

TWC/2016/0365

Site of Sutherland Farm, Back Lane, Tibberton, Newport, Shropshire

Outline application for the erection of up to 8no. dwelling with all matters reserved following demolition of existing agricultural buildings

APPLICANT

Michael Redfern

RECEIVED

25/04/2016

PARISH

Tibberton and Cherrington

WARD

Edgmond and Ercall Magna

OFFICER Matthew Thomas

OBJECTIONS RECEIVED: Yes

1.0 THE PROPOSAL

- 1.1 This outline planning application seeks permission for the erection of 8no. dwellings following the demolition of a group of existing agricultural buildings at the 'Sutherland Farm' off Back Lane in Tibberton. The application site measures 0.40ha and is currently largely occupied by a range of large redundant agricultural buildings and yard areas. This application seeks permission for the principle of residential development only with all other matters, including layout, appearance, scale, access and landscaping, reserved for later approval.
- 1.2 Whilst the application seeks outline permission only, an indicative proposed site plan has been submitted to illustrate how 8 dwellings could be accommodated on site. The positioning of the existing farm buildings is shown and the proposed dwellings appear to be broadly within the confines of these buildings. A new shared access is proposed to the north of the existing residential dwelling ('Far Heath') and will be located centrally within the site. Each unit will be provided with on-plot parking and private amenity space to the rear. Landscaping of the site including a new hedgerow to the side and rear boundaries are proposed however will be dealt with at a later stage.
- 1.3 This application is supported by a Planning, Design & Access Statement (including addendum) and a Phase 1 Habitat Survey & Protected Species Assessment Report. The supporting information also sets out the planning obligations to be provided as part of this application, which includes financial contributions towards local recreation, highway improvements and a fixed level of on-site affordable housing provision.

2.0 SITE AND SURROUNDINGS

- 2.1 The application site extends to approximately 0.40ha and is set back from the Back Lane in the rural village of Tibberton and is currently largely occupied by a range of large redundant utilitarian agricultural buildings and yard areas. The redundant buildings include a large steel portal framed building which was formerly used for the housing of cattle, a former dairy parlour of concrete

block construction, large steel framed Dutch barn formerly used for the storage of straw and forage and a utilitarian building of steel, timber pole and profiled sheet construction. The applicant has confirmed that these buildings were last used for the purposes of agriculture in 2001/2002. Since then, the land has been farmed by another party under a Farm Business Tenancy but the buildings have remained redundant.

2.2 The site is positioned close to the core of the village and between residential developments to the north and south, fronting Back Lane. The land is set back from the highway where grass verges form the boundaries to the front. The western boundary and the western portions of the northern and southern boundaries open onto arable fields and to the east of the site is Back Lane with existing residential development beyond. The site is relatively level and is partially obscured when viewed from Back Lane by the existing dwelling, 'Far Heath'.

2.3 There is a mix of development along Back Lane including traditional cottages, post war detached and semi-detached dwellings and more recent development that reflects the character of this village. Tibberton is located around 5 miles west of the town of Newport and 7 miles north of Wellington in rural Shropshire. The village has a limited amount of infrastructure including a church, a Primary School, a Pub and a local shop run by the community. There are some open spaces and a bus service that connects Newport with Shrewsbury.

3.0 RELEVANT PLANNING HISTORY

3.1 No relevant planning history

4.0 PLANNING POLICY CONTEXT

4.1 National Guidance:
National Planning Policy Framework

4.2 Telford and Wrekin Core Strategy:
CS1 Homes
CS7 Rural area
CS9 Accessibility and Social Inclusion
CS12 Natural Environment
CS15 Urban Design

4.3 Saved Wrekin Local Plan:
H9 Location of New Housing
H10 Scale of Development
UD2 Design Criteria
T22 Planning Obligations

4.4 Telford and Wrekin Local Plan (Submission Version):
SP3 Rural area
SP4 Presumption in favour of sustainable development

