

## **ITEM 2**

<b>Application Reference</b>	DC/084620
<b>Location:</b>	Land At Wilmslow Road Heald Green Stockport
<b>PROPOSAL:</b>	Reserved Matters planning application for appearance, landscaping, layout, scale and access for the second phase of residential development (124 dwellings and open space) following hybrid approval ref: DC/060928 (EIA development - subsequent application).
<b>Type Of Application:</b>	Reserved Matters
<b>Registration Date:</b>	10.05.2022
<b>Expiry Date:</b>	Extension agreed until 22.12.2023
<b>Case Officer:</b>	Daniel Hewitt
<b>Applicant:</b>	Bloor Homes North West
<b>Agent:</b>	NJL Consulting

### **DELEGATION/COMMITTEE STATUS**

Due to the scale of development proposed (over 100 new homes), this application must be determined by the borough wide Planning and Highways Regulation Committee. The application will first be referred to the Cheadle Area Committee for their recommendation and/or comments.

### **DESCRIPTION OF DEVELOPMENT**

The proposed details constitute the second and final phase of the housing development granted outline planning permission (with all matters reserved) by the Secretary of State for up to 325 new homes on 22 April 2020 (see below and attached decision letter).

This second phase includes 124 new houses located to the west of Phase 1 towards the A34 corridor.

Approval is sought for reserved matters relating to appearance, landscaping, layout, scale and access.

The proposed dwelling types are two storey houses (albeit that 14 have additional accommodation in the roof space lit by dormers and roof lights – Forbes house type). The height of the proposed houses vary slightly by house type but are generally 4.7 – 5 metres to the eaves and 8 - 8.5 metres to ridge level. The houses with accommodation at roof level rise to approximately 5.7m to the eaves and 9.9 to the ridge.

The size mix of the proposed new homes are as follows:

- 23 two bedroom houses
- 57 three bedroom houses
- 44 four bedroom houses

The vast majority of the proposed new homes are detached or semi-detached houses; 20 are in short terraces not exceeding 4 houses.

40 of the proposed new homes would be affordable. In terms of tenure, 13 would be for social rent and 27 would be for shared ownership in accordance with the Section 106 legal agreement accompanying the planning permission – securing 30% affordable housing provision across both phases.

The proposed mix of affordable homes is as follows:

- 6 two bedroom homes for social rent;
- 7 three bedroom homes for social rent;
- 17 two bedroom homes for shared ownership; and
- 10 three bedroom homes for shared ownership.

The affordable homes are spread across the development in small clusters as shown on the submitted plans.

All new homes would benefit from their private gardens as well as access to generous areas of public open greenspace including a double Local Area of Play (LAP) to the south of the spine road crossing the application site. The following other areas of public open space are provided in Phase 1 of the development:

- an undeveloped community orchard and wildflower meadow to the south western corner of the site provided to offset the proposed development from the Grade II listed Griffin Farmhouse fronting Wilmslow Road and the neighbouring undesignated heritage asset Outwood House. The currently culverted watercourse would also run in open channel in this area.
- a Neighbourhood Equipped Area for Play (NEAP) and Locally Area for Play (LAP) to the north eastern corner of the site that would become an integral part of an undeveloped 'green finger' running alongside Bruntwood Hall Brook.

The definitive public right of way (PROW) that crosses the site east to west (Cheadle and Gatley 96) would be retained and access to the double LAP can be gained from it. It would also be hard-surfaced. This would be complemented with a new connection that runs north south along the 'green finger' (also hard surfaced) within approved Phase 1 in response to a recent PROW claim. Pedestrian and cycle routes would also be further improved by the addition of a segregated footpath and cycleway running east west alongside the main access road crossing Bruntwood Hall Brook and on to the Eden Park roundabout following the recent grant of planning permission for a road connection (see above).

In terms of parking provision, each new home would benefit from access to a minimum of 1.5 car parking spaces with open market housing 2 spaces per dwelling. Some of the larger open market housing would also benefit from detached garages within the plot and those that don't would benefit from sheds in the rear gardens providing secure, covered cycle storage.

The application is supported by:

- Plans and drawings
- Planning, Design and Access Statement

- Affordable Housing Statement
- Ecological summary report – TO BE UPDATED
- Transport Technical Note
- Road Safety Audit
- Energy Statement and Sustainability Checklist – TO BE UPDATED

## **SITE AND SURROUNDINGS**

The application site is located entirely within Heald Green ward (Cheadle Area Committee area) and the Greater Manchester Green Belt. The site is located in a suburban area and benefits from a good range of services and facilities within walking or cycling distance.

The site comprises undeveloped open pasture and farmland and is bound by Wilmslow Road (B5358) to the west; houses on Syddall Avenue to the north; the Seashell Trust campus to the south and Bruntwood Hall Brook to the east with further open farmland beyond. The site's landscape features include hedgerows enclosing the fields and the green corridor of the brook.

Levels are relatively flat but the land slopes gently downwards to the east.

A definitive public right of way (Cheadle and Gatley 96) crosses the site in an east/west direction linking Wilmslow Road (B5358) to the west with the A34 and the wider footpath network to the east.

## **POLICY BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 ("PCPA 2004") requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise.

The Development Plan includes:

- Policies set out in the Stockport Unitary Development Plan Review adopted 31<sup>st</sup> May 2006 which have been saved by direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004; &
- Policies set out in the Stockport Local Development Framework Core Strategy Development Plan Document adopted 17<sup>th</sup> March 2011.

