

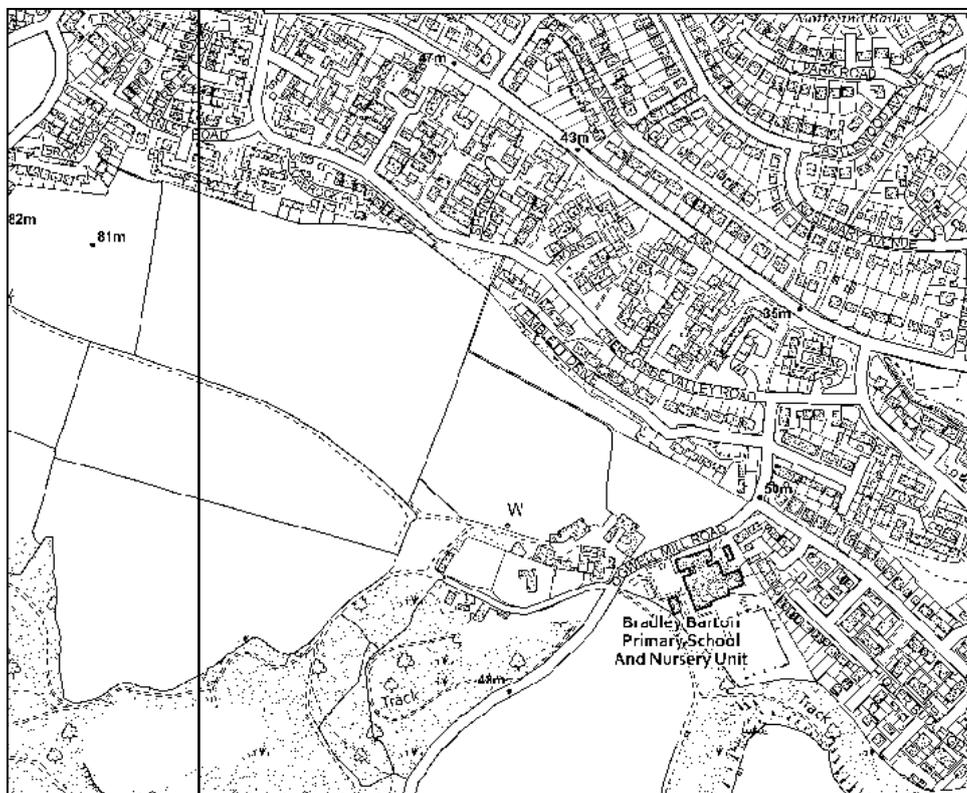
# PLANNING COMMITTEE REPORT

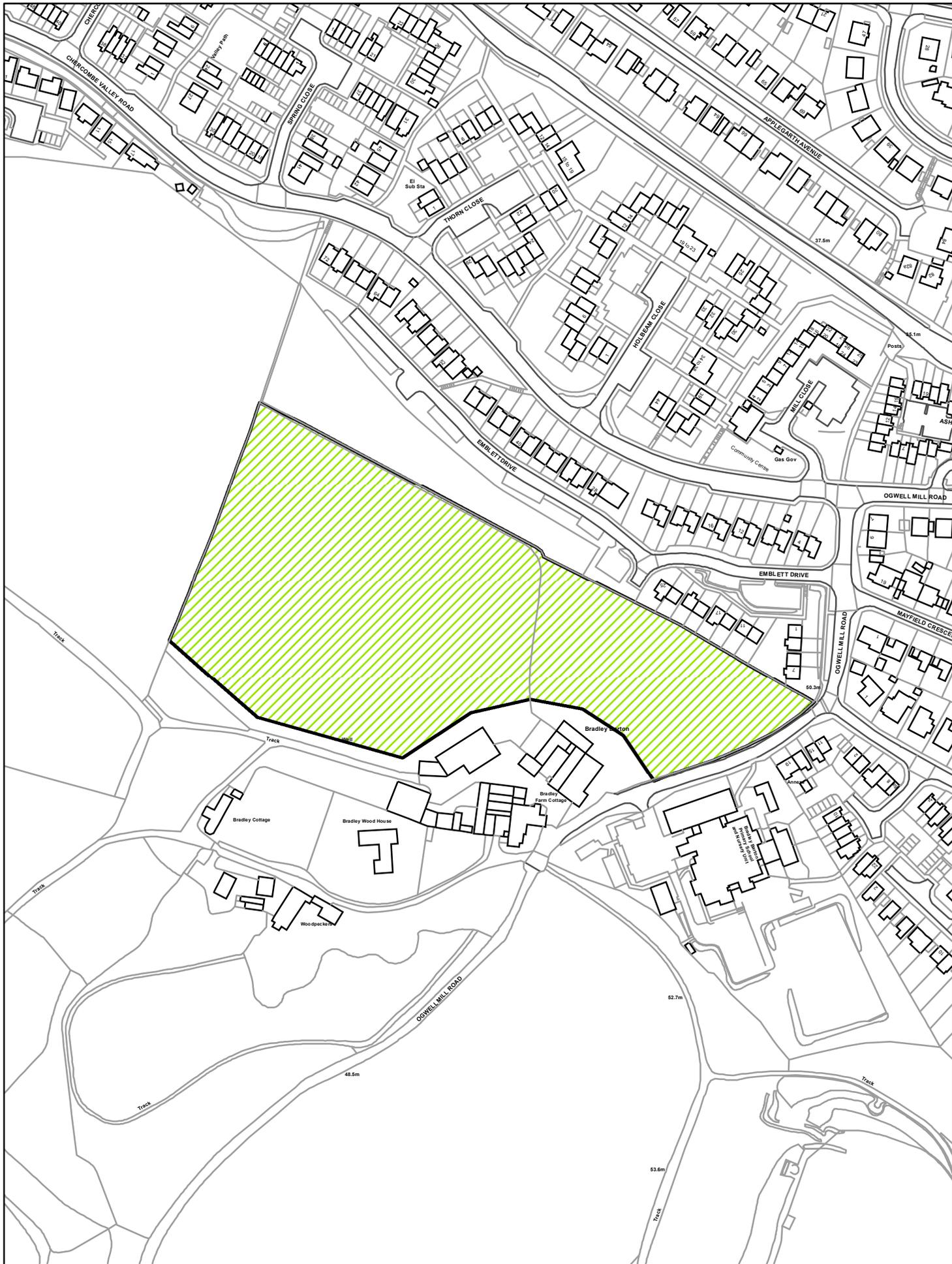
## Tuesday 19 February 2019

CHAIRMAN: Cllr Dennis Smith



<b>APPLICATION FOR CONSIDERATION:</b>	<b>NEWTON ABBOT - 18/00012/MAJ - Land At NGR 284376 71456, Ogwell Mill Road - Hybrid application. Construction of 99 dwellings including all associated public open space, landscaping, surface water attenuation and all other external works. Outline planning permission sought for self-build.</b>	
<b>APPLICANT:</b>	<b>Persimmon Homes South West</b>	
<b>CASE OFFICER</b>	<b>Angharad Williams</b>	
<b>WARD MEMBERS:</b>	<b>Councillor Bullivant Councillor Hocking</b>	<b>Bradley</b>
<b>VIEW PLANNING FILE:</b>	<a href="https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&amp;Refval=18/00012/MAJ&amp;MN">https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&amp;Refval=18/00012/MAJ&amp;MN</a>	





## 1. REASON FOR REPORT

The application has been called in by Councillor Bullivant as it was considered that the development of the originally proposed 109 dwellings was overdevelopment, given the under-provision of green space. The application has since been through a number of amendments and the number of housing proposed has decreased to 99 dwellings with 5 units of self build.

