

Planning Committee

13 February 2020

**Reference:
DLS/19/01305**

**Area Team:
Development
Management Team**

**Case Officer:
Ms J Storey**

**Ward:
Leasowe and
Moreton East**

**Location:
Proposal:**

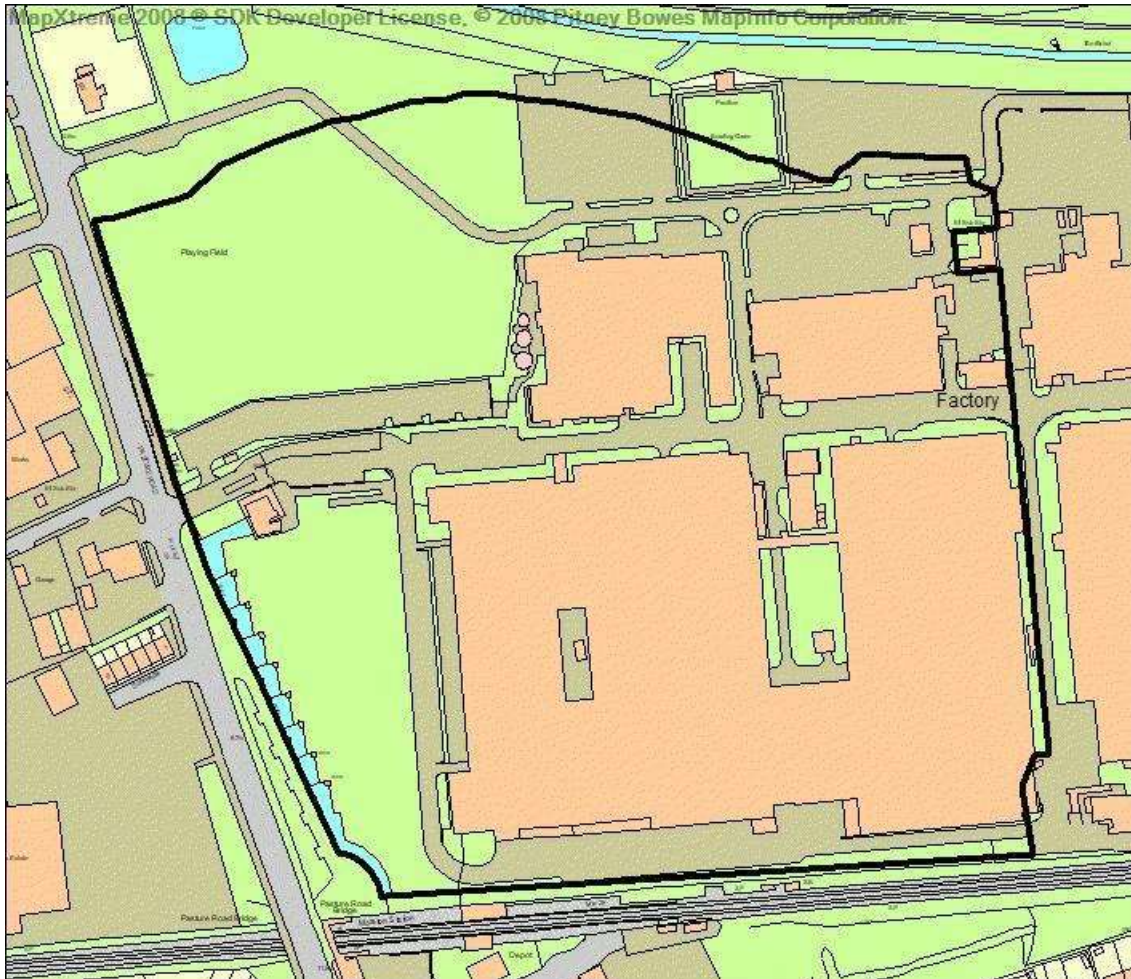
Burtens Foods, PASTURE ROAD, MORETON, CH46 8SE
Demolition of existing industrial buildings and hybrid planning application, seeking full planning permission for access to manufacturing units to the east of the site; security building; weighbridge; car & cycle parking; landscaped boundary treatment; and associated infrastructure for Burton's biscuit company. Construction of 257 dwellings, associated open space and infrastructure with all matters except for access reserved for future determination.

