

**1 APPLICATION DETAILS**

Ref: 18/00455/FUL  
 Location: Land to the rear of 23-25 Normanton Road, South Croydon  
 Ward: South Croydon  
 Description: Erection of three storey building with accommodation in roofspace with basement parking area comprising five flats. Formation of vehicular access off Ward Close, erection of refuse store on Ward Close  
 Drawing Nos: 1008/21 E, 1008/01 B, 1008/20 G, 1008/24 C, 1008/22 E, 1008/20 H, 1008/02 A, 1008/03 A, Badger Survey, 1008/01 A, 1008/04, 1008/03, Flood Risk Assessment  
 Agent: Adam Baines  
 Case Officer: Louise Tucker

	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>Total</b>
<b>Private sale</b>	0	4	1	5

<b>Number of car parking spaces</b>	<b>Number of cycle parking spaces</b>
6	12

1.1 This application is being reported to Committee because the Ward Councillor (Maria Gatland) made representations in accordance with the Committee Consideration Criteria and requested committee consideration. The Chair of Planning Committee (Paul Scott) made representations in accordance with the Committee Consideration Criteria and requested committee consideration. Representations made on the application also exceeded thresholds for committee consideration.

**2 RECOMMENDATION**

- 2.1 That the Planning Committee resolve to GRANT planning permission.
- 2.2 That the Director of Planning and Strategic Transport has delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

**Conditions**

- 1) The development shall be carried out wholly in accordance with the approved plans
- 2) Details of materials to be submitted and approved (including samples) and maintenance strategy for the materials
- 3) No windows other than as shown and those shown in the southern elevation should be obscure glazed and fixed shut up to 1.7m above floor level

- 4) Landscaping scheme including replanting and soft landscaping strategy for the site including size, species, density of planting including mature trees and planting/habitat to encourage biodiversity with planting timescale, schedule and maintenance strategy to be submitted and approved
- 5) Submission of the following to be approved: Finished floor levels, boundary treatments, retaining walls, visibility splays, access ramp gradient, EVCP (including spec and passive provision), security lighting, level access to pedestrian entrance and amenity space, balcony screens, amenity space arrangements
- 6) To be provided as specified prior to occupation: Parking spaces and turning area, access road, refuse and cycle store
- 7) Submission of Construction Logistics Plan/Method Statement
- 8) In accordance with submitted arboricultural survey and constraints plan including tree protection measures
- 9) Tree and scrub clearance to be outside bird nesting times
- 10) Submission of a surface water drainage strategy including detailed design of soakaway
- 11) Sustainable development – 19% carbon dioxide reduction
- 12) The development must achieve 110 litres water per head per day
- 13) In accordance with the submitted FRA
- 14) Commence within 3 years of the date of the permission
- 15) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

### **Informatives**

- 1) Site notice removal
- 2) Community Infrastructure Levy - Granted
- 3) Code of Practice on the Control of Noise and Pollution from Construction Sites
- 4) Wildlife protection
- 5) Any other informative(s) considered necessary by the Director of Planning & Strategic Transport

## **3 PROPOSAL AND LOCATION DETAILS**

### **Proposal**

3.1 The applicant seeks full planning permission for:

- Erection of a three storey building on land which is currently the rear gardens nos. 23 and 25 Normanton Road
- 5 flats proposed within the building comprising 4 x two bedroom and 1 x three bedroom units
- Provision of access road through existing car park (serving properties on Ward Close) and formation of parking area at basement level with 6 parking spaces and a cycle store for 12 bicycles

## **Site and Surroundings**

- 3.2 Nos. 23 and 25 Normanton Road are three storey detached properties separated into flats, which front onto Normanton Road in South Croydon. The application site itself currently forms part of the rear gardens of nos. 23 and 25, and borders a car park to the north serving properties in Ward Close and Normanton Meadow to the east, an area of undesignated open space.
- 3.3 The area is wholly residential, with a varied character comprising a mix of flatted developments and detached, semi-detached and terraced properties. There is a Tree Preservation Order (TPO) covering the site. The site lies within a surface water critical drainage area, as identified by the Croydon Flood Maps.

## **Planning History**

- 3.4 None relevant to this application

## **4.0 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- There are no protected land use designations on the site and therefore the principle of development is acceptable.
- The proposal would make optimal use of the site given the constraints, and would contribute positively to borough-wide housing targets, delivering 5 new family sized units
- The scale and layout of proposed built form is considered to respect the constraints of the site, and the traditional design and appearance of the building would reflect the surrounding character of the area.
- The relationship and separation distances with the adjoining properties on Normanton Road and Ward Close are sufficient to ensure no undue harm to the residential amenities of these neighbouring properties.
- The development would provide an acceptable standard of living for future residents of the development, with satisfactory internal layouts and amenity space.
- The number of parking spaces proposed is considered to be suitable given the PTAL rating and location of the site.
- Access and turning arrangements for vehicles would not impact on the safety or efficiency of the public highway.
- An acceptable number of trees are to be retained on site and accommodated as part of the development, with a full landscaping scheme to be secured by condition.
- Other matters including flooding, sustainability, trees and landscaping can be appropriately managed through condition.