5.0 SUMMARY OF CONSULTATION RESPONSES

Standard consultation responses

5.1 Tibberton Parish Council: Object

- Application fails to meet policy H9 of WLP as it is neither for one or two units nor can it be described as an infill or ribbon type development that clearly extends the developed area of the village into open countryside
- Proposal is not in accordance with CS7 of CS – applicant has failed to demonstrate any specific local need – more important given outcomes of recent appeals within the village
- Fails to meet SP3 of emerging local plan as it fails to address the needs of rural community – development encroaches beyond current bounds of existing agricultural buildings. Development provides no contribution to local employment or local business and buildings are currently in use for storage of materials by local contractors
- Conflict within the D&AS with regards to the provision of the 3 units of affordable housing
- Concerns regarding drainage – foul sewerage and surface water drainage – existing infrastructure already at capacity and concerns of flooding
- No evidence that affordable housing is needed in the village
- Lack of frequent public transport and existing highway cannot cope with likely increase in vehicle movement
- Reference made to community shop however this is used by villagers to supplement their normal supermarket shop and is manned by volunteers – no realistic prospect of shop ever becoming independently financially viable

5.2 Highways: Comment – no objection subject to conditions/s106 contribution

- Visibility splays – 2.4m x 43m
- Details of design and construction of new roads, footways, accesses, street lighting and disposal of surface water to be submitted and agreed
- Details of parking, turning, loading and unloading of vehicles to be submitted and agreed
- S106 contribution of £500 per dwelling towards a Traffic & Speed Management Scheme on the B5062 within the vicinity of the Back Lane/ B5062 junction & £1500 towards the provision of 1 passing bay on Back Lane
- Include highways informative

5.3 Drainage: Support subject to conditions

- Scheme of foul and surface water drainage to be submitted and agreed
- SUDS Management Plan

5.4 Severn Trent Water: Comment – no objection subject to conditions:

- Drainage plans for disposal of foul and surface water to be submitted and agreed scheme to be implemented before development is brought in to use
 - Advise that there may be a public sewer located within application site and applicant is encouraged to investigate this
- 5.5 Ecology: Support subject to conditions
- Ecological Mitigation Strategy and Method Statement for the protection of great crested newts and bats shall be submitted to and approved in writing
 - Erection of artificial nesting/roosting boxes
 - External Lighting Plan
 - Informatives – Bats, nesting wild birds & Great crested newts
- 5.6 Arboricultural: Comment
- Landscaping scheme to be conditioned
- 5.7 Parks & Open Spaces: Comment
- The application will contribute towards generating a need for children's play and recreation in the area – a contribution of £600 per dwelling should be sought to go towards improving play and recreation facilities in the nearby Tibberton playing field
- 5.8 Affordable Housing: Comment
- This application will deliver 37.5% provision of affordable housing (3 dwellings)
 - A Parish Housing Needs Survey for Tibberton carried out in August 2011 identified a significant unmet need for affordable homes. Firm requirement for 2 two bedroom bungalows and 1 two bedroom house for social rent to be integrated fully within the overall development. Local lettings plan also required
- 5.9 West Mercia Police: Comment
- Condition Secure by Design (SBD)
- 5.10 Shropshire Fire Service: No comment

Neighbour consultation responses

- 5.11 Following neighbour consultation, 2 letters of objection were received together with 2 letters of support (subject to conditions). The issues raised are summarised below:
- Unprecedented amount of development in Tibberton – a village extremely limited in physical and social infrastructure
 - Telford & Wrekin has 8.2 years' worth of housing land and this has been referred to in recent decisions (including a refusal of up to 60 dwellings in Tibberton)

- The Local Development Plan indicates 80 new homes across 5 rural villages – permission has already been given for more than double the number of homes Tibberton could expect under the plan
- Application seeks to remove agricultural land, trees and hedgerows. Proposal encroaches onto green fields therefore seeing the loss of agricultural land
- Existing built form along this stretch of the village with larger dwellings and larger garden extending into opening countryside – proposal is out of keeping
- Tibberton has limited key services, minimal broadband speeds, limited bus routes and has no key employment sites other than the local primary school
- Proposed layout illustrates a high density development which extends beyond the natural village boundary and is therefore out of keeping with the local area
- Back Lane is narrow and single vehicle width in places – limited on-site parking. Increased commuting and vehicular movements
- Potential overlooking to neighbouring properties along Back Lane and adversely affect existing living conditions
- Concerns regarding damage to existing hedgerows from development of the site and possible contamination