### **Saved policies of the SUDP Review**

- LCR1.1 Landscape Character Areas (Heald Green Fringe)
- LCR1.1a The Urban Fringe including the River Valleys
- EP1.7 Development and Flood Risk
- EP1.10 Aircraft Noise
- MW1.5 Control of Waste from Development

### **LDF Core Strategy/Development Management policies**

- CS1: OVERARCHING PRINCIPLES: SUSTAINABLE DEVELOPMENT –
- ADDRESSING INEQUALITIES AND CLIMATE CHANGE
- SD-1: Creating Sustainable Communities

- SD-3: Delivering the Energy Opportunities Plans - New Development
- SD-6: Adapting to the Impacts of Climate Change
- CS2: HOUSING PROVISION
- CS3: MIX OF HOUSING
- CS4: DISTRIBUTION OF HOUSING
- H-1: Design of Residential Development
- H-3: Affordable Housing
- CS8: SAFEGUARDING AND IMPROVING THE ENVIRONMENT
- SIE-1: Quality Places
- SIE-2: Provision of Recreation and Amenity Open Space in New Developments
- SIE-3: Protecting, Safeguarding and Enhancing the Environment
- SIE-5: Aviation Facilities, Telecommunications and other Broadcast Infrastructure
- CS9: TRANSPORT AND DEVELOPMENT
- CS10: AN EFFECTIVE AND SUSTAINABLE TRANSPORT NETWORK
- T-1: Transport and Development
- T-2: Parking in Developments
- T-3: Safety and Capacity on the Highway Network

### **Supplementary Planning Guidance**

Supplementary Planning Guidance does not form part of the Statutory Development Plan; nevertheless it does provide non-statutory Council approved guidance that is a material consideration when determining planning applications.

The following documents are considered relevant:

- Design of Residential Development SPD
- Sustainable Design and Construction SPD
- Transport in Residential Areas SPD
- Sustainable Transport SPD
- Open Space Provision and Commuted Sums SPD
- Affordable Housing SPG and Explanatory Note (January 2021)

### **National Planning Policy Framework**

A Revised National Planning Policy Framework (NPPF) issued by the Secretary of State for Levelling Up, Housing and Communities on 5<sup>th</sup> September 2023 replaced the previous NPPF. The NPPF has not altered the fundamental legal requirement under Section 38(6) of the Planning and Compulsory Purchase Act 2004 that decisions must be made in accordance with the Development Plan unless material considerations (such as the NPPF) indicate otherwise.

The NPPF representing the governments up-to-date planning policy which should be taken into account in dealing with applications focuses on achieving a lasting housing reform, facilitating the delivery of a greater number of homes, ensuring that we get planning for the right homes built in the right places of the right quality at the same time as protecting our environment. If decision takers choose not to follow the NPPF, then clear and convincing reasons for doing so are needed.

N.B. In respect of decision-taking the revised NPPF constitutes a “material consideration”.

## Planning Practice Guidance

The Planning Practice Guidance (NPPG) is a web-based resource which brings together planning guidance on various topics into one place (launched in March 2014) and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning.

## RELEVANT PLANNING HISTORY

### Planning Application No: DC/060928

**Address:** Seashell Trust, 160 Stanley Road, Heald Green, Stockport, SK8 6RF

**Proposal:** Hybrid application proposing the following:

Detailed Application for the erection of a new school (Use Class D1) with associated kitchen and dining facilities, swimming and hydrotherapy facilities (Use Class D2), infrastructure, drop-off parking, access, landscaping and ancillary works.

Outline Application (all matters reserved except access) for the demolition of the Chadderton building, Orchard / Wainwright / Hydrotherapy / Care block, Dockray building, part of existing college, 1 Scout Hut and 1 garage block, and erection of new campus facilities (Use Class D1/D2 - Reception, Family Assessment Units, Family Support Services, Administration / Training / Storage Facility, Sports Hall and Pavilion) with associated infrastructure, parking, landscaping and ancillary works.

Outline Application (all matters reserved) for the erection of up to 325 dwellings (Use Class C3) in northern fields with associated infrastructure, parking, access, landscaping and ancillary works.

**Final decision:** Recovered appeal - planning permission granted by the Secretary of State following public inquiry in May/June 2019 accompanied by Section 106 planning obligations covering affordable housing, open space provision and maintenance and off-site highway improvements

**Decision date:** 22/04/2020

Conditions relevant to housing element of the planning permission:

1. Approved plans
2. Construction Method Statements
3. Noise mitigation
- 4&5. Tree and hedge protection
6. Protected species licensing
7. Ecological mitigation
8. Construction Environmental Management Plans (CEMP)
9. Landscape and Ecological Management Plans (LEMP)
10. Lighting design for biodiversity
11. Lighting design – aviation safety
12. Crime Impact Statement recommendations
37. Reserved matters
38. Phasing
39. Reserved matters time limit
40. Landscape and visual impact mitigation measures

41. Access in accordance with details approved at outline stage
42. Off-site highway works
43. Archaeology
44. Ground gas mitigation
45. Foul and surface water drainage
46. Energy Statement – carbon reduction measures (details approved)
47. 325 dwelling limit

**Planning Application No: DC/084575**

**Address:** Land at Wilmslow Road, Heald Green, Stockport

**Proposal:** Non-material amendment to hybrid planning permission ref: DC/060928 and reserved matters approval ref: DC/078180 to substitute two Sisson house types at plots 28-29 for a single Oadstone house type

**Decision:** Granted 21/09/22

**Planning Application No: DC/078180**

**Address:** Land at Wilmslow Road, Heald Green, Stockport

**Proposal:** Reserved matters planning application for appearance, landscaping, layout, scale and access for the first phase of residential development (202 dwellings and open space) following hybrid approval ref: DC/060928 (EIA development - subsequent application)

**Decision:** Granted 30/09/21 (Planning and Highways Regulation Committee decision) subject to the following conditions:

1. Approved plans
2. Highway damage remediation
3. Junction design and implementation
4. Detailed access proposals
5. Plot access details
6. No gates overhanging highway etc.
7. Driveway and parking areas details
8. EV charging provision
9. Cycle parking details
10. Travel Plan
11. Landscaping details
12. Bat and bird boxes
13. Levels
14. Bird Hazard Management Plan
15. Materials
16. Solar PV – permitted development rights removed
17. Substation details

18. Brook bridging structure details
19. Play area details
20. Energy efficiency
21. Permitted development rights removed – street facing enclosures
21. Permitted development rights removed – outbuildings
22. Permitted development rights removed – extensions and windows
23. Affordable housing delivery

**Planning Application No: DC/086881**

**Address:** Eden Park Roundabout, Handforth Bypass, Cheadle Hulme, Cheadle

**Proposal:** Construction of a new section of highway to the west of the Eden Park roundabout including a segregated bi-directional cycle lane and pedestrian footway, together with associated drainage and landscaping works

**Decision:** Granted 04 April 2023

## **NEIGHBOUR'S VIEWS**

One objection to the application has been received from a local resident as follows:

