

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 21/00491/FUL

CASE OFFICER: Andrew Hunt

WARD: Halewood North

PARISH: Halewood
Town Council

LOCATION: Land At Junction Of Gerrads Lane And North End Lane (Adjacent To
The Coachhouse), Halewood, Knowsley, L26 5QA

PROPOSAL: ERECTION OF 7NO. DETACHED DWELLINGS, GARAGES AND
CONSTRUCTION OF NEW ACCESS ROAD FOLLOWING
DEMOLITION OF EXISTING PARTLY CONSTRUCTED DWELLINGS

Site Description

The application site consists of irregular shaped site situated within the Green Belt. The site is currently a mixture of hardstanding and partially constructed dwellings as works have commenced. There is a stone wall and metal gate at the front of the site. There is a busy road to the south (Gerards Lane) and housing to the south west and south. There is also a minor road (North End Lane) which bounds the site to the north east. There is a wooded area to the north of the site.

Proposal

The proposal is residential development for the erection of 7no two storey dwellings* together with other associated works including construction of new access road following demolition of existing partly constructed dwellings. The site is partially developed with the remains of previous buildings erected on site.

**The application was originally for 9 dwellings, however this has been reduced to 7 and changes have been made to the layout of the site. The changes do not materially affect the boundary or result in greater impact on neighbours, therefore no re-consultation was required.*

Consultations

Arboriculture – No objection subject to conditions to secure root protection areas and fencing details.

Environmental Health & Consumer Protection – No objection subject to conditions in relation to a Contamination assessment, a Construction/Demolition Management Plan and Construction/Demolition Hours.

Local Highway Authority – The internal road will not be adopted. Visibility splays are acceptable given previous approval. No objection subject to conditions in relation to site access gate, visibility splays and vegetation maintenance.

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Merseyside Environmental Advisory Service – The Council does not need to consider the proposals against the three tests (Habitats Regulations). No objection subject to conditions in relation to woodland tree protection measures, Construction Environmental Management Plan, lighting scheme, reasonable avoidance measures and breeding birds.

Merseyside Fire and Rescue Service – Made comments in relation to Access for fire appliances Water supplies for fire-fighting purposes and Section 55 of the County of Merseyside Act 1980.

Police Architectural Liaison Officer - No comments other than recommending that the developer builds to Secured by Design principles.

United Utilities – No objection subject to conditions in relation to foul and surface water drainage condition and for the management and maintenance of sustainable drainage systems.

Representations

The application was publicised by letters sent to 23 neighbouring premises. A total of 2 representations were received on the application (1 in support and 1 objection), consisting of the following main points:

Support

- The eyesore of an undeveloped property will be developed.
- We only have one comment on its development, and that is to draw attention to the properties West of the development site.
- North End House A & B, formerly Halewood Farm House, and its adjoining Coachman's House and Stables, now known as the Coach House have historical drainage rights under the proposed development site.
- It's to be recommended that all the drains existing under the proposed development site, be excavated at the boundary to our properties, and joined into the new drainage systems of the new development as soon as possible. Failure to do so would be to give us the right to enter any property so built and excavate as necessary to remove any blockages.

Objection

- We had no objections to the previous approved plans as the building were situated centrally within the land.
- The plans show a building (plot 1 near our boundary).
- The plans show a balcony on the front and a 1st floor roof terrace at the rear that would be directly overlooking our garden. We have children and would not want to be overlooked or lose privacy.
- We are concerned about the impact of 9 houses increasing traffic and affecting of the safety of Gerards Lane. Mirrors are required to exit our house.
- Situating a property at the end of our garden will lead to loss of light.
- We are supportive of the site being developed in principle but not the proposed layout.

Planning History

An application was approved for 6 dwellings at the site in 2004 (04/00080/FUL).

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Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

SD1 - Sustainable development
CS2 - Development principles
CS3 – Housing Supply, Delivery and Distribution
CS5 - Green Belt
CS7 - Transport networks
CS8 – Green Infrastructure
CS15 – Delivering Affordable Housing
CS17 – Housing Sizes and Design Standards
CS19 - Design quality and accessibility in new development
CS21 - Greenspaces and Trees
CS22 - Sustainable and Low Carbon Development
CS24 - Managing Flood Risk
CS27 – Paying for new infrastructure

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

DQ4 - Trees and Development
DQ2 - Security in the Built Environment
ENV5 – Contaminated Land

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those

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concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is an application for the erection of 7 detached dwellings, garages and construction of new access road following demolition of existing partly constructed dwellings*.