## 2. RECOMMENDATION

Subject to the completion of a Section 106 Agreement to provide:

- Delivery of 20% Affordable Housing
- Off-site contribution for Children and Young People's play space (amount to be confirmed)
- Cirl bunting contribution
- Delivery of custom-build plots
- NHS contribution (amount to be confirmed)

PERMISSION BE GRANTED subject to the following conditions:

### Time Limits

1. Development shall commence on the full planning permission phase within 2 years of the date of this permission
2. Reserved matters approval for each custom build dwelling shall be sought within an appropriate, longer period
3. Development shall commence within one year of receiving Reserved Matters approval

### Phasing

4. No part of the development to commence until the access road has been laid out and site compound and car park constructed
5. The development shall be a phased planning permission. A phasing plan will be submitted prior to commencement

### Full planning permission

6. Development to proceed in accordance with the approved plans/documents
7. Submission of a Construction Management Plan
8. Submission of a Construction Environmental Management Plan
9. Submission of a Landscape and Ecology Management Plan detailing hard and soft landscaping and ongoing management including funding
10. Details including location and management plan for proposed mitigation in the interest of protecting the Site of Special Scientific Interest (SSSI). Details to be approved and implemented
11. Architectural details prior to construction
12. Parking provision prior to occupation
13. Submission of external details – fascias, drainpipes; utility boxes
14. Notwithstanding the submitted details, details of boundary treatments to be submitted prior to installation
15. Details of the proposed LEAP equipment

16. Submission of a highway surface water drainage scheme. The drainage scheme shall be designed so that there is no increase in the rate of surface water run-off from the site resulting from the development and the existing highway system
17. Details of finished floor levels to each plot including the LEAP submitted prior to commencement
18. Details of any proposed balconies or raised platforms to be submitted prior to construction
19. Provision of and implementation of an interpretation strategy which will be agreed in writing by Historic England and Devon Historic Environment team
20. Tree constraints and protection - plans and details
21. Scheme and implementation for public art
22. Details/samples of external materials prior to their use
23. Notwithstanding submitted details, a plan detailing points for waste collection prior to construction
24. Lighting strategy to be submitted and approved prior to being implemented

#### Outline planning permission for Custom Build

25. Development to proceed in accordance with approved plans
26. Submission of a Construction Management Plan for each phase
27. Plot parameters to be agreed and approved prior to first submission of reserved matters
28. Notwithstanding submitted details, a plan detailing points for waste collection prior to construction of any plot
29. Lighting strategy for each plot

### **3. DESCRIPTION**

#### The Application Site

- 3.1 The application site is allocated within the Teignbridge Local Plan 2013-2033 for residential development as NA6, Bradley Barton, which is approximately 3.5 hectares in size. The policy outlines that the site will deliver **at least** 70 homes with a target of 20% of these to be affordable.
- 3.2 The site lies opposite Bradley Barton School and is within walking distance of a community hall, local shop and public transport routes.
- 3.3 The site is currently accessed via a field gate on Ogwell Mill Road, with no access available via Emblett Drive.
- 3.4 The site is presently an agricultural field. In terms of topography, the site gently slopes upwards from east to west, with a line of trees going from north to south just off the centre of the site. The site is bound on all sides by hedgerow except the northern boundary which is lined predominately with trees, the remainder with boundaries of rear gardens.

#### The Application

- 3.5 The application is a hybrid application, which seeks to develop 99 homes, with 5 custom / self-build plots. The full part of the application consists the 99 homes, whilst the outline consists of the 5 self-build plots.

- 3.6 The application seeks permission for an access through Emblett Drive, and has recently, following a number of meetings and negotiations, been amended to remove vehicular access off Ogwell Mill Road. This will now be a pedestrian/cycle link only.
- 3.7 A proportionate amount of green infrastructure is also offered alongside the application, together with parking to accommodate associated vehicles.

#### Background

- 3.8 Prior to the application being submitted, the applicant (Persimmon) undertook pre-application discussions with Officers of the Council. It was during this pre-application stage that the principle of the proposed housing numbers and play space was agreed.
- 3.9 The application has been with the Authority for some time as discussions regarding layout, design and access have been ongoing.
- 3.10 Following a number of negotiations with the applicant, it is considered that the application is now at a stage where approval can be recommended.

#### The Proposed Development

- 3.11 The key considerations in the determination of the application are as follows:
- Principle and sustainability of the development;
  - Impact of the development on the surrounding landscape;
  - Impact of the development on heritage assets;
  - Impact of the development on biodiversity;
  - Impact of the development on the occupiers of existing residential properties;
  - Drainage management of the development;
  - Impact of the development on highways; and,
  - Impact of the development on the school.