*"I object to this application. Since the construction works have been undertaken for the current housing development in this location we have seen the loss of precious green space.*

*Wilmslow Road has got busier (without the houses even complete). The construction works themselves have been disruptive causing the front elevation of my property to be continuously covered in dirt.*

*Having another 123 properties on this green space will remove the value out of Heald Green. There will be no green space left. I purchased a property here to escape a built up area, which is what this new development will cause Heald Green to be. The roads will become significantly busy and travel times will be severely increased. This will disrupt the lives of all the local people even further to the current housing development underway. The road network in this local area cannot cope with this increase in number of properties and demand. We already have a housing development underway which got granted, don't take away any more of our precious green space from us."*

## **CONSULTEE RESPONSES**

### **SMBC Highway Engineer**

This reserved matters application seeks approval of details following the outline permission that was granted for the site. The outline permission established the principles of access for the site and the appropriateness and acceptability of the site in terms of accessibility for residential development. The matters of traffic generation, distribution and consequent highway impact were accepted at outline stage.

The application is for 124 dwellings on phase 2 of the site, the consented first phase of 202 dwellings already being under construction. The first phase reserved matters permission includes construction of the main spine road through the site and this phase 2 development takes access, via residential roads and direct, off this spine road.

The road infrastructure within the site comprises a mix of residential access roads with dedicated carriageway and footway spaces; shared surface arrangements where all traffic and users share the space; shared private drives and individual driveways. The design has been the subject of considerable discussion to ensure delivery of a layout that seeks to restrain vehicle speeds, provide a suitable and safe space for residents, ensure that motor vehicles will not dominate movement and provide a better quality and safer environment for pedestrians and cyclists. The road surfacing will be a mix of flexible material (asphalt/tarmac) and modular (blocks) and it is expected that the construction of the road infrastructure will follow the necessary process for adoptable highway and the roads will be offered for adoption. The general design of the overall road layout follows Council standards and is acceptable. All roads have sufficient manoeuvring space for refuse and/or home delivery sized vehicles and I am satisfied that matters such as construction detail, surface water drainage, crossing arrangements and visibility splays are capable of conditional control.

This phase 2 includes a short extension to the main spine road to afford adoptable highway to the site's boundary that is closest to Eden Park roundabout on the A34. This ensures that the site, as is required under the outline permission, does not prejudice the delivery and completion of the link to the A34 that has been granted under permission DC/086881. The detail of construction of this short length of highway is again a matter capable of conditional control.

Towards the north of the site a length of segregated pedestrian cycleway will be provided between the site boundary that is closest to the Eden Park roundabout and the phase 1 boundary. This will afford the overall development a continuous east west pedestrian and cycle route that will deliver high quality pedestrian and cycle connectivity between the site and Wilmslow Road to the west and the A34 to the east. A short section of this pedestrian cycle link will be constructed on a bridge to be built over a watercourse towards the centre of the overall site. The link will ultimately become adopted highway and building on a bridge deck raises no concern in principle, with matters of detail and the necessary structural approval to be covered under conditional control.

The existing public right of way that runs across the site will be constructed with formal surfacing to a width of 3m. Where the PROW route crosses new road infrastructure, dropped kerbs, signage and barriers to control access will be necessary. The detail of the construction along the PROW is a matter capable of conditional control and the applicant will, aside from planning, need to secure any required diversion / modification / creation order from the Public Rights of Way Team before any works affecting the path are to commence.

The majority of individual dwellings will have two off street parking spaces with some also having garages. There are a few dwellings that each have one resident parking bay and access to shared visitor space. There will be kerb space available within the development for safe overspill parking and this leads me to conclude that the overall level of bespoke parking provision raises no concern and I note that the development



complies with the Council's parking standards and Planning Policy. Each individual dwelling will be provided with a charge facility for electric vehicles and a covered and secure cycle parking facility, these both being matters capable of conditional control.

Each dwelling will need to have provided an adequate number of receptacles to satisfy the Council's refuse and recycling requirements. There are some cases across the site layout where communal bin stores and/or collection points are to be provided, these being necessary to minimise vehicle reversing and operative walking distances. The detail of these matters will need addressing, although again being capable of conditional control.

Conditional control can also cover construction management.

In summary and conclusion, I see no reason to express concern with the detail of phase 2 on this development site and I will provide a list of requisite conditions in the event that permission is to be granted.

### **SMBC Lead Local Flood Authority**

No objection but clarification sought on infiltration potential in some areas of the site.

### **Environment Agency**

No objection in principle to the proposed development, but we would wish to make the following comments.

#### Biodiversity

The ecological enhancements that have been proposed will require a management plan to be in place. This will ensure the landscape provides a maximum benefit to people and the environment over the long term. A planning condition is required to secure this.

#### Flood Risk

The watercourse to the Northern extent of the site is classified as Main River. Any development or works within 8 metres will require an environmental permit.

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

### **United Utilities**

No objection

## **SMBC Nature Development Officer**

The site has no nature conservation designations, legal or otherwise. It does however contain a number of habitats which are of local ecological importance for biodiversity such as hedgerows (Habitat of Principle Importance, LBAP), watercourse, mature trees as well as habitats which are valuable at a site level (improved grassland).

A suite of ecology surveys have been previously carried out (in 2015 and 2016, together with updated site assessment in 2017 and 2018) and submitted with the previous hybrid application. Update surveys were also undertaken in 2020 as part of the current application.

All survey work has been carried out by suitably experienced ecologists and in accordance with best practice guidance. An updated Phase 1 Habitat survey and hedgerow survey was carried out in September 2020. Habitats on site include improved grassland, hedgerows, trees and a watercourse.

The hedgerows on site qualify as UK Priority BAP habitat (80% or more cover of at least one woody UK native species) and Section 41 habitat of principal importance under the NERC Act 2006. Hedgerows H3, H6 and H7 are located within the application area. H3 will be retained and H6 and (part of) H7 will be lost. The submitted landscape scheme shows on-site hedgerow planting to help offset this loss including enhancement and buffer planting along H3 and retained H7.

A wetland area is shown on the submitted landscape plan and it is indicated that these areas will be sympathetically landscaped to maximise benefits to biodiversity. Such areas, whilst not a replacement for open water/ponds (pond is to be lost as part of Phase 1 of the scheme, which is adjacent to the current application site), mimic bog habitats and thereby serve as transition habitats offering a valuable biodiversity resource for marginal aquatic species.