**Applicant:
Agent:**

Bellway Homes Limited
SATPLAN Ltd

Qualifying Petition: No

Site Plan:



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Development Plan designation:

Primarily Industrial Area

Planning History:

- Location: Burtens Foods, PASTURE ROAD, MORETON, CH46 8SE
Application Type: Outline Planning Permission
Proposal: Demolition of the existing buildings and structures to facilitate mixed-use development comprising residential (class C3) and Employment (class B1, B2 & B8) uses, erection of a new security hut, access road and enhancement of the existing access.
Application No: OUT/14/00022
Decision Date: 08/05/2014
Decision Type: Refuse
- Location: Burtens Foods, PASTURE ROAD, MORETON, CH46 8SE
Application Type: Full Planning Permission
Proposal: Demolition of existing industrial buildings and hybrid planning application, seeking full planning permission for access to manufacturing units to the east of the Site; security building; weighbridge; car & cycle parking; landscaped boundary treatment; and associated infrastructure for Burton's Biscuit Company. Outline planning application for 299 residential dwellings, associated open space and infrastructure with all matters except for access reserved for future determination.
Application No: APP/16/00108
Decision Date: 16/01/2018
Decision Type: Approve
- Location: Burtens Foods, PASTURE ROAD, MORETON, CH46 8SE
Application Type: Non-Material Amendments
Proposal: Revision to the approved car park layout and minor correction to the wording of condition 13.
Application No: NMA/19/00985
Decision Date: 30/07/2019
Decision Type: Approve
- Location: Burtens Foods, PASTURE ROAD, MORETON, CH46 8SE
Application Type: Non-Material Amendments
Proposal: Non-Material Amendment
Application No: NMA/18/01457
Decision Date: 05/03/2019
Decision Type: Approve
- Location: Burtens Foods, PASTURE ROAD, MORETON, CH46 8SE
Application Type: Discharge of Conditions
Proposal: 063650/500 - Stage 3 Drainage Layout REV D; 063650-502 - Stage 3 Drainage Layout REV C; 063650/504 - Stage 3 Drainage Layout REV C; 063650-501 - Stage 3 Drainage Layout REV C; 063650/503 - Stage 3 Drainage Layout REV C; 063650/505 - Stage 3 Drainage Layout REV C; Drainage Maintenance and Management Plan prepared by Curtins; External Material Schedule.
Application No: DIS/18/01612
Decision Date: 05/03/2019
Decision Type: Approve
- Location: Burtens Foods, PASTURE ROAD, MORETON, CH46 8SE
Application Type: Non-Material Amendments
Proposal: Non-material amendment to amend condition 6 of planning permission reference APP/16/00108 to ensure that the condition is reasonable and in accordance with national guidance

Application No: NMA/19/00145
Decision Date: 18/02/2019
Decision Type: Approve

Summary of Representations and Consultations Received:

1.0 WARD MEMBER COMMENTS

1.1 No comments received.

2.0 SUMMARY OF REPRESENTATIONS

2.1 REPRESENTATIONS

Premier Foods - the following issues have been raised; -

1. Updated noise assessment
2. revised plan to show acoustic fencing in line with Hepworth Acoustics
3. Confirmation from the EHO that should a future resident complain about the noise from the bakery, that the noise will be assessed against noise values which have been specified by WMBC and in line with national guidance.
4. Noise levels have not been measured at the location of the nearest houses to the Premier Bakery 9a previous building has now been demolished)
5. Can the LPA ensure that there is a condition that requires non-occupation until the exhaust vent has been removed?
6. not stated what time monitoring time intervals the meter was set to and there are no charts of the actual measured values. - recommend that the applicant submits additional data to corroborate the results of the noise assessment.
7. close boarded fence as proposed is not necessarily an acoustic fence
8. suggest that plots 64-66, 86-90, 94-95 and 98 -103 have upgraded glazing to allow for possible changes in bakery noise levels
9. suggest a pre-occupation condition which requires mitigation measures to be installed and tested prior to occupation
10. welcome the EHO view on the requirement for an odour assessment

1 objection received - local jobs, traffic congestion, flood plain, underground gases, noise, pollution, trains, factories, jobs for local people

2.2 CONSULTATIONS

Highways - No objection subject to the attached conditions

Environmental Health - No objections subject to the attached conditions

Environment Agency - No objections subject to the attached conditions

Mersey Travel - No objections

3.1 Site and Surroundings

3.1.1 The application site comprises of vacant industrial buildings and access roads plus an open area of disused playing fields and a bowling green to its north and west. The site is defined by the River Birket to the north, Pasture Road to the west, Moreton Railway Station and rail track to the south and industrial buildings (which are not part of this residential application) to the east. The main road frontage along Pasture Road contains an area of landscaping and a water feature.

3.1.2 The main Primarily Residential Area is located beyond a storage depot, workshops and builders' merchants on the opposite side of the railway track to the south of the site. In addition, a kennels is located approximately 100m from the north west corner of the site While small areas of sporadic housing can be found along Pasture Road, the area as a whole is predominantly characterised by industrial employment uses. The site adjoins the remaining parts of the Burton's Foods, Premier Foods/Manor Bakeries and Typhoo Tea industrial complex to the east and the Tarran Industrial Estate is located to the immediate

west, on the opposite side of Pasture Road.