**The application was originally for 9 dwellings, however this has been reduced to 7 and changes have been made to the layout of the site. The changes do not materially affect the boundary or result in greater impact on neighbours, therefore no re-consultation was required.*

PRINCIPLE OF DEVELOPMENT

Green Belt Policy

The application site is situated within the Green Belt. NPPF, Para 149 states that the construction of new building is inappropriate in the Green Belt subject to certain exceptions.

NPPF para 147 states that Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

NPPF para 148. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Assessment

In relation to para 149, it is considered that the development would not meet any of the exceptions and would therefore be inappropriate development.

However, a relevant material consideration is that planning permission was previously granted for residential units at the site (04/00080/FUL). This establishes the principle of developing the site for housing. An important principle in planning law is that consistency in planning decision making is desirable and previous similar decisions at the same site should only be departed from where there is robust justification. In addition, whilst the buildings erected under (04/00080/FUL) have been demolished, it is considered that the planning permission could still be implemented as the current works have not advanced sufficiently to render the previous planning permission incapable of implementation. The previous permission is therefore a fallback position that could be implemented if the current proposal were refused. The site is also still covered in hardstanding from the partial build out of the previous planning permission.

The site itself is not located in an undeveloped part of the Green Belt and is surrounded by housing to the west and south and a busy road. It would form part of a small cluster of housing units along Gerrards Lane. The surrounding area is characterised by partial built development

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and therefore the visual effect of the housing will be partially reduced. There is also tree cover to the north and east which limits views from these directions. It is considered that the development would cause moderate harm to the openness of the Green Belt.

However, the development will resolve in a positive manner the visual harm of a partially developed site that has been previously derelict ongoing for several years. It will improve the visual appearance of the site from the main road of Gerrards Lane and provide economic benefits through the provision of housing including a financial contribution to affordable housing. The visual appearance of the development is significantly better than the previous approved application. Overall, the previous planning permission for the site (which is capable of being implemented), combined with the wider benefits of the scheme, means that very special circumstances exist for the proposal.

As a result, the development is consistent with Core Strategy Policy CS5, and NPPF para 148.

DESIGN, ACCESS AND LAYOUT

Policy CS19 (Design Quality and Accessibility in New Development) in the Core Strategy sets out several criteria that developments will be expected to conform to so that they enhance local distinctiveness and the identity and accessibility of new places. The NPPF identifies that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.

The design of the proposal is acceptable. The design of the building has been amended and is now of a modern contemporary design with quality materials including timber cladding and slate roofs. The dwellings are all large, detached buildings. The design of the proposal is a distinctive high-quality design and is considered to be a significant improvement on both the original proposal and on the previously approved scheme. The layout of the development is also considered acceptable with properties overlooking the open space and landscaped areas. Overall, the development is consistent with Core Strategy Policy CS19.

RESIDENTIAL AMENITY

Policy CS19 in the Core Strategy requires new developments to maintain a good standard of amenity for all existing and future occupants of land and buildings by avoiding unacceptable impacts on existing residents and future occupiers.

The Amended New Residential Development Supplementary Planning Document (SPD) 2018, gives guidance on the separation distances that should be maintained between residential properties to ensure that harm is not caused to amenity by overshadowing, loss of privacy or through undue dominance. The SPD sets out that:

- 22m should be provided between existing rear principal elevations and proposed principal elevations for two storey properties
- 20m should be provided between the principal elevations of two storey properties
- 12m should be provided between the principal elevation of one property and the gable elevation of another, and
- properties should have a garden depth of at least 10m.

Existing Residents

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There are 3 dwellings in close proximity to the site, 2 dwellings to the southeast and one opposite (to the south). It is considered that other dwellings are too far away to be impacted by the proposal.