The grassland habitats on site would also be lost under the proposals. Although not a UKBAP or LBAP/priority habitat, these habitats are nonetheless a valuable resource for local wildlife, functioning as habitat corridors and foraging areas. Opportunities to compensate for this loss are limited within the site, but the proposed wildflower meadow areas will help to offset this loss. Furthermore Green Infrastructure is key within the landscape concept design and will help to maintain habitat connectivity through the site – such as enhancement of the watercourse (including opening up of the currently culverted section).

## **Bats**

All species of bats, and their roosts, are protected under Section 9 of the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species (EU Exit) (Amendment) Regulations 2019. The latter implements the Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora. Bats are included in Schedule 2 of the Regulations as 'European Protected Species of animals' (EPS).

Under the Regulations it is an offence to:

- 1) Deliberately capture or kill a wild EPS
- 2) Deliberately disturb a wild EPS in such a way that significantly affects:
  - a) the ability of a significant group to survive, breed, rear or nurture young.
  - b) the local distribution of that species.
- 3) Damage or destroy a breeding place or resting site of such an animal.

The trees in the wider site were inspected for bat roost potential in January 2016 and potentially suitable roosting features were subject to climb and inspection surveys. An update ground-based assessment was carried out in 2018. An update bat tree roost assessment was carried out in 2020. The Ecological Summary states that a small number of mature trees along the watercourse were identified as offering bat roost potential however no mature trees will be lost under the proposals and so no impacts are anticipated. An early-mature sycamore tree (T14) has been identified as offering low bat roosting potential. The assessment states that the tree will require removal for health and safety reasons and the recommended measures in relation to bats detailed in section 4.11 of the Ecology Summary are appropriate.

Bat activity transect surveys were undertaken in 2015 to establish how bats are using the landscape. Common and soprano pipistrelle bats were recorded using the site along with a *Myotis* species. Noctule bat activity was also recorded flying over the site. Bats were recorded foraging and commuting within the site, with high levels recorded around the brook and along hedgerow H7 and scattered trees. The Ecology Summary states that the site has remained unchanged since the 2015 transect surveys and so the bat species using the site and relative importance of different foraging/commuting areas is unlikely to have changed in the intervening period.

#### Great Crested Newts

Great crested newts (GCN) and their habitats (terrestrial and aquatic) receive the same level of protection as bats (see above). A number of ponds are present adjacent to the site, with a medium sized population of GCN identified during surveys carried out in 2015. The Ecological Summary states that update surveys were carried out in 2019 and that the size of the GCN population was found to be low.

The wider site has been registered for a GCN Natural England District Level Licence. The Impact Assessment and Conservation Payment certificate (IACPC) (counter-signed by Natural England) has been submitted to the LPA as part of application DC083433

Precautionary working measures during site clearance should be adopted during works to prevent harm/injury to amphibians.

#### Badgers

Badgers are protected under the Protection of Badgers Act, 1992. This makes it an offence to kill or injure a badger or to damage, destroy or obstruct access to a sett. It is also an offence to disturb a badger while it is in a sett. Previous badger surveys in 2015 recorded evidence of badger activity along the west boundary of the current application site in the form of two partially used outlier badger sett holes a latrine and evidence of snuffle holes (foraging). In 2018 no evidence of badgers was observed. One of the holes had partially collapsed and was considered unsuitable for use by badger and the other showed no signs to confirm recent badger use.

In 2020 three holes were recorded in June and September 2020, but the sett was found to be inactive. No other evidence indicative of badger activity was recorded within the site.

#### Birds

The nests of all breeding birds are protected under the Wildlife and Countryside Act (1981) as amended. Certain species such as barn owl are listed on Schedule 1 which receive additional protection from disturbance of the nests. A barn owl was

heard during the night time bat surveys in 2015 and trees within the adjacent habitat (such as four trees along the watercourse) were found to have cavities suitable to be used by nesting/roosting barn owls. Trees identified as having potential barn owl features were subject to climb and inspect surveys in January 2016. No evidence of barn owl was found.

An update tree assessment for barn owl was carried out in 2018 and 2020. No additional features were recorded on site other than those observed in 2015 and the features appeared unchanged. Proposed works are 30m from the nearest tree offering barn owl roosting potential (along the watercourse) and so significant disturbance, even if barn owls should be present, is considered unlikely. Furthermore, the submitted Ecological Summary assesses habitats on site as offering low value foraging potential for barn owl.

The trees, hedgerows and grassland habitats could support nesting and foraging birds. The improved grassland is grazed and therefore less likely to support farmland species such as skylark. No bespoke wintering or breeding birds surveys have been carried out as it is stated that the enclosed nature of the fields (surrounded by residential development and overlooked by tall hedgerows and trees which provide perches for predators) makes the fields unsuitable. It is possible however that small numbers of wintering birds may use the interior of the fields away from predators.

#### Riparian Mammals

The habitats on the site have been previously assessed as offering low to no potential to support riparian mammals such as water voles and otter. No evidence of these species was recorded during the update surveys.

#### Hedgehogs

There is potential for hedgehog to use the site for foraging, commuting and hibernation. Hedgehogs are a UK Biodiversity Action Plan (UKBAP) Priority Species and a NERC Act Section 41 Species of Principal Importance

#### Reptiles

The site is considered unlikely to support reptiles given the limited of suitable habitat available.

#### Invasive Species

The Ecology Summary states that no non-native invasive species were recorded during the 2020 ecology update surveys. Himalayan balsam and Japanese knotweed have been previously recorded near to the site. These species are listed on Schedule 9 of the Wildlife and Countryside Act, 1981 (as amended) (WCA) which makes it an offence to plant or otherwise cause the spread of these species in the wild.

#### Recommendations

A GCN Natural England District Level Licence has been obtained for the wider Seashell development. The countersigned (by Natural England) Impact Assessment & Conservation Payment Certificate (IACPC) has been previously submitted to the LPA (as part of DC083433). Natural England have advised LPAs that they can accept the IACPC as confirmation from Natural England that the development is suitable for DLL and that the conservation payment is sufficient to compensate for the impacts on GCN: the IACPC can be relied upon by the planning authority as confirmation that the impacts of the development on GCN are capable of being fully

addressed in a manner which complies with the requirements of the Habitats Regulations.