- 3.1.3 The site contains a former company playing field on the western side and a bowling green along the northern boundary, adjacent to the River Birket, to the north. The total area of sports provision equates to approximately 2.4 ha.
- 3.1.4 The site is 700m from Mersey Narrows and North Wirral Foreshore SPA/Ramsar. Land directly to the north, including the Ditton Lane Nature Area and the fields to the north, is identified as a WeBS count sector and provides supporting habitat for bird species for which the SPA/Ramsar has been internationally designated.

3.2 Proposed Development

- 3.2.1 Outline Planning permission was granted last year the erection of up to 299 residential dwellings, associated open space and infrastructure with all matters reserved for future determination except access.
- 3.2.2 The outline planning was for the demolition of existing industrial buildings and hybrid planning application, seeking full planning permission for access to manufacturing units to the east of the Site; security building; weighbridge; car & cycle parking; landscaped boundary treatment; and associated infrastructure for Burton's Biscuit Company. Outline planning application for 299 residential dwellings, associated open space and infrastructure with all matters except for access reserved for future determination.
- 3.2.3 This application is the reserved matters pursuant to the outline permission and comprises of the erection of 257 dwellings and associated open space and infrastructure, comprising of the following house types:
- 6 no. 1 bedroom apartments;
 - 6 no. 2 bedroom apartments;
 - 38 no. 2 bedroom houses;
 - 117 no. 3 bedroom houses; and
 - 90 no. 4 bedroom houses.

The proposals include the provision of 14,500 sq.m of on-site public open space and requisite infrastructure in accordance with the design parameters and policy requirement of 60sq.m per dwelling of open space, as set out in saved Unitary Development Plan Policy GR6.

3.3 Development Plan

- 3.3.1 Policy HS4 - Criteria for New Dousing Development states that proposals should be an appropriate scale that relates well to surrounding property, in particular with regard to existing densities and form of development. The development should not result in a detrimental change in the character of the area and should provide appropriate landscaping and boundary treatment that contributes to a secure environment.
- 3.3.2 Policy HSG2 Affordable Housing makes provision to negotiate with developers and housing associations to encourage affordable housing units within proposal.
- 3.3.3 Policy GR5 Landscaping and New Development requires proposals should include a clear specification of landscaping proposals indicating the species mix, the location, height and density of new planting, as well as areas of new ground modelling or other land features proposed
- 3.3.4 Policy GR6 - Greenspace within New Family Housing Development requires new housing development to requires new housing development to provide greenspace at a rate of 60sqm for every new dwelling constructed, along with children's play provision. New greenspace should be accessible public open space, and should:
- Relate well to the existing network of accessible public open space within the locality;
 - Provide for the retention or creation of linear links throughout the area;
 - Make provision for the planting of trees, and for the retention and enhancement of

- existing landscape features, such as trees and ponds;
- Incorporate a larger area of open space suitable for active recreational use; and
- Be designed and located in order to minimise the potential disturbance to neighbouring property.

- 3.3.5 Policy RE11 Criteria for Children’s Play Facilities requires proposals for new family housing development, defined as houses with two or more bedrooms, will be required to provide greenspace at an overall level of 60 square metres for every new dwelling constructed and will be required within this overall requirement, to make specific provision for safe children’s play. 15,529 sq.m of open space is provided on site, in accordance with the design parameters and policy requirement of this policy
- 3.3.6 Policy NC1 Protection of Sites of International Importance for Nature Conservation advises that development proposals, either individually or when combined with others, which seem likely to significantly affect a European Site, a proposed European site or a Ramsar site, and which are not directly connected with or necessary to site management for nature conservation, will be assessed in terms of the nature conservation objectives for the site.
- 3.6.7 Policy NC5 Protection of Sites of Local Importance for Nature Conservation states that Outside areas protected under Policy NC1 and Policy NC3 the Local Planning Authority will protect habitats of special local importance for nature conservation where they represent scarce, rare or threatened habitat, good examples of habitats typical to Wirral, diverse or rich habitats which actively support a wide range of important species, or areas known to provide for the shelter, breeding or foraging of legally protected species.
- 3.6.7 Policy NC7 - Species Protection states that development that may have an adverse effect on wildlife species protected by law will not be permitted unless means of their protection can be secured through the use of planning conditions.
- 3.6.8 Policy TR9 - Requirements for off Street Parking sets out the requirement for off street parking provision within new development and road safety and traffic management considerations.
- 3.6.9 Policy TR11 Provision for Cyclists in Highway and Development Schemes. Bicycle and footpath links have been included throughout the Site as shown on the proposed layout plan
- 3.6.10 UDP Policies WAT1 and WA1 only permit development that would not be at risk from flooding and would not increase the risk of flooding elsewhere. Draft Core Strategy Policy CS34 updates this position in the light of the Council’s Strategic Flood Risk Assessment and makes it clear that the national sequential assessment will be applied in determining planning applications. Development would not be permitted where there would be an unacceptable risk of flooding or risk is increased elsewhere or where there would be maintenance liabilities or complicated emergency procedures.
- 3.6.11 Policy WA2 Development and Land Drainage- In assessing development proposals, the Local Planning Authority will seek to maintain and enhance the natural character of wetlands, groundwaters, ponds, rivers and their margins. In particular, the culverting of watercourses will be discouraged, in order to preserve the natural storage provided and to avoid future maintenance difficulties.