#### Principle of the development

- 3.13 The application site lies within the settlement boundary of Newton Abbot. Within the settlement boundary, development proposals are considered to be acceptable in principle, subject to their accordance with all other relevant planning policies. In this instance, the site also forms an allocation of the Local Plan. It is allocated under Policy NA6 Bradley Barton.
- 3.14 Looking at this policy in detail, it is outlined that the site is anticipated to deliver **at least** 70 homes with a target of 20% affordable homes.
- 3.15 Breaking this policy down even further, we see that the supporting text outlines that ecological assessments are required together with an appropriate suite of compensation and mitigation. The policy also outlines that proposals should take account of landscape impact where the land rises. Looking solely at this policy, it is considered that the application satisfactorily meets these criteria.

- 3.16 Starting with housing numbers, the allocation suggests at least 70 dwellings. It is important to note that there is not a maximum number indicated and that it would not be reasonable to argue that the proposed 104 homes are excessive, especially if all other criteria are being met. Furthermore, the proposed number of homes has decreased from 109 to 104, which now includes the 5 self-build plots, in accordance with policy.
- 3.17 The application proposes 21 affordable units with a tenure split of 5 shared ownership and 16 affordable rent. This is in line with our policy requirements and preferred tenure split.
- 3.19 When looking at the sustainability of the development, there is a significant amount of green space proposed, albeit also an off-site contribution required which was agreed at the very outset. There is a condition recommended which asks for details of the proposed LEAP equipment. This was considered necessary as the Council are seeking high quality play space here given that it will form the play space for the development.
- 3.20 With regard to the above and the policies of the Local Plan, the application is considered to be satisfactory and meets the necessary criteria of its allocation. Subject to conditions, the principle and sustainability of the development is considered to be acceptable.

#### Impact of the development on the surrounding landscape

- 3.21 As outlined above, the allocation advises that attention should be given to the landscape surrounding the site, especially where the land rises. However, it should be noted that the site does not fall within an Area of Great Landscape Value. Nevertheless, this aspect of the development has been an area of concern and it has taken time to work with the applicant in order to reach a suitable layout and design that respects the landscape constraints.
- 3.22 When the application was first submitted, the open space was located at what was the entrance to the site at Ogwell Mill Road. This meant that the hilltop within the site accommodated housing, rather than open space. Not only was this a problem in terms of the associated impact, but it was not considered practical given that the open/play space was not located within close proximity to the housing.
- 3.23 Following several workshops with the applicant, the layout has been amended to reflect what is considered to be a much more suitable layout which pays more respect to the landscape that surrounds the development. From a heritage aspect (discussed in more detail below), the location of the open space and the form that it takes addresses the concerns of Historic England, it also means that the space is better able to facilitate a sense of community at the heart of the site, rather than on the outskirts.
- 3.24 The Council's Landscape Officer also raised several concerns, including the need for the application to be supported by a Landscape and Visual Impact Assessment. Such concerns were also noted by the representations submitted in respect of the application. Subsequently, such supporting information was received and further discussions undertaken with the Council's Landscape Officer who then directly liaised with the applicant's Landscape Consultant. Between them, the latest revision of the layout has been formulated. Further comments are awaited, but it is

considered on balance that the proposed development is acceptable. The Landscape Officer did ask that the proposed block paving be removed and replaced with tarmac; however, from a planning point of view this was not considered to be appropriate. The change in surface can assist with urban design and legibility and therefore from a good design point of view, this weighed in favour of tarmac and it has been requested that this material remains.