Reasonable Avoidance Measures should be adopted during works to minimise potential risk of harm/injury to amphibians during the proposed works. This can be secured via condition and could be incorporated into the Construction and Ecological Management Plan (CEMP) – see below.

Tree and hedgerow removal should be kept to a minimum. All retained trees and hedgerows should be adequately protected from potential adverse impacts associated with the proposals in accordance with British Standards and following advice from the Council's Arboriculture Officer. It is important that retained habitats and protected species are adequately protected during the construction phase and a Construction Environmental Management Plan (CEMP) conditions is recommended.

In relation to breeding birds, no vegetation clearance works should take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before vegetation clearance works commence and confirmed that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. This can be incorporated into the CEMP if preferred.

It is vital that lighting is sensitively designed so as to minimise impacts on wildlife (e.g. foraging/commuting bats) associated with light disturbance. Careful landscape planting should also be used to ensure light is directed away from ecologically sensitive habitats (following the principles outlined in Bat Conservation Trust guidance: [http://www.bats.org.uk/pages/bats\\_and\\_lighting.html](http://www.bats.org.uk/pages/bats_and_lighting.html)). A sensitive lighting strategy forms an important part of the ecological mitigation. Lighting contour plans should be submitted to the LPA to demonstrate how lit areas will not disturb protected species and ecologically sensitive habitats. This was conditioned as part of the outline planning consent.

Net gains for biodiversity are expected within development in accordance with national and local planning policy (NPPF and paragraph 3.345 of the LDF). It is crucial that habitat connectivity within and across the site is retained and improved. The submitted plans show a green corridor through the wider site (along the west boundary of the current application area). New habitats to be created include wildflower meadows, orchards, woodland edge habitat and SUDs/wetland – to be enhanced for biodiversity through sympathetic landscaping. These measures are welcomed within the proposed scheme. Along with the proposed buffer planting, where possible tree cover should be maximised across the site to reinforce ecological connectivity.

Proposed landscaping should comprise a mix of wildlife-friendly species (preferably locally native) and should create structural diversity e.g. through the creation of mixed species native hedgerows and wildflower areas. Additionally species for shrub/ornamental planting should be carefully chosen to ensure successional flowering so that there is a year-round nectar and pollen resource. The submitted landscape plan should be improved by replacing the currently proposed ornamental hedging with holly and/or yew, increasing the level of proposed tree planting (e.g. in rear gardens) and increase the wild flower grassland areas (to encompass more of the currently proposed amenity grassland areas). Details of the revised planting strategy should be submitted to the LPA for review.

Where possible hedgerows should be planted at plot boundaries instead of installing fencing. Where fencing must be used, occasional gaps (13cm x 13cm) should be provided at the base of close boarded fencing (minimum of one gap per elevation) to maintain habitat connectivity through the site for species such as hedgehog (see <https://www.hedgehogstreet.org/help-hedgehogs/link-your-garden/>).

It is advised that a bat box/tile or bird box is provided on site at a rate of one per new residential dwelling. This can be easily achieved by providing integrated bat and bird roosting/nesting facilities into the new buildings (every dwelling does not necessarily need to have a bat/bird box, it may be more appropriate to have some dwellings without and some dwellings with more than one roost/nest feature and other boxes sited on retained mature trees for example). The proposed number, locations and specifications of bat and bird boxes should be submitted to the LPA and this can be secured via condition.

Details regarding the future management of habitat areas will need to be provided. A Landscape and Ecological Management Plan (LEMP) for habitats and species should also be submitted. This needs to consider the roles and responsibilities for delivery of subsequent long-term management measures (30 years): The LEMP shall include a description and evaluation of features to be managed, aims and objectives of management including target condition, prescriptions for management actions, details of roles and responsibilities, details of ongoing long-term monitoring and remedial measures. Details of the legal and funding mechanism to secure the work will also be required. A condition for a LEMP forms part of the outline planning consent.

Ecological conditions can change over time. If the development has not commenced within two years of the submitted survey work (i.e. by September 2022), update ecological surveys will be required to ensure that the impact assessment is based on sufficiently up to date ecological baseline data. Mitigation measures may also need to be amended accordingly and any such proposed amendments should be submitted to the LPA for review.

### **SMBC Arboriculture**

No objection subject to conditions following the submission of a revised detailed landscaping scheme. Further planting of fruit trees is recommended in the rear gardens of the proposed new houses.

Conditions are recommended in respect of existing tree and hedge protection measures and detailed planting proposals.

### **SMBC Climate Action Now**

The UK has set into law a target to bring all its greenhouse gas emissions to net zero by 2050. In March 2019, Stockport Council declared a climate emergency, and agreed that Stockport should become carbon neutral by 2038, in advance of the UK 2050 target. The Stockport CAN strategy was developed to underpin this agreement and was approved by full council in October 2020. The strategy sets out to ensure that Stockport achieves carbon neutrality by 2038, in order to support global efforts to prevent global warming going above 1.5°C. The Environmental Law Foundation has suggested that climate emergency declarations should be regarded as material considerations in the determination of planning matters.

The Government has signalled its ongoing commitment to reach net zero. From 2025, the Future Homes Standard will require CO2 emissions produced by new

homes to be 75-80% lower than those built to previous standards. Homes will need to be 'zero carbon ready', with no retrofit work required to benefit from the decarbonisation of the electricity grid and the electrification of heating. Technical work to develop these standards is currently underway, and the intention is to publish consultations for these standards in 2023.

Meeting our 2038 carbon neutrality target will require new development to achieve net zero carbon in advance of then, and we should not be building homes, workplaces, community uses or schools which will require retrofitting in the near future. The definition of net zero carbon development has been established by the UK Green Building Council. <https://www.ukgbc.org/ukgbc-work/net-zero-carbon-buildings-a-framework-definition/> It is important to note that most microgeneration technologies (e.g. solar panels), and other climate change mitigation / adaptation measures are significantly easier to install at the time of building rather than retrofitting later.