3.4 Other Material Planning Considerations

3.4.1 Relevant Policies in the Joint Waste Local Plan (adopted 18 July 2013) include:

Policy WM8 – Waste Prevention and Resource Management

Policy WM 9 – Sustainable Waste Management Design and Layout for New Development

3.4.2 National Planning Policy Framework (NPPF)

The NPPF establishes a presumption in favour of sustainable development and stipulates that approach to housing supply that must be taken by Local Planning Authorities, as well as setting the approach to be taken to existing open space and sports facilities. The National Planning Policy Framework (NPPF) supports sustainable housing development which encompasses good design and achieves of high-quality homes.

3.5 **Assessment**

3.5.1 The main issues pertinent in the assessment of the proposal are;

- Principle of development (appropriateness of residential development in rural location);
- Design;
- Highways and PROW;
- Ecology; and
- Amenity
- Flood Risk
- Affordable Housing

3.6 Principle of Development:

3.6.1 The principle of the detailed application on this site has already been agreed through the approval of the outline planning permission for residential development on the site.

3.7 Design:

3.7.1 The existing area is characterised by two storey semi-detached and detached properties with a mix of architectural detailing, with some properties being half rendered. The vast majority of the properties have standard pitched or hipped roofs. The proposed house types take cues from the local architectural language in terms of detailing, colours and materials.

3.7.2 The predominant architectural features in the local area have been identified as; brick, brick head/sills, modern concrete tiles, entrance porch detailing, grey roof coverings. Detailed consideration has been given to the architectural appearance of the buildings and their fabric which has been guided by the suggested design cues of the local vernacular and elements that could create a distinctive but sensitive palette of architectural details in relation to the house type range

3.7.3 The proposed boundary treatment has been designed to soften the impact of the development onto the neighbouring development and potential impact on visual amenity. Tree planting throughout the development will aid in filtering views and provide a buffer between this site and the neighbouring commercial site. Where commercial buildings abut the boundaries, proposed development backs onto these properties with additional tree planting to create a buffer between residential and commercial. To the access road views are filtered through the existing trees along pasture road.

3.7.4 The scheme has been designed, as per the masterplan, to provide continuity of street frontages and the enclosure of space by development that defines private and public areas through the use of attractive and distinctive landscaping. The new green space area is proposed to provide amenity space, mitigate for visual impact and provide local distinctiveness.

3.7.5 The proposals create a regular pattern of development parcels, streets and greenspaces. The proposals create active frontage and a sense of enclosure, with building scale and massing to reinforce key arrival points, junctions, streets and connections. The movement framework has been developed to clearly lay out the primary distributor road, secondary streets, shared surface streets and pedestrian links. Although the framework differs slightly from the outline approval it still adopts the suggested principles. Connectivity to the

surrounding development and footpath network is maintained with a footpath link

- 3.7.6 Public open space will comprise play space, recreational routes and linear green spaces that sit alongside the site access that connects and contain the development plots. An attenuation basin is proposed to the north-west corner as part of the proposed drainage scheme. A green landscaped buffer is proposed to the northern boundary to create a soft attractive separation between the new residential private gardens the proposed off-site link road.
- 3.7.7 The site is bounded to the west by Pasture Road where there is an area of landscaping and feature weir. The northern site boundary is formed by the Birket, a watercourse which runs towards Birkenhead. A small angling pond is located at the north western corner, outside of the site boundary. The location makes the facilities accessible across the site and to the surrounding area due to its connectivity to pedestrian links and new footpaths from Pasture Road
- 3.7.8 The public open space will be looked after by a management company in order to maintain the quality and appearance
- 3.8 Highways:
- 3.8.1 The planning layout shows how the streets have been planned to be safe and accessible by design the streets as more intimate places through narrow entrances and pinch points to slow cars down to a minimum to increase the safety for pedestrians. This was suggested at outline, but the reserved matters layout has developed upon this, removing long stretches of straight road where cars could build speed.
- 3.8.2 Car parking has been provided in accordance with the council highways standard and provides a minimum of 514 number of spaces not including detached and integral garages.
- 3.8.3 The proposed vehicular access for the residential site is from Pasture Road as established within the outline approval and illustrated adjacent
- 3.8.4 All new routes connect to existing routes. Within the outline approval it established that a key objective of the movement framework is to create a clear pattern of streets within the development and ensure the area and its surroundings are easily accessed by foot and cycle. This can only be done by balancing the movement hierarchy and avoiding a car led development. Movement priority has focused on pedestrians who will be placed at the top of the hierarchy while creating a clear and distinct hierarchy of primary streets, secondary streets and lanes that enables people to clearly navigate the site. A pedestrian only link in the south west corner of the site is proposed to connect the site to the railway station by foot
- 3.8.4 The Authorities highway officers have raised no objection to the proposal subject to the attached conditions at the end of this report.
- 3.9 Ecology:
- 3.9.1 An HRA has been undertaken by MEAS on behalf of the Authority and a number of conditions are proposed that mitigate the potential impacts of the development proposed.
- 3.10 Amenity:
- 3.10.1 The proposed layout ensures that that the interface between most dwellings is achieved in line with the Authorities Supplementary Planning Guidance Document. For these reasons the proposed development will not have a detrimental impact in terms of overlooking or poor outlook for any future occupiers.
- 3.10.2 Air Quality and Odour
During the course of the outline application Premier Foods objection letter mentioned the effluent plant and this was considered at that stage. Consideration of odour was included in the determination of the outline application and was mentioned in the outline committee report, but no concern raised. On this basis it is considered that this was considered at outline stage and the principle of development was established, therefore no further assessment is