Letters of support:

- Application site can be seen as a ‘brown field’ site and therefore is supported
- Entrance road would be better to the left of ‘Far Heath’

6.0 PLANNING CONSIDERATIONS

6.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that planning applications must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. The Development Plan comprises the “saved” policies of the Wrekin Local Plan (WLP) and the Telford and Wrekin Core Strategy (CS). The National Planning Policy Framework (NPPF) is a material planning consideration. Para 49 of the NPPF advises that relevant policies for the supply of housing should not be considered up-to-date if the Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites.

6.2 Having regard to the development plan policy and other material considerations including comments received during the consultation process, the planning application raises the following main issues:

- Principle of residential development
- Assessment of Sustainable Development
- Impact on the character and appearance of the village
- Impact upon the living conditions of neighbouring properties
- Access and highway safety
- Ecology & Trees
- Drainage

- Affordable Housing & Developer Contributions

Principle of residential development

- 6.3 In June 2016 Telford and Wrekin Council issued a statement (Telford and Wrekin Five Year Housing Land Supply Statement 2016-2021) indicating that the Council has 12.9 years' worth of housing land supply. This figure is based on a revised borough-wide housing requirement for the five year period (2016-21) using the Telford and Wrekin Objectively Assessed Need Report (OAN) as an up to date evidence base. The report presents an up to date assessment of housing need and also considers important factors such as the potential for past under-supply. As a result of this work, the position on housing land supply for the rural area has changed and the housing supply policy CS7 (Rural Area) is currently considered to be up to date. The development plan, which includes the housing supply policies, is the starting point for any decision-making and any development proposals need to be considered against national policy and the NPPF's "golden thread" of sustainable development which requires LPAs to 'boost significantly the supply of housing' and approve development proposals that accord with the development plan without delay.
- 6.4 Relevant to the determination of this planning application therefore is the Development Plan consisting of the Wrekin Local Plan (WLP) and Core Strategy (CS) together with the guidance of the NPPF. The Telford and Wrekin Local Plan (TWLP) is now also a material consideration. In accordance with paragraph 216 of the NPPF this is to be given weight in considerations as it has been written to be consistent with the NPPF and is in an advanced stage of publication. WLP Policy H9 focusses small scale rural housing on some thirteen settlements, and elsewhere in the rural area development will be resisted unless there are exceptional circumstances such as rural exception accommodation for agricultural or forestry workers. Policy CS7, the more recent counterpart to WLP policy H9, states that within the rural area residential development will be focussed on the three settlements of High Ercall, Tibberton and Waters Upton. Outside of these specified settlements development will be limited, and in the open countryside will be strictly controlled. Whilst Policy H9 is still part of the development plan, the LPA acknowledges that H9 will not be relied upon as it is older, less strategic and therefore more subservient to the more recent CS policy CS7.
- 6.5 Policy CS7 of the CS states that within the rural area residential development will be focussed on the three settlements of High Ercall, Tibberton and Waters Upton. Outside of these specified settlements development will be limited and within the countryside will be strictly controlled. Directing development to these three rural settlements, that offer rural residents a number of key local services and facilities, should help sustain rural communities. By focussing housing, employment, and service and facility development within these settlements, a pattern of development should be created that maximises the accessibility of services and facilities to rural residents, whilst reducing the need to travel by car and enhancing local identity and character.

- 6.6 In June 2016 the Council submitted the Telford and Wrekin Local Plan (TWLP) to PINS for independent examination. In accordance with paragraph 216 of the NPPF this is to be given weight in considerations as it has been written to be consistent with the NPPF and is in an advanced stage of publication. This is therefore a material consideration. Policy HO10 of the TWLP relates to residential development within the rural area and this too identifies Tibberton as a suitable settlement to accommodate new development. It states that limited development in the five settlements will be supported and elsewhere in the rural area residential development will be strictly controlled.