Comments made in respect of the submitted Energy Statement are summarised as follows:

- Review minimum Part L Building Regulations implications
- Suggested use of air source heat pumps and Solar PV
- Adopt a fabric first approach to insulation and carbon reduction
- Focus on the opportunities and challenges relating to solar gain
- Planting to reduce the urban heat island effect

NOTE – A revised Energy Statement will be submitted to address the implications of the new Part L of the Building Regulations and provide enhanced outcomes – see analysis section of the report.

### **Manchester Airport**

No objection subject to conditions and informatives relating to:

- The requirement for Construction and Operational Stage Bird Hazard Management Plans
- Berry and fruit bearing planting be reduced to less than 30% of the total planting
- External lighting to be capped at the horizontal with no upward light spill
- Permitted Development Rights removal in respect of solar panels and reflective building materials

### **Greater Manchester Police – Design for Security**

Support the application subject to conditional controls.

## **ANALYSIS**

It is important to note from the outset that this is not an application for planning permission as planning permission for the development was granted by the Secretary of State on 22 April 2020. Instead, this application seeks the formal approval of details reserved by condition (reserved matters) as follows:

- Access – defined in the Development Management Procedure Order as *“the accessibility to and within the site, for vehicles, cycles and pedestrians in*

*terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network”;*

- Appearance – defined as *“the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture”;*
- Landscaping – defined as *“the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features”*
- Layout, defined as *“the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development”;* and
- Scale, defined as *“the height, width and length of each building proposed within the development in relation to its surroundings”.*

Each reserved matter is considered in turn below followed by an assessment of other relevant matters arising.

## **Access**

The proposed access details have been reviewed by the Council’s Highway’s Engineer (see above) who raises no objection to the proposals subject to the imposition of conditions.

The proposed layout and access arrangements complement the Phase 1 development currently under construction and importantly would connect to the future new arm of the Eden Park roundabout approved under planning application DC/086881.

The proposed details also extend the development’s dedicated east to west footways/cycleways to the north and south of the phase providing connections into the wider network. The northern footway/cycleway would cross the river and a condition is considered necessary to approve details and implementation of the bridge link, in consultation with the Environment Agency, prior to first occupation of any new home in this second and final phase of housing development.

The existing public right of way that runs across the site will be constructed with formal surfacing to a width of 3 metres. Where the PROW route crosses new road infrastructure, dropped kerbs, signage and barriers to control access will be necessary. The detail of the construction along the PROW is a matter capable of conditional control and the applicant will, aside from planning, need to secure any required diversion / modification / creation order from the Public Rights of Way Team before any works affecting the path are to commence.

In respect of parking provision and as noted by the Council’s Highway Engineer, the majority of individual dwellings will have two off street parking spaces with some also



having garages. There are a few dwellings that each have one resident parking bay and access to shared visitor space. There will be kerb space available within the development for safe overspill parking ensuring the overall level of bespoke parking provision raises no concern and complies with the Council's parking standards. Each individual dwelling will be provided with a charge facility for electric vehicles and a covered and secure cycle parking facility, these will be secured by condition.

Each dwelling will need to accommodate an adequate number of bins to satisfy the Council's refuse and recycling requirements. There are some cases across the site layout, focused on some of the shared private driveways serving more than 5 homes, where communal bin stores and/or collection points are necessary to minimise vehicle reversing and operative walking distances. Details of this provision can be secured by condition.

Existing condition 2 of the planning permission requires the submission and approval of a construction management plan for each phase of development ensuring construction impacts will be adequately controlled.

A number of new homes in Phase 1 of the development have stepped accesses into the buildings. Core strategy policies H-1 and SIE-1 and the National Planning Policy Framework stress the need for inclusive and accessible design. Whilst the 2011 Core Strategy does not impose enhanced accessibility standards identified in Part M of the Building Regulations, which national planning policy makes clear can only be done through a Local Plan, it is considered necessary to ensure that all new homes are at least visitable by wheelchair users. Given the relatively flat nature of the application site this requirement is considered both deliverable (through the provision of ramped accesses where level access cannot be achieved) and necessary to secure compliance with local and national planning policies. A planning condition is therefore recommended to ensure that approach routes to principal private entrances of all dwellinghouses are step free unless otherwise agreed in writing by the local planning authority.

Subject to the conditions outlined above, the proposed details are considered acceptable in accessibility terms.

## **Appearance**

The appearance of the proposed Phase 2 development is essentially a continuation of the approved Phase 1 and therefore respects and is appropriate in its context.

The existing context set by nearby houses (including those within Phase 1), other than the listed Griffin Farm buildings and Outwood House further south, is detached and semi-detached suburban housing of varying designs. Their unifying characteristics are that they are almost all two storey, red brick buildings with pitched/hipped roofs covered in red and grey concrete/clay roof tiles. The design of the proposed houses respects this typical suburban context by proposing a variety of traditional house types across the site built in a simple palette of materials. All would be built in red brick with the exception of the white rendered houses at key junctions to emphasise these corner plots and improve legibility. A condition is recommended requiring a detailed materials schedule/samples to be submitted for written approval noting that the broad approach is acceptable.

External lighting details are not yet resolved but are the subject of existing conditions on the outline planning permission (conditions 10 and 11).

Some of the larger houses benefit from their own detached garages the appearance of which complement the houses they serve.

The proposals are considered to accord with condition 40 of the outline planning permission and the Environmental Statement that accompanied it which required the housing element to relate “to the local vernacular”.

Overall, the appearance of the development is considered acceptable subject to further conditional controls over materials and detailed design elements.

## **Landscaping**

The applicant has submitted the following plans in support of the application:

- Detailed Soft Landscaping Plans and specifications
- Enclosures plans and details
- Hard Surfacing Plan

The proposed landscape design is considered to incorporate the landscape and visual impact mitigation measures required by condition 40, as set out in the Environmental Statement that accompanied the application for planning permission, as follows:

- *The quantum of development considers appropriate residential densities for the area driving a minimum land take required to justify the ‘very special’ circumstance. The layout will locate all development to the west of the site to take advantage of the existing townscape character and protect a degree of openness to the retained greenbelt to the east.*
- *Reinforcement/ further creation of a green corridor along the watercourse edge and Public Right of Way within the residential development*
- *New structure planting to the east of the proposed residential site.*

Despite the requests for additional planting from the Council’s specialist arboriculture and ecology officers, the landscaping of private rear gardens is left to the new homeowners to undertake to their specification, which is considered a typical and appropriate response.