needed at detailed design stage.

3.10.3 In addition, Premier Foods letter states that *'The bakery does not have any existing odour issues and has operated without complaint since Premier Foods took over in 2007'*. On this basis it is clear that any assessment would not identify any issue.

3.10.4 Noise

The submitted letter from Premier foods has raised a number of points regarding noise. These are addressed as follows: -

- the location of the noise equipment is not representative of the closest proposed residential units as the building to the north east of the site has been demolished.

The applicants have advised that Prior to the noise survey commencing, a site walkover was completed, and a representative location was selected, i.e. one which was a similar distance from the premises, and did not benefit from screening from the now demolished building, if we had monitored at the nearest proposed dwelling, it would have been screened and therefore not representative. However, should the survey be repeated, moving the location 50m south is likely to result in very similar noise levels.

- request full survey information for review

The full measured noise levels are detailed within the appendices of the noise assessment report

- request a condition requiring details of the proposed acoustic fence

Full constructional details have now been submitted.

- request clarification (and possible upgrade) of some of the glazing and ventilation specifications for the houses closest to the bakery.

Following discussions with the applicant, it has been agreed that all dwellings which require enhanced acoustic glazing and alternative ventilation, shall now be fitted with PIV systems which will improve the overall noise attenuation of the facade.

- suggest a condition that the Burtons exhaust vent be removed prior to occupation

This condition is attached.

- suggest a condition to validate that the mitigation has been put in place and prove that it meets the required attenuation measures.

This is attached to the outline planning approval-None of the dwellings shall be occupied until a validation report confirming the noise attenuation measures detailed in condition 6 of planning approval 16/00108 have been completed in accordance with those requirements shall be submitted to and agreed in writing by the Local Planning Authority.

3.11 Affordable Housing

3.11.1 The proposals comprise of include 26 no. affordable houses, dispersed throughout the scheme, as identified on the submitted Planning Layout Plan. This fully meets the 10% requirement for affordable housing as agreed in the Section 106 agreement that accompanies the outline planning permission.

3.12 Conclusion

3.12.1 The development proposes 257 new homes which will provide a range of house types to create a balanced mixed community including affordable housing with an attractive, functional and sustainable place.

3.12.2 The proposal maintains and enhances the key existing landscape features, integrating the

site into the wider area which create a sense of place which includes house types with reference to the local architectural language.

- 3.12.3 For these reasons the proposal is considered to comply with both the relevant National and local plan policy and is therefore recommended for approval subject to the attached conditions.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Reserved Matters Approval 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 development proposes 257 new homes which will provide a range of house types to create a balanced mixed community including affordable housing within an attractive, functional and sustainable place. For these reasons the proposal is considered to comply with both the relevant National and local plan policy and is therefore recommended for approval subject to the attached conditions

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

1. The development to which this permission relates must be begun not later than whichever is the later of the following dates: -

A) The expiration of three years from the date of this permission.

OR

B) The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

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

2. The development shall be carried out in accordance with the following mitigation measure:

Finished floor levels of proposed buildings shall be set as shown on the submitted 'Proposed Finished Floor Levels' drawing number 070293 CUR 00XX DR D 91101 P06.

Reason: To reduce the residual risk of fluvial flooding to the proposed development and future occupants.

3. No development shall take place until a full scheme of works and timetable for the construction of the new highways and/or amendment of the existing highway made necessary by this development, including new carriageways, footways, street lighting, surface water drainage, traffic signs, TRO?s, road markings, traffic calming, tactile paved pedestrian crossings, street furniture, access onto the adjacent highway, road safety audit and monitoring has been submitted to and agreed in writing with the Local Planning Department. The approved works shall be completed in accordance with the LPA written approval prior to occupation of the development.

Reason: In the interest of highway safety and to comply with UDP Policy HS4 Criteria for new housing development.