- 3.25 It should also be noted that further work has been carried out in ensuring that the correct house types are located within the site where they will have the most beneficial effect. For example, when the layout was first submitted, it was dominated by car parking to the front of properties, and dwellings were not thought about in terms of access, nor were gardens that accessible or beneficial. Since revised plans have been received, the access road has been altered to create one big loop around the development improving permeability, and the houses now begin to create a sense of rhythm. All of which adds to a sense of place.
- 3.26 In terms of scale, dwellings will be 2.5 and 3 storeys high. A Landscaping Plan has also been submitted in support of the application, demonstrating where street trees will be positioned, together with hard and soft landscaping where appropriate. More detail is considered necessary on this particular aspect however, and an appropriate condition has been recommended.
- 3.27 Whilst concerns of the Council's Tree Officer have been received, it was considered that there was only one part of the site that was really struggling in terms of the impact of trees on gardens and that was at the north west of the site. Following further discussion with the applicant, the dwellings here were pulled forward in order to provide more garden space for the future residents less impacted by the shade of the trees. Given that the application is policy compliant it is considered that this provides an acceptable balance.
- 3.28 The one matter that remains unresolved to date is that of boundary treatments. Given that the application has been submitted as a hybrid, there is a large part of the site (99 houses) that are submitted with full detail, whilst boundary treatments have been proposed and detailed accordingly, it is not considered that the proposed street elevations are appropriate given that there is a significant amount of timber fencing being proposed. Whilst the applicant has been asked to remove this and replace with a higher quality boundary treatment, such as walls or estate railings, it has been noted that this has not altered. There is a condition suggested to deal with this matter.
- 3.29 Overall it is considered that all of the discussions and workshops undertaken by Officers and the applicant have provided the most suitable outcome for this site. The site is therefore considered to be comply with Policy EN2A (Landscape Protection and Enhancement). It has worked with the terrain of the site and seeks to minimise adverse impact. The application is considered to be acceptable on landscape grounds.

#### Impact of the development on heritage assets

- 3.30 Policy EN5 (Heritage Assets) seeks for development proposals to protect and enhance the area. The site is located within fairly close proximity to Scheduled Ancient Monuments, and therefore the Council's Conservation Officer and Historic England have been involved with the discussions that have taken place on the

application. Historic England at first objected to the development and were concerned that the application did not meet the requirements of the NPPF having a negative impact on the settings of Berry Camp and Castle Dyke.

- 3.31 Following a site meeting with the applicant, Historic England have since withdrawn their objection. Discussions on site have led to changes in the location of open space which now ensures that the green character of the hilltop within the western area of the site remains green. Historic England has confirmed that in the planning balance, they consider that the level of harm is at the lower end of 'less than substantial' and are content for the Local Planning Authority to determine the case in line with Paragraph 196 of the NPPF.
- 3.32 In terms of archaeology, Devon County Council (DCC) were also of the opinion that the site could feature historic remains and required the applicant to undertake further work in respect of an archaeological survey. The applicant proceeded to carry out these works and the results were submitted to DCC. The consultation response received from DCC advises that the application will not have an impact upon any significant heritage assets and therefore no further archaeological mitigation is required.
- 3.33 With regard to the above, the application is considered to comply with Policy EN5.

#### Impact of the development on biodiversity

- 3.34 The application site falls within the following designated biodiversity sites:
- Cirl Bunting Wintering Zone
  - Great Crested Newt Consultation Zone
- 3.35 Accordingly, the application has been supported with a number of ecological surveys. Such surveys include:
- Preliminary Ecological Appraisal Report;
  - Ecological Addendum Report which included surveys for:
    - Cirl buntings;
    - Bats;
    - Dormice; and,
    - Badgers.
- 3.36 The site was found to support a range of protected and notable species, including breeding birds, cirl bunting, and commuting/foraging bats. Five trees within and adjacent to the site boundaries and buildings adjacent to the site were considered to be of potential importance to roosting bats. These trees will remain.
- 3.37 The development will result in the loss of approximately 3.3 hectares of improved grassland including bat foraging habitat, a limited amount of hedgerow and may result in increased recreational pressure on the River Lemon Woods SSSI. The following mitigation and compensation measures will be undertaken to minimise impacts on important ecological features:
- Construction Environmental Management Plan (CEMP) to minimise adverse effects on designated sites and species during construction;

- Financial contribution for off-site compensation for cirl bunting and foraging Annex II bat species;
- Retention and protection of most hedgerows and trees in accordance with the Local Plan and to avoid impacts on protected/notable species;
- Compensation for lost hedgerow with equivalent or greater length of new hedgerow;
- Landscape and Ecology Management Plan (LEMP) to ensure long-term positive management of retained habitats; and,
- Careful lighting design to ensure that retained hedgerows and seeded wildflower grassland areas are kept within tolerable light levels for Annex II bat species.