Assessment of Sustainable Development

- 6.7 Notwithstanding the above, paragraph 49 of the NPPF requires that proposals are considered within the context of the presumption in favour of sustainable development. Paragraph 7 identifies three dimensions to sustainable development; an economic role, a social role and an environmental role. The consideration of the application against each of these is as follows:

- Economic role

In terms of the economic dimension of sustainable development, there will be limited economic activity associated with the building out of this development. Once occupied the residents of the new housing would use services, support the local primary school and shop locally which would also contribute towards and boost economic activity in the area and Tibberton. This in turn helps meet the economic aim of sustainable development to a degree. There is the potential for loss of economic activity at Sutherland Farm however as the buildings have been redundant since 2002 this is very unlikely to recommence at this site and is given limited weight in the balance.

- Social role

The proposed development would deliver a range of social benefits including the provision of five open market dwellings with a mix of types to meet market trends and the needs of different groups in the community together with three affordable dwellings, all of which are to be made available for social rent. Financial contributions will be provided towards local recreation and highway improvement works to include contributions towards a Traffic Management Scheme and a new vehicle passing bay along Back Lane, all of which will be of benefit to existing and future residents of the village.

- Environmental role

In terms of the environmental dimension of sustainable development, it is acknowledged that there will be some loss of trees and hedging along the front boundary to accommodate the proposed new access however these trees are not protected and there will be some mitigation planting as part of a wider landscaping scheme in the future. The scheme will provide opportunity to increase biodiversity through the inclusion of bat and bird boxes, which the Council's Ecologist has requested to be conditioned as

part of any approval. The application site is not a protected landscape or wildlife habitat and there are no protected species following submission of the appropriate ecology reports.

It is reasonable to say that this site lies close to the village core in Tibberton with housing development on both sides and together with a definitive boundary; this limits the extent of development and helps to prevent encroachment into the countryside. Although submitted in outline, the eight dwellings proposed appear to provide a spacious development (20 dwellings per hectare) in keeping with the rural character of Tibberton. The boundaries could be supplemented by additional planting, which would further help integrate the development into the village confines. From a visual point of view, this site forms part of the village and its development would therefore not adversely affect rural character or lead to an incursion into the open countryside that would be detrimental to visual amenity.

- 6.8 Policy SP4 of the TWLP also relates to a presumption in favour of sustainable development. The application site is located between existing built developments fronting the highway and is within close walking distance to the village core where there is a Primary School, Church, Public House, Village Shop and access to public transportation links. Taking the above in to consideration; Tibberton is one of the villages identified as being sustainable and suitable for residential development and therefore, on this basis, the principle of development is acceptable subject to the other usual planning considerations.

Impact on the character and appearance of the village

- 6.9 The supporting Design & Access Statement confirms that the agricultural buildings at Sutherland Farm were constructed in the 1960s with the farm being operated as a dairy unit from circa 1960 to 1980. Between 1980 and 2000/2001 the Farm was operated as a mixed system with small scale enterprises including cows, dairy heifer rearing and up to 10 acres of cereals. The agricultural business ceased operating in 2000/2001 and the buildings ceased to be used for agriculture at the same time. Since 2002 the land has been farmed under the provisions of the Agricultural Tenancies Act 1995 by another party and the buildings have remained redundant. The buildings are no longer required in connection with the farming of the land and have not been used for that purpose for the last 14 years. Due to the financial implications of replacing the units with modern facilities, there is no reasonable prospect of commercial activities being reinstated at the farm.
- 6.10 The detailed design of the dwellings would be considered at the later, reserved matters stage although the indicative layout submitted demonstrates how 8 dwellings can be accommodated on site. The density of the proposed development is relatively low at 20 dwellings per hectare and the applicant has confirmed that the new dwellings would be restricted to a maximum of two-storeys. The positioning of the existing farm buildings is shown and the proposed dwellings appear to be broadly within the confines of these

buildings. Although only illustrative at this stage, the site layout plan shows plot 1 to be set back approximately 15m from the back edge of Back Lane with plots 2-8 being set back between 35m and 70m. The proposed dwellings would all be served by a new access road positioned centrally within the plot and reservations have been made to allow for adequate visibility splays, on-plot parking and suitably sized rear gardens. Whilst a section of the existing hedgerow along the site frontage will be required to be removed to accommodate the new access, there are opportunities for further landscaping of the site, whilst retaining a soft, green frontage to the Back Lane.