4. No development shall take place until an assessment is carried out in accordance with authoritative technical guidance (CLR11), has been submitted to and approved in writing by the Local Planning Authority.

If any contamination posing unacceptable risks is then found, a report specifying the measures to be taken to remediate the site to render it suitable for the approved use shall be submitted to and approved in writing by the Local Planning Authority.

The site shall be remediated in accordance with the approved measures and a verification report shall be submitted to and approved by the Local Planning Authority.

If, during the course of development, any contamination posing unacceptable risks is found, which has not been previously identified, additional measures for the remediation of the land shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures and a verification report shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of public health and safety and to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised having regard to Policy PO5 of the Wirral Unitary Development Plan.

5. Prior to the commencement of development above ground level, details of the proposed PIV including those properties that require the system shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to occupation.

Reason: In the interest of the amenity of future occupiers and to comply with both National and Local Plan Policies.

6. Prior to occupation of the proposed dwellings Burtons exhaust vent shall be removed to the satisfaction of the Local Planning Authority.

Reason: In the interest of residential amenity and to comply with both National and Local planning policy advice.

7. Prior to the commencement of development above ground level, details of the proposed lighting scheme shall be submitted to and approved in writing with the Local Planning Authority. The approved scheme shall be implemented in full.

Reason: In order to reduce light spillage and protect ecology and to comply with the NPPF para 180

8. No tree felling, scrub clearance, hedgerow removal, vegetation management, ground clearance or building work is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings, trees, scrub, hedgerows and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval.

Reason: In order to ensure that any built features or vegetation on site don't provide nesting opportunities for breeding birds

9. No development shall take place (including any demolition, ground works, site clearance) until a method statement for swallow has been submitted to and approved in writing by the Local Planning Authority. The content of the method statement shall include:

- Avoidance measures to avoid harm to house sparrow;
- Extent and location of proposed house sparrow nesting provision; and
- Timing for implementation of replacement house sparrow nesting provision.

Reason: To mitigate for the loss of the house sparrow from the site and to comply with Unitary Development Plan Policy NC7

10. The habitats on site are suitable for hedgehog which is a Priority Species. The following reasonable avoidance measures should be put in place to ensure that there are no adverse effects on them:

- A pre-commencement check for hedgehog;
- All trenches and excavations should have a means of escape (e.g. a ramp);
- Any exposed open pipe systems should be capped to prevent mammals gaining access; and
- Appropriate storage of materials to ensure that mammals do not use them.

Reason: To protect priority species and to comply with UDP policy NC7

11. Prior to the commencement of development, a method statement to deal with Cotoneaster which is present within the site boundary. This species is listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) and national Planning Policy Guidance applies. The applicant should submit a method statement, prepared by a competent person, which includes the following information:

- A plan showing the extent of the plants;
- The methods that will be used to prevent the plant/s spreading further, including demarcation;
- The methods of control that will be used, including details of post-control monitoring; and
- How the plants will be disposed of after treatment/removal.

The method statement should be submitted for approval to the Local Planning Authority prior to commencement of any works on site.

Reason: To prohibit the spread of Cotoneaster and to comply with UDP Policy NC7

12. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 23rd August 2019 and listed as follows:

- 070293-CUR-00-XX-RP-D-001-V01_DDS FULL DISC.PDF
- TYPICAL BRICK BUILT SUB-STATION.PDF
- SHF.1154.015.LA.SC.045.012 - POS PLANTING SCHEDULE P.1 OF 1.PDF
- SHF.1154.015.LA.SC.045.010 - JELLICOE FRONTAGE PLANTING SCHEDULE P.1 OF 1.PDF
- PLOT PLANTING PROPOSAL AND SCHEDULE
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- SD BOUNDARY DETAILS - FD065 - 1800MM BOARD AND BATTEN PRIVACY FENCE.PDF
- Q5658_A_BURTON BISCUITS LEAP PLAN.PDF
- NW TWIN GARAGE.PDF
- NW SINGLE GARAGE.PDF
- LOCATION PLAN BURTON BISCUITS.PDF
- BURTON BISCUITS-MANAGEMENT AND MAINTENANCE_PLAN.PDF