In relation to the nearest property to the east (set at a 45-degree angle to the site), the distance between number 1 and this property significantly exceeds the 12 metres required in the SPD, from a principal elevation to a gable. The nearest part of the property is 15 metres away from the boundary of the site. Any potential impacts are also reduced because the new plot 1 would be at an adjacent angle to the dwelling and therefore there would not be directly in front of the existing dwelling. Therefore, there would be no impact from loss of light or outlook. In addition, the original plans included proposed balconies, these have been removed in the latest plans. As a result, there would be no privacy impacts from the proposed development. There is a building next to the proposed plot 1, however this appears to be a garage so the development would not affect amenity.

In relation to the further property to the east, the distance between number 1 and this property significantly exceeds the 12 metres required in the SPD, from a principal elevation to a gable. The nearest part of the property is 36 metres away from the boundary of the site. Therefore, there would not be material impacts from the proposal on the amenity of the occupiers of the existing dwelling.

In relation to the property to the south, the distance between plot 1 and this dwelling would exceed the 22 metres required in the SPD. Therefore, there would not be material impacts from the proposal on the amenity of the occupiers of existing dwelling.

The development will also not cause harm to neighbour amenity through noise impacts. This is supported by the views of environmental health who have no objection to the development subject to conditions.

Overall, the development will not harm the amenity of neighbouring properties. The development complies with Core Strategy Policy CS19.

Future Occupiers

The proposed dwellings would provide an acceptable level of amenity for future occupiers with all habitable rooms capable of being provided with a window that would ensure good outlook and light.

The proposed dwellings would have sufficient garden space and would have access to a communal amenity space area which means that there would be recreational opportunities and that an acceptable level of amenity space would be provided. A condition is required to secure arrangements for the maintenance of the open space area.

Overall, it is considered that the development will provide a good standard of amenity for future residents. The development complies with Policy CS19 of the core strategy.

AFFORDABLE HOUSING

NPPF Para 65 requires a minimum of 10% affordable housing for major development, which would apply to the current sites as it is larger than 0.5 hectares in size. This is supported by the views of planning policy who state that at least 1 affordable house is required. This can be dealt with via a section 106 agreement. As only 1 unit is required, it is considered that an off-

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site contribution would be most appropriate. A figure of £166,250.00 is due to be provided in the section 106. Subject to this, the proposal would comply with NPPF Para 65.

ECOLOGY

The application has been supported by a Bat Survey. The report states that no evidence of bat use or presence was found on site. This has been assessed and accepted by MEAS. The Council therefore does not need to consider the proposals against the three tests (Habitats Regulations).

It is considered that there would be no harm to ecology providing conditions are attached in relation to woodland tree protection measures, Construction Environmental Management Plan, lighting scheme, reasonable avoidance measures and breeding birds. This is supported by the views of Merseyside Environmental Advisory Service who have no objection subject to conditions.

Overall, the application will not cause harm to ecology and complies with Core Strategy Policy CS8 and the NPPF.

HIGHWAYS

NPPF para 111 states that a development should only be refused on highways grounds if “there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”.

The internal site layout does not meet relevant council standards for adoption in terms of road width etc, however, as this will not be adopted by the council, this is acceptable and is not harmful to highway safety. Visibility splays whilst not compliant with relevant standards of 90m provide 70 metres visibility, given the previous approval was similar, this is on balance acceptable. Conditions are required to ensure that the existing visibility is maintained and to prevent a gate across the access. Overall, there would not be significant harm to highway safety. This is supported by the views of the council’s highways department who have no objection subject to conditions.

Overall, the application complies with Core Strategy Policy CS7. Electrical vehicle charging points are required and can be secured via a condition.

TREES

It is considered that the development will not cause significant harm in relation to trees. view is supported by the council’s arboricultural officer who has no objection to the development subject to conditions to secure root protection areas and fencing details. There will be no loss of trees. This Therefore, the application complies with Core Strategy Policy CS21 and UDP policy DQ4.

FLOOD RISK

Policy CS24 requires new development to incorporate measure to reduce flood risk where necessary.