- 6.11 When considering the age of the existing agricultural buildings and their neglected condition, whilst typical to a rural location such as Tibberton, their utilitarian appearance does not contribute positively to the landscape character or visual amenity of the village. The proposed development will replace these buildings and utilise the existing footprint to ensure there is no encroachment in to the open countryside. Therefore, the potential to remove a significant detractor that currently has a poor relationship with its surroundings would be beneficial to the wider setting of this part of the village. Along Back Lane is a mix of development including traditional cottages, post war detached and semi-detached dwellings and more recent development that reflects the character of Tibberton. With layout, appearance, scale and landscaping reserved for later approval, officers are satisfied that, in principle, the site can adequately accommodate the proposed number of dwellings. The proposals allow for appropriate levels of parking and garden land and thus would be acceptable within the context of the mixed character of the surrounding area and would not detract from the character or appearance of the village. Accordingly, the current proposal accords with policies UD2 of the WLP, CS15 of the Core Strategy and BE1 of the TWLP.

Impact upon the living conditions of neighbouring properties

- 6.12 The indicative layout plan suggests that plot 1 will be set back approximately 15m from the back edge of Back Lane, broadly in line with the existing residential dwelling 'Far Heath'. A minimum separation distance of 23m would be applicable between plot 1 and the closest neighbouring property to the north, 'Willow Tree House'. Similarly a separation distance of approximately 15m would apply between plot 1 and 'Far Heath' to the south and these two properties would be separated by the proposed access road. Although only in indicative form at this stage, officers are satisfied that these separation distances are suitable to avoid any significant adverse impact on the living conditions of these existing neighbouring properties and the positioning of window openings and landscaping of the site can be dealt with at a later stage to ensure mutual privacy.
- 6.13 Plot no's 2-8 are positioned in a curvaceous layout at a relatively low density and are set back from Back Lane between 35 and 70m. The indicative layout allows for good sized front and rear gardens as well as on-plot parking by way of private driveway and/or garages. The rear gardens of plot no's 6-8 back out on to the rear garden area of No.1 East View to the south albeit a minimum separation distance of 21m would apply. Plot 8, a detached

dwelling that would be positioned approximately half way down the rear garden of No.1 East View, would be set back approximately 12.5m from the boundary with this neighbouring property and plot no's 6 and 7, which are located towards the bottom end of the neighbours' garden would be set away from the boundary line by a minimum of 9m. The position of windows could be controlled at the reserved matters stage, specifically to ensure there is no direct overlooking between the closest section of the proposal and the windows within the neighbouring property at East View to the south. When considering this together the separation distances proposed and the 2.5m high well-established leylandi hedge which runs along the neighbours' boundary, the Local Planning Authority is satisfied that the living conditions of neighbouring properties would not be unduly harmed as a result of any significant loss of privacy, light or any overbearing impact.

- 6.14 Officers have considered the issues raised in the letters of objection received by neighbouring properties. Many of these issues relate primarily to the principle of the development, the impact it would have on the village, loss of agricultural land and potential additional pressures on local facilities and infrastructure. The principle of residential development on this piece of land has been considered above and has been deemed to be acceptable and compliant with local planning policy and guidance contained within the National Planning Policy Framework. Whilst some residents are concerned with the potential impact the development may have on their living conditions together with impact on existing landscaping and wildlife, officers would respond that matters relating to layout, appearance, scale, access and landscaping are all reserved for later approval and will be dealt with via a separate planning application to ensure that the overall impact on neighbouring properties will be minimal.