## **5 CONSULTATION RESPONSE**

- 5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

## 6 LOCAL REPRESENTATION

- 6.1 The application has been publicised by way of letters sent to adjoining occupiers of the application site. The number of representations received from neighbours, local groups etc. in response to notification and publicity of the application were as follows:

No of individual responses: 36      Objecting: 35      Comment: 1

No of petitions received: 0

- 6.2 The following issues were raised in representations. Those that are material to the determination of the application, are addressed in substance in the MATERIAL PLANNING CONSIDERATIONS section of this report:

Summary of objections	Response
Material issues	
Impact on residential amenity of adjoining occupiers – loss of privacy, light, noise and disturbance	Refer to paragraphs 8.8-8.10 of this report.
Impact on ecology	Refer to paragraphs 8.26 of this report
Impact on trees	Refer to paragraphs 8.6 and 8.26 of this report
Loss of garden space	Refer to paragraph 8.3 of this report. There is a substantial remaining garden space left for the residents of the donor properties.
Traffic congestion/impact on highway safety and inadequate/unsafe access	Refer to paragraphs 8.19 and 8.20 of this report
Inadequate parking provision and loss of car park space for existing residents	Refer to paragraph 8.16-8.18 of this report
Construction noise and disturbance	Refer to paragraph 8.22 of this report. An informative is recommended to draw the applicant's attention to the Council's Code of Conduct for Construction Sites, which we expect them to abide by.
Inadequate refuse storage	Refer to paragraph 8.21 of this report
Character of the area and design	Refer to paragraphs 8.3-8.7 of this report
No level access	Refer to paragraphs 8.12-8.13 of this report
Non-material issues	
Application should not be considered by the Council	Not a material planning consideration
Objections to building on Normanton Meadow and access public open space	There is no building proposed on Normanton Meadow – this is outside the application site. There are no changes to the access to Normanton Meadow.

Access should be taken through from Normanton Road rather than the car park off Ward Close	This is not proposed and would be outside the application site
Existing residents shouldn't have to share refuse store and access with new residents	The provision of refuse storage and access in planning policy terms is set out in paragraphs 8.21 of the report. Any other concerns would be a private matter.
Devaluation of neighbouring properties	Not a material planning consideration

6.4 Councillor Maria Gatland has objected to the scheme, making the following representations:

- Overdevelopment
- Concerns about shared bin store
- Impact on wildlife
- Loss of trees
- Inadequate parking provision
- Impact on adjoining occupiers through noise and privacy

6.5 Councillor Paul Scott referred the application to Planning Committee, making the following representations:

- Potential to meet housing need through the provision of new homes, responding to the governments National Planning Policy Framework and the Mayor for London's housing targets
- Impact on the amenities of neighbouring properties
- Access arrangements for pedestrians

## **7 RELEVANT PLANNING POLICIES AND GUIDANCE**

7.1 In determining any planning application, the Council is required to have regard to the provisions of its Development Plan so far as is material to the application and to any other material considerations and the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The Council's adopted Development Plan consists of the Consolidated London Plan 2015, the Croydon Local Plan 2018 (CLP) and the South London Waste Plan 2012.

7.2 Government Guidance is contained in the National Planning Policy Framework (NPPF), issued in July 2018. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay. The NPPF identifies a number of key issues for the delivery of sustainable development, those most relevant to this case are:

- Requiring good design.
- Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions

7.3 The main policy considerations raised by the application that the Committee are required to consider are:

Consolidated London Plan 2015 (LP):

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 on Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- 3.13 Affordable housing thresholds
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.13 Sustainable drainage
- 6.9 Cycling
- 6.11 Smoothing traffic flow and tackling congestion
- 6.13 on Parking
- 7.2 Designing out crime
- 7.4 on Local Character
- 7.6 on Architecture
- 7.14 Improving air quality
- 7.19 Biodiversity and access to nature
- 7.21 Trees and woodland

Croydon Local Plan 2018 (CLP 2018):

- SP2 on homes
- SP4 on urban design and local character
- SP6 on environment and climate change
- SP8 on transport and communications
- DM1 on housing choice for sustainable communities
- DM10 on design and character
- DM13 on refuse and recycling
- DM16 on promoting healthy communities
- DM19 on promoting and protecting healthy communities
- DM23 on development and construction
- DM24 on land contamination
- DM25 on sustainable drainage systems and reducing flood risk
- DM27 on biodiversity
- DM28 on trees
- DM29 on promoting sustainable travel and reducing congestion
- DM30 on car and cycle parking in new development
- Applicable place-specific policies

7.4 The relevant Supplementary Planning Guidance is as follows:

- London Housing SPG (March 2016)
- London Mayoral Affordable Housing SPG: Homes for Londoners (August 2017)
- The Nationally Described Space Standards (October 2015)

## **8 MATERIAL PLANNING CONSIDERATIONS**

8.1 The main planning issues raised by the application that the Planning Committee is required to consider are as follows:

- Principle of development;
- Townscape and visual impact;
- Residential amenity;
- Living conditions of future occupiers;
- Parking and highway safety;
- Flood risk and sustainability;
- Trees and biodiversity;
- Other planning matters

### **Principle of development**

8.2 The appropriate use of land is a material consideration to ensure that opportunities for development are recognised and housing supply optimised. The application is for a flatted development providing 5 additional high quality homes within the Borough in an established residential area. The current site comprises residential back gardens and are not subject to any protection in policy terms which would principally prevent residential development. The development is considered to make optimal use of the site and deliver the maximum number of units and size of building that could be accommodated, given the site constraints and respecting the adjacent green space. It is considered the principle of development is acceptable, subject to a consideration of the material impacts.