3.38 There has been some concern raised by the Council's Biodiversity Officer in respect of the impact on the SSSI to the south of the site. In order to overcome these concerns, the Officer met on site with Natural England and the applicant's Ecologist in order to understand what mitigation would be most appropriate to prevent impact on this area. It was agreed that a Grampian condition could be associated with any grant of planning permission which requires the applicant to implement signage and post and rail fencing and other barriers around the site and towards the River Lemon as a means of discouraging walkers. The landowner has given his consent therefore enabling the Grampian condition to be imposed. Such mitigation measures satisfy the Biodiversity Officer and Natural England.

Impact of the development on the occupiers of existing residential properties

3.39 The nearest properties to the development site include those fronting onto Ogwell Mill Road (to the east of the site), the farm buildings (just to the south) and the properties to the north at Emblett Drive (where the single access to the site is now proposed).

3.40 As a full application, careful attention has been paid to layout and design matters to minimize impacts on both existing and potential future residents.

3.41 It is noted that a number of representations have been received, with the majority relating to:

- Impact on privacy;
- Noise impact;
- Highway concern and traffic associated; and
- Impact on view.

3.42 In addressing the first concern of privacy, great care has been taken to ensure that plots are adequately spaced from existing dwellings, and from each other given that we must consider the privacy of future residents also. This also comes down to ensuring that appropriate boundary treatments are proposed and implemented, and, as noted above, a condition has been recommended.

3.43 In terms of noise, it is inevitable that, during the construction period of the development, there will be some noise. However, we can ensure that this is controlled in respect to hours of construction and days on which the construction can be undertaken. This will be controlled via a construction management plan

condition, which the applicant is required to submit and have approved prior to commencement.

- 3.44 Looking at the highway concerns, this will be addressed in the relevant section below. The single vehicular point of access will be through Emblett Drive.
- 3.45 Whilst an impact on a view may disappoint existing residents, it is not a material planning consideration, and therefore cannot be taken into account when making a decision.
- 3.46 Taking the above into account, the development is considered to comply with the relevant policies of the Local Plan.

#### Drainage management of the development

- 3.47 The application is supported by a drainage strategy and plan together with a Flood Risk Assessment. This identifies the site as being within Flood Zone 1.
- 3.48 It is proposed for an attenuation tank to be installed underground at the far eastern end of the site to deal with the surface water. Devon County are still liaising with the applicant team and it is anticipated that an update will be provided before the Committee meeting.
- 3.49 With regard to the foul water, this will be connected to existing South West Water drains. This is to be agreed with South West Water.

#### Impact of the development on highways

- 3.50 This has been an area of concern and Officers have worked with the applicant to achieve a more suitable response on this matter.
- 3.51 The initial proposals saw a single access onto Ogwell Mill Road. This is directly adjacent to Bradley Barton Primary School and the access road is fairly narrow. Following community representations Officers have worked with the applicant and the latest layout shows just the single access into the site from Emblett Drive, with pedestrian and cycle access enabled at Ogwell Mill Road.
- 3.52 As part of the access requirements, the applicant will also be required to put in the pedestrian footpath adjacent to Ogwell Mill Road, improving connectivity. This is identified on the revised Site Layout Plan.
- 3.53 Access in and around the site has also been amended to vehicles to do a loop around the site. Appropriate parking has also been provided. Whilst Councillors have raised concerns about the level of parking provided, consideration needs to be given to the appearance of the development and the character it will portray when constructed. Looking at initial plans, Officers worked with the applicant to reduce the housing and subsequently parking spaces given that the development was dominated by car parking. Following amendments, the scheme is considered to have a balance of housing and associated car parking.