Plot and boundary treatments are considered appropriate in that they continue the approach taken to Phase 1 with 1.8 metre high brick walls on street facing boundaries and 1.8 metre high timber fencing to the rear of dwellings. Hedgehog holes will be incorporated to allow free movement for this vulnerable species following a recent significant decline in numbers.

Overall, the proposals are considered to be a good quality response to the site context and continue the overall approach applied to Phase 1 of the housing development.

Officer assessment of the proposals has however highlighted a number of detailed matters requiring further review, that can be adequately controlled by condition, summarised as follows:

- A review of the proposed double LAP play equipment specification with the Council's Greenspace officers (e.g. the suitability of the story telling area); and
- a further review of the planting specification to maximise the use of locally native species whilst ensuring airport safeguarding concerns are addressed.

A number of existing conditions on the planning application adequately secure hedge and tree protection (4 & 5), Construction Environmental Management Plan (8), Landscape and Ecological Management Plan (9) and external lighting (10 & 11) and subject to the imposition of the further recommended conditions, officers support the proposed landscaping scheme.

## **Layout**

The layout of the proposed development complements that of Phase 1 with development accessed off the main spine road that curves around the central green river corridor. Critically, the spine road connects to the future new arm of the Eden Park roundabout approved under planning application DC/086881.

The proposed layout is considered to satisfy the access requirements from Wilmslow Road (condition 41) and the landscape and visual impact mitigation measures required by condition 40, as set out in the Environmental Statement that accompanied the application for planning permission, as follows:

- *The quantum of development considers appropriate residential densities for the area driving a minimum land take required to justify the 'very special' circumstance. The layout will locate all development to the west of the site to take advantage of the existing townscape character and protect a degree of openness to the retained greenbelt to the east.*
- *Reinforcement/ further creation of a green corridor along the watercourse edge and Public Right of Way within the residential development*
- *New structure planting to the east of the proposed residential site.*

The proposed layout incorporates the officer request to combine two LAPs (Local Areas of Play) to enhance the quality, value and interest of the play space given the relative abundance of greenspace offered by the green river corridor.

The Council's adopted separation standards between new homes within the development are not always achieved. These conflicts, where they do arise, are not considered to justify refusal given:

- Similar issues arose in Phase 1 which was approved;
- no breaches occur that would affect the development's relationship with existing housing outside the subject site;
- all future occupants would be aware of property's proportions and relationship with neighbouring dwellings before choosing to move;

- generous public open space provision within the site has been secured including play areas, the open paddock area, the green river corridor and the site is immediately adjacent to extensive areas of existing greenspace; and
- the overall density of development is dictated by the parameters of the outline planning permission and site specific constraints such as the river corridor and the undeveloped open paddock area resulting in a density that complies with the minimum policy requirements of 30 dwellings per hectare set out in Core Strategy policy CS3.

In order to protect the amenity and living standards of future residents, it is considered necessary to remove permitted development rights on plots where standards are not achieved. Condition(s) are recommended accordingly.

The proposed layout is considered to actively address crime prevention considerations by ensuring natural surveillance of the public realm. Existing condition 12 requires details of incorporated security measures to be submitted to and approved in writing prior to first occupation of the proposed new homes.

Overall, the proposed layout is considered acceptable subject to further conditional controls.

### **Scale**

The scale of the development is considered to be in full accordance with condition 40 of the outline planning permission and the Environmental Statement that accompanied it which required the housing element to be of *“an appropriate scale and massing...relating to the local vernacular”*. All of the proposed houses are two storeys in height and comprise a mix of detached, semi-detached and houses in short terraces that reflect and complement the suburban character and appearance of Heald Green.

In summary, the proposed scale of development respects the existing context and is in accordance with the outline planning permission and Environmental Statement. It is therefore considered appropriate and in accordance with relevant planning policies.

### **Conformity with the Environmental Statement submitted at outline stage**

The proposed development is Environmental Impact Assessment (EIA) development. An Environmental Statement was submitted at outline stage that informed decision-making. This led to the imposition of conditions to secure compliance including conditions 40 (landscape and visual impact mitigation measures identified in the Environmental Statement) and 41 (access parameters). As discussed above, no significant conflicts with the Environmental Statement or new significant environmental effects are considered to arise that would require the Environmental Statement to be revised subject to ecological update surveys finding no new issues of ecological significance (see below).

### **Impact on the setting of heritage assets**

Due to the distance between the Phase 2 application site and designated heritage assets there are not considered to be new heritage impacts that were

not considered and assessed prior to the grant of planning permission by the Secretary of State in April 2020.

### **Ecology and biodiversity**

The applicant has submitted an Ecological Summary Report in support of the application undertaken in September 2020 which supplements previous surveys and assessments undertaken before planning permission was granted for the development.

The Council's Nature Development Officer has reviewed the application and makes a series of recommendations (see above) including the need to update the 2020 ecological survey to take account of changes over time. This update is underway and will be made available very shortly. Subject to the receipt of the update survey confirming no new issues have arisen and the imposition of conditions recommended by the Council's Nature Development Officer (noting that some recommended conditions are already imposed on the outline planning permission) the proposals are considered to accord with the requirements of Core Strategy policy SIE-3 and the National Planning Policy Framework.

### **Drainage**

Condition 45 of the outline planning permission requires a detailed drainage scheme to be submitted to and approved in writing by the local planning authority before development of the housing development commences. A detailed site-wide drainage scheme has been approved under that condition that, in summary, drains the housing development as follows:

- Delivers a gravity fed foul drainage connection to the public sewer network on Wilmslow Road;
- Surface water is drained sustainably by collecting rainwater that would then be piped (with in-pipe attenuation) to attenuation basins in the green river corridor and subsequently fed into the watercourse that crosses the site. These basins are designed to be 'dry ponds' or heavily planted wetland areas to deter wildfowl and reduce the risk of bird strike. Flows would be restricted to greenfield run-off rates in accordance with policy SD-6.