- BURTON BISCUITS ILLUSTRATIVE SECTIONS.PDF
- BURTON BISCUITS - ILLUSTRATIVE STREET SCENES SS01.PDF
- BURTON BISCUITS - CONSTRUCTION MANAGEMENT PLAN.PDF
- BHNW075 BURTON BISCUITS PL01 REV A - PLANNING LAYOUT.PDF
- BHNW075 BURTON BISCUITS PL01 REV A - COLOUR LAYOUT.PDF
- BHNW075 BURTON BISCUITS ML01-MATERIALS PLAN.PDF
- BHNW075 BURTON BISCUITS BT01-BOUNDARY TREATMENT PLAN.PDF
- A_991_00_TT_02_BX-3B-2S-TT-E - BAXTER TT ELEVATIONS - -.PDF
- A_991_00_TT_01_BX-3B-2S-P1 - BAXTER TT PLANS - -.PDF
- A_991_00_TB_02_BX-3B-2S-TB-E - BAXTER TB ELEVATIONS - -.PDF
- A_981_00_TT_02_CA-3B-2S-TT-E - CARVER TT ELEVATIONS - -.PDF
- A_981_00_TT_01_CA-3B-2S-P1 - CARVER TT PLANS - -.PDF
- A_981_00_TF_02_CA-3B-2S-TF-E - CARVER TF ELEVATIONS - -.PDF
- A_981_00_TB_02_CA-3B-2S-TB-E - CARVER TB ELEVATIONS - -.PDF
- A_951_00_TT_02_CH-3B-2S-TT-E - CHANDLER TT ELEVATIONS - -.PDF
- A_951_00_TF_02_CH-3B-2S-TF-E - CHANDLER TF ELEVATIONS - -.PDF
- A_951_00_TB_02_CH-3B-2S-TB-E - CHANDLER TB ELEVATIONS - -.PDF
- A_951_00_TB_01_CH-3B-2S-P1 - CHANDLER TB PLANS - A.PDF
- A_921_00_TT_02_TH-3B-2S-TT-E - THESPIAN TT ELEVATIONS - A.PDF
- A_921_00_TF_02_TH-3B-2S-TF-E - THESPIAN TF ELEVATIONS - A.PDF
- A_921_00_TF_01_TH-3B-2S-P1 - THESPIAN TF PLANS - A.PDF
- A_921_00_TB_02_TH-3B-2S-TB-E - THESPIAN TB ELEVATIONS - A.PDF
- A_802_00_TT_02_TA-3B-2S-TT-E - TAILOR TT ELEVATIONS - A.PDF
- A_802_00_TF_02_TA-3B-2S-TF-E - TAILOR TF ELEVATIONS - A.PDF
- A_802_00_TB_02_TA-3B-2S-TB-E - TAILOR TB ELEVATIONS - A.PDF
- A_802_00_TB_01_TA-3B-2S-P1 - TAILOR TB PLANS - A.PDF
- A_750_00_TB_02_SH-3B-2S-TB-E - SHOEMAKER TB ELEVATIONS - -.PDF
- A_750_00_TB_01_SH-3B-2S-P1 - SHOEMAKER TB PLANS - -.PDF
- A_680_00_TB_02_JO-2B-2S-TB-E - JOINER TB ELEVATIONS - -.PDF
- A_680_00_TB_01_JO-2B-2S-P1 - JOINER TB PLANS - -.PDF
- A_643_00_TB_02_BL-2B-2S-TB-E - BLACKSMITH TB ELEVATIONS - -.PDF
- A_643_00_TB_01_BL-2B-2S-P1 - BLACKSMITH TB PLANS - -.PDF
- A_550-700_00_TB_02_SG-3B-2S-TB-E.PDF
- A_550-700_00_TB_01_SG-3B-2S-P1.PDF
- A_1356_00_TT_02_BO-4B-2S-TT-E - BOWYER TT ELEVATIONS - -.PDF
- A_1356_00_TT_01_BO-4B-2S-P1 - BOWYER TT PLANS - A.PDF
- A_1356_00_TF_02_BO-4B-2S-TF-E - BOWYER TF ELEVATIONS - -.PDF
- A_1335_00_TT_02_CU-4B-2S-TT-E - CUTLER TT ELEVATIONS - -.PDF
- A_1335_00_TT_01_CU-4B-2S-P1 - CUTLER TT PLANS - -.PDF
- A_1335_00_TF_02_CU-4B-2S-TF-E - CUTLER TF ELEVATIONS - -.PDF
- A_1335_00_TB_02_CU-4B-2S-TB-E - CUTLER TB ELEVATIONS - -.PDF
- A_1289_00_TT_02_MI-4B-2S-TT-E - MILLINER TT ELEVATIONS - -.PDF
- A_1289_00_TT_01_MI-4B-2S-P1 - MILLINER TT PLANS - -.PDF
- A_1289_00_TF_02_MI-4B-2S-TF-E - MILLINER TF ELEVATIONS - -.PDF
- A_1214_00_TT_02_SC-4B-2S-TT-E - SCRIVENER TT ELEVATIONS - A.PDF
- A_1214_00_TT_01_SC-4B-2S-P2 - SCRIVENER TT PLANS - A.PDF
- A_1214_00_TF_02_SC-4B-2S-TF-E - SCRIVENER TF ELEVATIONS - A.PDF
- A_1214_00_TB_02_SC-4B-2S-TB-E - SCRIVENER TB ELEVATIONS - A.PDF
- A_1171_00_TT_02_FA-4B-2S-TT-E - FARRIER TT ELEVATIONS - -.PDF
- A_1171_00_TT_01_FA-4B-2S-P1 - FARRIER TT PLANS - -.PDF
- A_1171_00_TF_02_FA-4B-2S-TF-E - FARRIER TF ELEVATIONS - -.PDF
- A_1171_00_TB_02_FA-4B-2S-TB-E - FARRIER TB ELEVATIONS - -.PDF
- A_1059_00_TT_02_MA-3B-2S-TT-E - MASON TT ELEVATIONS - A.PDF
- A_1059_00_TT_01_MA-3B-2S-P1 - MASON TT PLANS - -.PDF
- A_1059_00_TF_02_MA-3B-2S-TF-E - MASON TF ELEVATIONS - -.PDF
- A_1059_00_TB_02_MA-3B-2S-TB-E - MASON TB ELEVATIONS - A.PDF
- ACCESS_PLANNINGCONDITIONS 24 25 AND 27.PDF