There have not been any specific comments on the application from the Lead Local Flood Authority. However, the site is not classed as a major development so would not normally be consulted on with the LLFA. It is also in Flood Zone 1 (the area at least risk of flooding) and its development for housing would not lead to unacceptable flood risk issues that could not be

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mitigated. Due to the scale of development 7 dwellings, its location, and the absence of flooding problems at the site, it is considered that a sustainable drainage system is not required.

CONTAMINATION

It is considered that the application will not cause unacceptable contamination risks. This is supported by the views of Environmental Health who have no objection, subject to standard contamination conditions. The proposed development therefore complies with UDP Policy ENV5.

OTHER MATTERS

A condition to require full fibre broadband connections is required in accordance with NPPF paragraph 114.

CONCLUSION

The development is acceptable in principle and would not cause harm in relation to highway safety, ecology, design, trees, flood risk or the amenity of neighbouring properties. The proposed development complies with policies included within the Core Strategy (2016), Knowsley Replacement Unitary Development Plan (saved policies 2009) and National Planning Policy Framework (2021).

RECOMMENDATION:

That Planning Permission be granted subject to the following condition(s) and a section 106 agreement to secure affordable housing contributions:-

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) Plans

The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

Pre Commencement

- 3) Contaminated Land

A. Risk Assessment

No development shall take place until an assessment of the risks posed by any contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified contaminated

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land practitioner, in accordance with authoritative guidance (CLR 11), and shall assess any contamination on the site, whether or not it originates on the site.

Moreover, it must include (were relevant):

- (i) a survey of the extent, scale and nature of contamination.
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments.

B. Submission of Remediation Scheme

Where land affected by contamination is found which poses unacceptable risks, no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. As a minimum, the scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to its intended use.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme shall be implemented, and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

E. Importation of Soil/Material

No soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material

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information. The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

F. Materials Management Plan

Prior to the reuse of site won materials ('waste' and non-waste) a Materials Management Plan, signed off by a Qualified Person, shall be submitted to and agreed in writing with the local planning authority. The MMP shall demonstrate that any reuse of contaminated materials do not result in increased risk to the environment or human health.

Reason: In order to protect human health and avoid contamination.

4) Construction Environmental Management Plan

No part of the development hereby permitted shall be commenced until a Construction / Demolition Management Plan has been submitted to and agreed in writing by the Local Planning Authority that details the means of mitigation of construction / demolition effects. This shall include but not be limited to the following:-

- a. Methods for the mitigation of noise and vibration from building works, including any piling works, and from the operation of any temporary power generation or pumping plant which will operate overnight.
- b. Methods for dust control and suppression.
- c. Details of wheel washing facilities including location and type.
- d. The areas for the storage of plant and materials.
- e. Location of site compound.
- f. Details of relevant pest control measures during demolition
- g. Pollution control measures that will be implemented on site to prevent pollution of the woodland (eg. storage of materials away from the woodland boundary, provision of spill kits etc.).

All site works shall then proceed only in accordance with the approved management Plan.

Reason: To ensure the satisfactory development of the site and in the interests of protecting the amenity of neighbouring occupiers. This information is required before development commences because without an appropriate plan harm may be caused to amenity or highway safety.

5) Tree Protection

Prior to commencement of development, details of root protection areas for the existing trees and the exact location of any tree fencing shall have been submitted to and been approved by, the local planning authority.

Reason: To ensure the protection of existing trees.

Pre Occupation

6) Communal Space Area

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Prior to occupation of any dwelling, details of the communal open space area shall have been submitted to and been approved by the local planning authority. This shall as a minimum include the following:

- a. Details of the communal Green Space including access and maintenance arrangements, including how it will be funded.
- b. Details of biodiversity net gain measures including landscaping and habitat creation to benefit local wildlife.

The communal open space shall be implemented prior to the occupation of the 3rd dwelling and shall be maintained hereafter in accordance with the approved details.

Reason: In order to ensure appropriate amenity space areas and deliver biodiversity net gain.

7) Site Access Visibility Splay

No part of the development shall be brought into use until visibility splays of 2.4 metres by 70 metres, have been provided at the proposed (site access) junction with Gerrards Lane. The splays shall be provided clear of obstructions to visibility above the height of 0.6 metres measured from the footway/verge level. Once created, the visibility splays shall be maintained clear of any obstruction and shall be retained at all times.

