agreed in writing with the local planning Authority. The approved scheme shall be implemented in full.

Reason: In the interest of the character of the area and to comply with policies contained within the Wirral Unitary Development Plan.

10. Details of the new vehicular access onto Mark Rake shall be submitted to and agreed in writing with the Local Planning Authority prior to commencement of the development. The approved plan shall be implemented in full prior to first occupation and retained as such thereafter.

Reason: In the interest of highway safety.

11. Prior to the commencement of development details of the required flush kerbs to be provided at accesses on Mark Rake between the site and Bromborough Village Road shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be completed to the satisfaction of the Local Planning Authority prior to the first occupation of the dwellings.

Reason: To ensure a satisfactory form of development

12. Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The provisions of the Construction Management Plan shall be implemented in full during the period of construction and shall not be varied unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety and to accord with Policy HS4 of the Wirral Unitary Development Plan.

13. No tree, shrub or hedgerow felling, or any vegetation management and/or cutting operations should take place during the period 1st March to 31st August inclusive.

Reason: To protect birds during their breeding season and to comply with Policies in the Wirral Unitary Development Plan.

14. No development shall take place on the application site until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological work in

accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard any archaeological interest of the site and to accord with Policies of the Wirral Unitary Development Plan.

15. No development shall take place until a site waste management plan, confirming how construction waste will be recovered and re-used on the site or at any other site has been submitted to and approved in writing with the Local Planning Authority.

Reason: To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with policy WM8 of the waste Local Plan.

16. Prior to the commencement of development arrangements for the storage and disposal of refuse, and vehicular access thereto, shall be made for inclusion within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full before the development hereby approved is brought into use unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to policy WM9 of the waste Local Plan

17. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on the October 2014 and listed as follows: W12/2238/03 & W12/2238/01 AND W12/2238/03 received by the Local Planning Authority on 11th November 2015

Reason: For the avoidance of doubt and to define the permission.

18. Prior to any works commencing on site, details of the installation of bat boxes and bat bricks, including their locations, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the biodiversity of the area and having regard to Policy NC7 of the Wirral Unitary Development Plan.

Further Notes for Committee:

1. Details of a scheme for a sustainable drainage system should include:
 - a) Information about the lifetime of the development and design of the sustainable drainage system design, including storm periods and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both pre and post development), methods employed to delay and control surface water discharged from the site, and appropriate measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses;
 - b) Demonstrate that the surface water run-off would not exceed the pre-development greenfield runoff rate for the existing greenfield site;
 - c) Include details of a site investigation and test results to confirm infiltrations rates;
 - d) Include details of how any flood water, including depths, will be safely managed in exceedance routes;

- e) Secure arrangements for adoption by an appropriate public body or statutory undertaker or, management and maintenance by a Residents' Management Company through an appropriate legal agreement;
- f) Secure arrangements, through an appropriate legal agreement for funding on-going maintenance of all elements of the sustainable drainage system including:
 - i mechanical components;
 - i. on-going inspections relating to performance and asset condition assessments and;
 - ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.
- g) Secure means of access for maintenance and easements, where applicable.
- h) Include a timetable for implementing the scheme

Last Comments By: 18/11/2015 11:08:07
Expiry Date: 05/01/2015