### Other matters - impact of the development on the school

- 3.54 This is being raised as a matter to discuss in the report given the number of representations received about concerns over the development proposed and the safety of young children.
- 3.55 Whilst it is appreciated the site is within close proximity there should not be any risk to children during the construction period of the development. This will be controlled via a construction management plan which requires the applicant to submit a report to the Council as to how such matters will be managed. It is considered that such traffic should be fed through Emblett Drive as this will be a wider road and away from the school itself.
- 3.56 Once construction is complete, it is envisaged that future residents with children will want to also take their children to the school (subject to places). The site layout shows a pedestrian footpath that is being put in to the east of the site, to allow safe access to the entrance.
- 3.57 Following the removal of the vehicular access onto Ogwell Mill Road, it is considered that such concerns are addressed.

### Conclusion

- 3.58 The application is a hybrid application – full planning permission being sought for 99 dwellings whilst 5 are in outline and consist of the self-build element. Throughout the application process a number of discussions, negotiations and workshops have been held with the applicant and team in order to get to a position where the proposed development is at a satisfactory level and complies with relevant planning policy.

## **4. POLICY DOCUMENTS**

### Teignbridge Local Plan 2013-2033

#### **STRATEGY POLICIES**

- S1A (Presumption in favour of Sustainable Development)
- S1 (Sustainable Development Criteria)
- S2 (Quality Development)
- S4 (Land for New Homes)
- S6 (Resilience)

#### **STRATEGY PLACES**

- S14 (Newton Abbot)
- S21A (Settlement Limits)
- WE11 (Green Infrastructure)

#### **QUALITY ENVIRONMENT**

- EN2A (Landscape Protection and Enhancement)
- EN3 (Carbon Reduction Plans)
- EN5 (Heritage Assets)
- EN8 (Biodiversity Protection and Enhancement)
- EN9 (Important Habitats and Features)
- EN11 (Legally Protected and Priority Species)

EN12 (Woodlands, Trees and Hedgerows).

### Devon Waste Plan

#### Newton Abbot Neighbourhood Plan.

- NANDP2 – Quality Of Design
- NANDP3 – Natural Environment and Biodiversity
- NANDP6 – Use of Community Infrastructure Levies
- NANDP10 – Broadband Speeds

## 5. **CONSULTEES**

### Contaminated Land - No objections

Biodiversity - Originally had a holding objection to the application as there was concern about the impact on the SSSI. Since this time, the Council's Biodiversity Officer has met on site with the applicant's Ecologist and also consulted with Natural England. It has been agreed that a Grampian condition can be associated with the grant of planning permission to ensure that appropriate mitigation is put in place to mitigate harm on the SSSI.

Landscape Officer - The Officer raised concerns about the preservation of the hilltop, sharing the concerns of Historic England. Following amendments made through the discussions with Historic England, the Officer remains concerned over the landscape impacts of the development. It is understood that discussions have been undertaken directly with the applicant's Landscape Consultant and a Landscape Appraisal has been submitted by the applicant. A further response from the Officer is awaited and Members will be updated either prior to or at the Committee.

Trees - Raised objections to the application about the layout and the proximity to trees. The layout has been through several iterations and concerns raised at the beginning continued to be raised. Following these concerns the applicant was again asked to amend the layout to pull forward the housing in north west corner where the predominant concern lay. This has since been done and the distance between the dwellings and existing trees has been maximised.

Waste - Raised concerns about the original layout and the collection of waste within the development and the number of private roads. The layout has since been amended and the road now does a continuous loop allowing traffic to flow throughout the site, with Devon County Council adopting the road.

Housing - Response awaited.

DCC Archaeology - Raised objections when the application was first submitted as additional information was required. This included an archaeological geophysical survey followed by (if necessary), an archaeological field evaluation to investigate the nature of any anomalies revealed by the geophysical test. Accordingly, the applicant has undertaken the relevant survey. Following review of this it has been concluded that the application will not have an impact upon any significant heritage assets and therefore no further archaeological mitigation is required.

DCC Education - The response relates to the generation of pupils caused as a result of the development. It is requested that a contribution towards early years education is provided amounting to £250 per dwelling which would be used to provide additional early year provision for pupils. This would be provided via CIL accordingly.