Reason: To ensure adequate visibility at the junction or site access is made and maintained, and to comply with Policy CS19 of the Core Strategy, adopted January 2016.

8) Bird Boxes

The development hereby permitted shall not be occupied until details of bird boxes to include number, type and location on an appropriately scaled plan as well as timing of installation, has been provided for approval. The development shall be implemented in accordance with those details.

Reason: In order to ensure habitats for birds as part of the development.

9) Electric Vehicle Charging Points

No dwelling shall be occupied until an outdoor, weatherproof electric vehicle charging points readily accessible from a dedicated parking space has been provided for the dwelling.

All chargepoints shall be:

- a) A minimum of 7KW, and
- b) at Least Mode 3 or equivalent,
- c) located in order to comply with the Equality Act 2010 and the accessibility requirements set out in the Building Regulations Part M.

All EV charging points shall be clearly marked as such and their purpose explained

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to new occupants in any home welcome pack.

Reason: In the interests of air quality, promoting sustainable travel opportunities and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and NPPF Para 112.

10) Full Fibre Broadband

No dwelling hereby approved shall be occupied until a full fibre broadband connection has been installed and made available for use.

Reason: To support economic growth in accordance with NPPF Para 114.

11) Lighting Scheme

Prior to the installation of any lighting, a lighting scheme shall have been submitted to and been approved by the local planning authority. The lighting shall be installed in accordance with the approved plans and retained hereafter.

Reason: In order to prevent harm to wildlife from inappropriate lighting.

Ongoing Conditions

12) Reasonable Avoidance Measures

During any construction work, the following measures should be taken to reduce potential harm to wildlife.

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

Reason: To avoid harm to wildlife.

13) Breeding Birds

No tree felling, scrub clearance, vegetation management or building works is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings, trees, scrub and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval and shall be implemented to the satisfaction of a suitably qualified person before those works begin.

Reason: In order to protect the habitats of breeding birds.

14) Vegetation Maintenance

Vegetation and shrubs maintained under a communal maintenance plan within the development site (aside from trees) shall be kept to a height of no greater than 0.6m to help ensure visibility remains clear across the site

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Reason: In order to ensure safe access to and within the site.

15) No gates

No gates or other obstruction shall be placed across the vehicular access

Reason: To permit vehicles to pull clear of the carriageway when entering the site, in the interests of highway and pedestrian safety.

16) Hours of Construction/Demolition

No construction work, including demolition and deliveries to and from the site shall take place on the site except between the hours:

08.00 - 18.00 Monday to Friday;
08:00 - 13:00 hours Saturday.

No work shall take place on Sundays or on Public Holidays.

Reason: To safeguard the amenities of nearby residents and to comply with Saved Policies S2 and H5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

<u>Signed Case Officer¹:</u>	<u>Andrew Hunt</u>
<u>Signed Authorising Officer²:</u>	<u>K Foster</u>
<u>Date:</u>	<u>3 July 2023</u>

1 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

2 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

INFORMATIVES

1) United Utilities' Property, Assets and Infrastructure

It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed development.

2) Merseyside Fire and Rescue – See Letter

3) European Protected Species (Bats)

The applicant, their advisers and contractors should be made aware that if any European protected species are found, then as a legal requirement, work must

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cease and advice must be sought from a licensed specialist.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
29/07/2022	FA-DR-03-101	P2	General Arrangement Site Plan
29/07/2022	02-DR-003	-	Proposed Site Plan
07/07/2022	-	-	Materials Schedule
28/06/2022	02-DR-011	-	Proposed Housetype
14/12/2021	-	-	Planning Statement
13/07/2021	-	-	Arboricultural Assessment
13/07/2021	-	-	Tree Cascade Chart
13/07/2021	-	-	Tree Protection Measures
09/06/2021	-	-	Soil Samples Report
09/06/2021	-	-	Ground Investigation Report
09/06/2021	-	-	Location Plan
09/06/2021	-	-	Energy and Sustainability Statement
09/06/2021	-	-	Bat Scoping Survey
09/06/2021	-	-	Drainage Report

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