Access and highway safety

- 6.15 A new shared surface vehicular and pedestrian access will be formed off Back Lane to the north of 'Far Heath' to service the proposed development. The existing access serving the existing dwelling and the redundant farmstead would be retained to serve only 'Far Heath'. Back Lane lies within the area of the village which has a 30mph speed limit. The new access emerges on to Back Lane at a point where the highway is relatively straight and flat in both directions affording excellent visibility for vehicles emerging or turning into the access. Given the scale of development, the rural nature of the settlement and the character of Back Lane, a shared vehicular and pedestrian surface is proposed which will avoid the urbanising effect that would otherwise result from raised and separated footways.
- 6.16 The Local Highways Authority (LHA) has been consulted on this application and has raised no objections in principle subject to conditions relating to the provision of suitable visibility splays, detail of road designs to be submitted and approved as well as the provision of adequate parking and turning. Separately the LHA has requested financial contributions of £500 per dwelling towards a Traffic & Speed Management Scheme on the B5062 within the vicinity of the Back Lane/B5062 junction and a separate payment of £1500

towards the provision of a vehicular passing bay along Back Lane. These contributions have been agreed with the applicant and will be dealt with by way of a S106 agreement.

Ecology & Trees

- 6.17 A 'Phase 1 Habitat Survey & Protected Species Assessment Report' (prepared by EVR Ecology) accompanies this application to inspect the land for evidence of the presence of and potential to support protected species, including Bats, Great Crested Newts, Badgers and Nesting Birds. The report concludes that 'the land has poor conservation value' and the agricultural buildings 'have poor potential to support bats, with all having metal/asbestos cement roof covers and predominantly metal supports'. With regards to GCN's the report advises that three nearby ponds were assessed but were deemed very unlikely to support GCN's. Finally, vegetation on the site has potential for nesting wild birds to be present and swallows were observed on the site but not recorded as nesting.
- 6.18 The Council's Ecologist has assessed the report and has raised no objections in principle subject to the inclusion of conditions relating to the submission of an ecological mitigation strategy and reasonable avoidance measures method statement for the protection of great crested newts and bats, the erection of a variety of artificial nesting/roosting bird boxes and the submission of an external lighting plan to ensure that any disturbance to bats is minimised.
- 6.19 With regards to the impact on trees, a small group of apple trees present in the front garden of the existing dwelling ('Far Heath') will need to be removed to accommodate the new access. These trees are not protected and suitable replacements will be dealt with at a later stage when detail is submitted for landscaping of the site. This has also been confirmed by the Council's Arboricultural Officer.

Drainage

- 6.20 The consultation process has raised some concerns from neighbours regarding the strain the development will put upon the sewage system. However, drainage officers support the application subject to conditions relating to a scheme of foul and surface water drainage and submission of a SUDS Management Plan. This has been reflected in the consultation response received from Severn Trent Water who also wishes to advise the applicant that there may be a public sewer located within application site and they are encouraged to investigate this.

Affordable Housing & Developer Contributions

- 6.21 Paragraph 47 of the NPPF sets out the Government's key housing policy goal, which is to boost significantly the supply of housing. It states further in paragraph 50 that; in order to deliver a wide choice of high quality homes, widen opportunities for home ownership, and create sustainable inclusive and mixed communities, local planning authorities should:

- Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
- Where it has been identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified and the agreed approach contributes to the objective of creating mixed and balanced communities

6.22 The Council's Affordable Housing Officer has confirmed that a Parish Housing Needs Survey for Tibberton was carried out in August 2011 and identified a significant unmet need for affordable homes with groups in need including families and older people. This is an application for 8 new dwellings, of which it is proposed that 3 (37.5%) will be affordable. Policy CS7 requires a 40% provision of affordable housing in Tibberton however in reality this would only equate to 3.2 dwellings and therefore the provision of the 3 dwellings is acceptable in this instance. In order to meet identified local needs there should be a firm requirement for 2 two bedroom bungalows and 1 two bedroom house, all for social rent. A Local Lettings Plan should also be agreed with the Local Planning Authority.