This solution has recently been revised in response to detailed dialogue with the Council as Lead Local Flood Authority to secure land drainage consent focusing on the opening up of culverted watercourses in Phase 1 wherever possible. There are no culverted watercourses affecting Phase 2 of the housing development. Given these recent amendments, revised plans are being prepared that will satisfy the requirements of Core Strategy policy SD-6. No objections have been raised by either the Environment Agency or United Utilities to the drainage solution. Should these revised plans not be received and assessed before a decision is made on this application then a further condition is recommended as a suitable remedy.

### **Carbon reduction and energy efficiency**

Condition 46 of the planning permission prevents any phase of the housing development from commencing until an Energy Statement detailing how that phase of housing development will minimise CO<sup>2</sup> emissions.

The applicant submitted an Energy Statement with the application in March 2022 detailing their approach to carbon reduction. The solution focused on a ‘fabric first’ approach in the new homes supplemented by the inclusion of roof-top solar photovoltaic panels. Whilst this demonstrates overall compliance with the target emission rates in Core Strategy policy SD3 (2011), minimum carbon reduction requirements introduced in 2023 by revisions to Part L of the Building Regulations, with which the developer must comply, significantly uplift carbon reduction requirements.

The applicant is therefore preparing a revised Energy Statement to demonstrate compliance with the new Part L and it is hoped that will be received before a decision is made on the application – committee members will be updated accordingly. If this review is not complete before a decision is made on the application, existing condition 46 and the new Part L will ensure that carbon reduction measures will far exceed the requirements of Core Strategy policy SD3 (2011) and the levels of carbon reduction achieved on Phase 1. It is therefore recommended that the application be approved on that basis.

### **Affordable housing provision**

When planning permission was granted for the development by the Secretary of State, a Section 106 legal agreement secured the provision of a minimum 30% affordable housing across all phases of housing development. In terms of tenure, half is required to be shared ownership and the remaining half social rent unless otherwise agreed by the Council as local planning authority.

This phase delivers on that obligation through the provision of two and three bed houses as follows:

- 6 two bedroom homes for social rent;
- 7 three bedroom homes for social rent;
- 17 two bedroom homes for shared ownership; and
- 10 three bedroom homes for shared ownership.

An analysis of total provision across both phases of the housing development is provided below:

Phase	Total homes	Total affordable	Total Affordable %	Shared ownership	Social rent
1	201	56	28%	27	29
2	124	40	32%	27	13
<b>Total</b>	<b>325</b>	<b>96</b>	<b>30%</b>	<b>54</b>	<b>42</b>

The above takes into account the amendments made to accommodate three affordable specialist supported living tenancies for adults with autism in a large shared house within Phase 1 – approved under application ref: DC/084575 (see above).

Whilst there is a greater proportion of shared ownership affordable homes within the housing development than originally envisaged in the Section 106 legal agreement, the proposed tenure mix is considered to better meet local needs as defined in the Council’s Housing Need Assessment and is therefore supported accordingly.

## **Internal space standards**

Like in Phase 1 all of the proposed new homes meet the governments nationally described minimum space standards.

## **Public open space provision and maintenance**

Core Strategy policy SIE-2 requires new housing developments to make provision of recreation and amenity open space to meet the needs of the future population. This includes the provision and maintenance of formal recreation (playing pitches etc.) and children's play space. This policy is further detailed in the Open Space Provision and Commuted Payments SPD.

When planning permission was granted for the development by the Secretary of State, this policy requirement was addressed by the Section 106 legal agreement which secures commuted sums from the developer if provision is not made on site.

The children's play policy requirement is satisfied by the provision of a double Local Area of Play (LAP) space shown on the proposed Phase 2 plans and the approved Neighbourhood Area of Play (NEAP) and LAP in Phase 1 of the development, together with other outdoor amenity space. These play spaces and other communal outdoor space would be maintained and managed by the developer through a service charge arrangement.

No provision is made for formal recreation on the site and therefore a financial contribution is required by the Section 106 agreement based on the 2006 Open Space Supplementary Planning Guidance. This equates to a contribution in excess of £550k. A further uplift contribution may also be payable based on the 2019 Open Space Provision and Commuted Payments SPD at a later date should a surplus be realised at the end of the Seashell Trust's Transformation Project – as set out in detail in the Section 106 legal agreement.

Should this application be approved then this commuted sum would be settled with a further viability review in respect of the uplift undertaken in due course.

Given the above, no conflict with policy requirements would arise and the outdoor space needs of the residents of the housing development would be met.

## **Manchester Airport safeguarding**

Manchester Airport have responded to the application as summarised above. Whilst raising no objection, they have requested that a series of conditions and informatives be added to any approval to address concerns relating to bird strike, external lighting and solar panels to avoid pilot distraction. Conditions and informatives are recommended accordingly noting that some conditions have already been applied to the outline planning permission including condition 2 (construction management plan) and 11 (external lighting). Any risks posed by roof-top solar voltaic panels arising from the revised carbon reduction strategy will be addressed through the submission and assessment of a glint and glare assessment.

## **Utilities including fibre broadband**

The submitted plans show the location of a proposed pumping-station in the green river corridor. Details of appearance of this infrastructure have not yet been supplied so a condition is considered necessary requiring details of to be submitted to and agreed in writing by the local planning authority.

NPPF Para 112 states that *“advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being”* and states that planning decisions should *“support the expansion of networks including full fibre broadband connections”*. Following recent revisions to Part R of the Building Regulations that came into force in December 2022, all new homes will be provided with the fastest possible broadband connections within a cost cap of £2000 for each new home. This will deliver either gigabit capable connection or gigabit ready physical infrastructure. This is considered to be particularly important given higher levels of homeworking following the Covid-19 pandemic.

### **Public comments**

A single objection to the application has been received from a member of the public who raises an in principle objection to the development based on loss of greenspace, traffic and construction impacts. These in principle objections are not relevant to this application for the approval of details reserved by condition as they are matters considered in detail by the Secretary of State who decided to grant planning permission for the development in April 2020.

### **Overall conclusion**

The proposed details are the final phase of the housing development approved by the 2020 Seashell Trust planning permission. The proposed details will ensure that a good quality and sustainable design solution that continues the pattern of development established by the approved Phase 1 development currently under construction.

### **RECOMMENDATION**

Grant subject to:

- receipt of an updated ecological survey confirming no new issues of significance requiring reassessment of the application; and
- conditions.