- 18-102-1 PUMPING STATION DETAILS REV D.PDF
- 107920P1R0 BURTONS BISCUITS CEMP.PDF
- 10377_T A0AT1-500 EXISTING TOPO.PDF
- 1.8M HIGH CLOSE BOARDED TIMBER FENCE.PDF
- 070293-CUR-00-XX-M3-C-91101-P06_PROPOSEDFINISHLEVELSMODEL.PDF
- 070293-CUR-00-XX-DR-D-91105-P02_CROSSSECTIONSSHEET2OF2.PDF
- 070293-CUR-00-XX-DR-D-91104-P02_CROSSSECTIONSSHEET1OF2.PDF
- 070293-CUR-00-XX-DR-D-72004-P01_FLOOD PLAN.PDF
- 070293-CUR-00-XX-DR-D-72001-P08_DRAINAGE STRATEGY GA.PDF 070293-CUR-00-XX-DC-D-72501-P01_GREENFIELD.PDF
- 070293-CUR-00-XX-DC-D-72005-V02_NON-SURCHARGED OUTFALL.PDF
- 070293-CUR-00-XX-DC-D-72005-V02_NON-SURCHARGED OUTFALL 40.PDF
- 070293-CUR-00-XX-DC-D-72004-V06_SURCHARGED OUTFALL.PDF
- 070293-CUR-00-XX-DC-D-72004-V06_SURCHARGED OUTFALL 40.PDF
- 0001 DETAILED NOISE ASSESSMENT REPORT V1.0 FINAL.PDF
- 0.9M HIGH POST AND 2NO RAIL FENCE.PDF
- 0.45-0.9 KNEE RAIL FENCE.PDF
- and
- BHNW/SD/FD066 Acoustic fence details
- BHNW/PL01/REV B Received 2nd January 2020

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

13. No development shall commence until detailed plans and particulars of the sustainable drainage system, in the form of a 'Confirmed/ Final' Sustainable Drainage Strategy¹, for the management and disposal of surface water from the site has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants and to comply with both National and local plan policies.

14. The development hereby permitted by this planning permission, including all components of the sustainable drainage system, shall be carried out in accordance with the approved final Sustainable Drainage Strategy, including any phasing embodied within, and maintained in perpetuity in accordance with an agreed Operation and Maintenance Plan, to be submitted for each development phase, approved by the Local Planning Authority, in consultation with the Lead Local Flood Authority.

Reason: To reduce the risk of flooding to the proposed development and to ensure the satisfactory storage of and disposal of surface water from the site and to comply with both National and Local Plan Policy.

15. The approved drainage scheme shall be fully constructed prior to occupation in accordance with the approved details, phasing and timetable embodied within the approved final Sustainable Drainage Strategy, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority. 'As built' drainage design/layout drawings and a final Operation and Maintenance Plan, confirming asset details and maintenance arrangements, shall be submitted to the Lead Local Flood Authority, in accordance with any approved phasing, prior to occupation.

Reason: To reduce the risk of flooding to the proposed development and to ensure the satisfactory storage of and disposal of surface water from the site and to comply with both National and Local Plan Policy.

Further Notes for Committee:

1. The River Birket, which is designated "main river", flows to the north of the site. Under the

Environmental Permitting (England and Wales) Regulations 2016, a permit may be required from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the river. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

2. In order to fulfil the highway condition, it will be necessary to enter into a legal agreement with the Council to secure the works under the Highways Act and the New Roads and Streetworks Act. The agreements would include details of the works to be carried out including all necessary new carriageways, footways, street lighting, surface water drainage, traffic signs, TROs, road markings, traffic calming, tactile pedestrian paved crossings, street furniture, Road Safety Audit and Road Safety Audit monitoring.
3. Please note that proposed access roads 10,12,13,14 & 18 must be amended from shared surface category to type 5 with 2m footways in accordance with WBC adoptable specifications.
4. Terms of Condition 14
 - 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, risk assessments for the safe operation and maintenance of above ground SuDS features 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-offs should 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;
 - ii. 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: 31/10/2019
Expiry Date: 14/11/2019