6.23 In identifying the required planning obligations on this application the following three tests as set out in the CIL Regulations (April 2010), in particular Regulation 122, have been applied (in addition to saved Wrekin Local Plan Policy T22) to ensure that the application is treated on its own merits and that the obligation is:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

6.24 In addition account has been taken of the changes to the CIL Regulations in April 2015 that now restrict the "pooling" of financial contributions to no more than five contributions to a single type of infrastructure. It is considered that the requested contribution towards recreation and education would meet the above tests and the negotiation of these contributions is also consistent with Local Plan Policy T22. The following contributions are to be provided by the developer:

- Highways: £500 per dwelling towards a Traffic & Speed Management Scheme on the B5062 within the vicinity of the Back Lane/ B5062 junction & £1500 towards the provision of 1 passing bay on Back Lane
- Recreation: £600 per dwelling towards improving play and recreation facilities in the nearby Tibberton playing field
- 3 affordable units

7.0 CONCLUSIONS

- 7.1 The application site lies within close proximity to the core of Tibberton village which has consistently been identified as a suitable settlement and a sustainable location for new housing development. It is acknowledged that saved WLP policy H10(a) and emerging T&WLP policy HO10 seek to restrict development to a limited amount of infill housing. However, it is accepted that H10(a) is older, less strategic and no longer relied upon, including in Inspectors decisions; HO10 is emerging and has not be subject to independent examination so can only be given limited weight. As such, CS7, which does not stipulate infill or limited numbers, must be given more weight alongside the presumption in favour of sustainable development in the Framework.
- 7.2 Economically the development will help sustain the services and facilities in Tibberton and whilst proportionate to the scale will provide benefit during the construction period. The proposal will boost housing supply and contribute to meeting the significant unmet need for affordable homes. The scheme will also contribute towards local recreational and highways improvements without causing an extension into the open countryside whilst improving the visual appearance of the area.
- 7.3 Whilst the design of the development would be dealt with at the reserved matters stage, the illustrative layout demonstrates that the site is capable of accommodation the proposed number of dwellings. The applicant confirms that the dwellings would be informed by a review of local architectural styles and materials and the scheme provides an opportunity to improve the visual appearance of this part of the village through the removal of a large range of utilitarian agricultural buildings. The Local Planning Authority is satisfied that through comprehensive consideration of the reserved matters at a later stage, the living conditions of neighbouring properties will not be unduly affected.
- 7.4 This application makes provision for affordable housing together with financial contributions towards upgrading to local recreational facilities and highways improvements and would result in a visual benefit. The proposal is considered sustainable when assessed against the three dimensions detailed within the NPPF and the limited harm is outweighed by the benefits. As such, the proposal which is considered compliant with development plan policy CS7 is recommended for approval.

8.0 RECOMMENDATION

- 8.1 Based on the conclusions above, the recommendation to the Planning Committee on this application is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT PLANNING PERMISSION** subject to the following:

A) The applicant entering in to a Section 106 Agreement with the Council relating to :

- 3 affordable dwellings to be made available for social rent

- £500 per dwelling towards a Traffic & Speed Management Scheme on the B5062 within the vicinity of the Back Lane/ B5062 junction & £1500 towards the provision of 1 passing bay on Back Lane
- £600 per dwelling towards improving play and recreation facilities in the nearby Tibberton playing field
- To be indexed linked from date of committee

B) The following conditions (with authority to finalise and impose additional conditions to be delegated to the Service Delivery Manager of Development Management):

Conditions

1. Time limit – Outline
2. Submission of Reserved Matters
3. Standard Outline – All Matters Reserved
4. General Details Required
5. Visibility Splays (2.4m x 43m)
6. Road design detail
7. Parking, Turning, Loading, Unloading
8. Site Environmental Management Plan
9. Foul & surface water drainage scheme
10. SUDS Management Plan
11. Mitigation Strategy Method Statement
12. Artificial nesting/roosting boxes
13. External Lighting Plan
14. Hedge Protection
15. Development in accordance with plan

Informatives

S106

Highways

Drainage

Ecology – Bats, Nesting wild Birds, Great Crested Newts