DCC Highways - Having assessed the application since its original submission, there have been a number of comments made and various discussions with the Highways Officer. On the older layouts, there was concern over parking and traffic flow. Since then, and following revised plans in response to the concerns raised, the footway onto Ogwell Mill Road has now been included, with cross sections through the road which are considered to be acceptable. The Highways Officer considers all matters of concern have been addressed and therefore does not offer an objection to the scheme. Conditions have been recommended.

DCC Flood Authority - Response awaited.

DCC Minerals - Considers that the development is consistent with Policy M2 and has no objection to the development.

Green Infrastructure - Provided a comprehensive response, which can be found online. Refers to Policy WE11 and outlines that 10m<sup>2</sup> of children and young people's space is recommended. If the full on-site requirement cannot be provided then it is recommended that a minimum of 400m<sup>2</sup> on-site provision is delivered, together with an off-site financial contribution. It is considered that the LEAP provided meets the 400m<sup>2</sup> and therefore an off-site contribution remains the outstanding point. The applicant has agreed that this will form part of the Section 106 agreement and we await final calculations from the Officer as to the amount required. An update will be provided to Members.

Historic England - Originally objected to the application given that it was considered that the original layout had an impact on the two nearby Scheduled Ancient Monuments. However following a site visit with the applicant, and a revision to the layout, Historic England now consider the harm to be 'less than substantial' and have dropped their objection.

NHS - The "Torbay and South Devon NHS Foundation Trust" has requested a contribution to the cost of meeting the needs of new residents at local hospitals. The reason for the request is understood (funding arrangements essentially lag behind new home occupations) however this has not been factored into our local plan viability work and therefore represents an extra, unexpected burden on development that needs to be balanced against competing priorities (including the delivery of affordable housing and open space etc). In addition, the number of residents arising from the development that represent a new burden on the hospital is currently being discussed with the NHS and the level of contribution required (if any) has not yet been agreed.

The amount / nature / timing of any contribution has therefore been left out of the recommendation above however it remains the subject of negotiations.

RSPB - Raises concerns about the application, in respect of ciril buntings and other protected species. Since the application was originally submitted further ecological

surveys have been undertaken and no further comments have been received. The Biodiversity Officer has not raised any concerns.

## **6. REPRESENTATIONS**

A number of representations have been submitted to the Council although it is important to note that the application has also gone through several revisions since some of the representations have been received. In summary, 175 objections have been received, 2 letters of support and 7 comments.

The objections raise the following concerns:

1. Density;
2. Quality of design;
3. Sustainability;
4. Traffic increase;
5. Dangerous for the school children (road safety);
6. Impact on public transport;
7. Parking;
8. Impact on biodiversity;
9. Overdevelopment;
10. Impact on the countryside;
11. Increased light pollution;
12. Congestion;
13. Dust levels during construction;
14. Impact on privacy;
15. Impact on view;
16. Concerns over the submission of the supporting documentation;
17. No increase in supporting infrastructure to go with the new residents;
18. Impact on archaeology;
19. Loss of agricultural land;
20. Traffic fumes increase;
21. Access concern;
22. Heritage impact;
23. Impact on trees;
24. Pollution;
25. Inappropriate scale;

The letters of support state that housing is required and needs to be built.

## **7. TOWN COUNCIL'S COMMENTS**

The Parish Council last provided comments about the last set of plans that were re-consulted upon and continued to object to the application given that, at the time, there was no access shown through Emblett Drive, it was also considered that 100 dwellings was still too much and it was considered that there was not enough information on sustainability.

The latest plan is considered to address these concerns and it is important to note that the allocation suggests at least 70 homes, therefore not giving an upper limit.

## **8. COMMUNITY INFRASTRUCTURE LEVY**

The development is CIL liable. CIL will be charged at £70 per sq m, adjusted for inflation.

## **9. ENVIRONMENTAL IMPACT ASSESSMENT**

This application has been screened under the Environmental Impact Assessment Regulations 2017 and the Council's Screening Opinion is considered to be negative as set out in the Screening Opinion decision letter and proforma.

**Business Manager – Strategic Place**