8.3 Policy SP2.7 of the Croydon Local Plan (2018) sets a strategic target for 30% of all new homes up to 2036 to have three or more bedrooms. The scheme would provide 1 x three bedroom family sized unit. Whilst this would not equate to 30% on site, there would be no net loss of three bedroom units and the scheme incorporates 2 x two bedroom four person units which could be occupied by small families. The development is considered acceptable in this respect.

### **Townscape and Visual Impact**

8.3 The development would involve the subdivision of the existing gardens of nos. 23 and 25 Normanton Road. Both these sites are separated into flats so the provisions of policy DM10.4(e) are not directly applicable, but the development would comply nonetheless, with at least 200sqm of communal garden space retained for the residents of the flats within each of the donor buildings. This

would reinforce the suburban character of the area and ensure a generous amount of communal amenity space for the remaining flats.

- 8.4 The flatted block is a four storey development, albeit appearing as a three storey building from public vantage points where it incorporates a lower ground floor level set into the ground. Despite the slight land fall from east to west, the height of the building would sit below that of the frontage buildings, retaining their prominence along Normanton Road resulting in a subservient built form (as required for backland development by policy DM10 of the CLP (2018)). The lower ground floor level would be screened from the streetscene and from the adjoining meadow by the existing close boarded fence surrounding the site. The design approach is reflective of the flatted blocks to the north east of the site and would be seen in this context in views from Ward Close, and in longer views from Normanton Road. The massing of the building is stepped, with protruding bays, dormers and balconies which serve to break up the bulk and add variation and visual interest to the elevations. The footprint sits comfortably within the site boundaries, replicating the spacing of the surrounding pattern of development. The building would face towards the meadow, although the main entrance to the development would be taken from the car park. This approach is considered appropriate given the site circumstances, addressing the green space and providing outlook over the meadow for future occupiers. The northern façade successfully addresses the car park nonetheless, with a well-proportioned side elevation with significant fenestration, detailing and activity provided by principle room windows and balconies.
- 8.5 The residential character of the area is varied, with a number of flatted blocks on Normanton Road of varied age, form and style. The traditional design, incorporating dormers, bays and gable features, and materiality (predominantly bricks and tiles) would reflect the surrounding development of the immediate townscape including the donor properties.
- 8.6 It is noted that a number of trees and shrubs are to be removed from the site to accommodate the development, which will alter the character of the current site. As is confirmed by the applicant's tree survey, whilst the site is covered by a Tree Preservation Order on inspection many of these trees are of poor quality or are in physical decline (20 Category 'C' trees and 23 Category 'U' trees, with no Category 'A' or 'B' trees on the site). Taking this into account, it is considered that the loss of the trees proposed can be accepted, on the basis that the applicant commits to a robust and well considered tree replanting and soft landscaping scheme for the site, which is an opportunity to actually improve the quality of vegetation and thus the visual appearance and biodiversity on site, compared to the existing situation. It is expected that this planting scheme will include sizeable mature trees which will be able to have an instant impact on visual amenity and assist in the transition from the meadow to the surrounding built form. An outline landscaping scheme has been provided, with the full scheme to be secured through an appropriately worded condition including the submission of a landscaping maintenance strategy to ensure planting becomes established and can be accommodated within the development. This is considered an acceptable approach in terms of forming a continuation of the

adjacent green space and retaining elements of the current green, if untended, character of the site.

- 8.7 Overall, the application site is a generous plot within an established residential area which is capable of accommodating additional units to maximise its use, within the constraints. The proposal, including the scale and massing of the buildings, is generally in keeping with the overall pattern and layout of development in the area with an appropriate design approach. The footprint is such that a comprehensive replanting scheme can be accommodated to mitigate the loss of the trees proposed and respect the adjacent green space. The development would comply with policy objectives in terms of respecting local character.

### **Impact on Neighbouring Residential Amenity**

- 8.8 The proposed building would be in excess of 30m distance away from any of the nearest adjoining properties (23-27 Normanton Road and 2 Ward Close). The flats within nos. 23 and 25 Normanton Road have rear habitable room windows facing towards the development, however the substantial separation distance would ensure there would be no undue harm through loss of light, outlook or privacy.
- 8.9 West facing windows for the proposed flats would be separated from the boundary with the frontage properties on Normanton Road by over 15m, ensuring there would be no undue overlooking of their adjoining amenity spaces. All balconies are oriented either over the adjacent car park or the meadow to reduce perception of overlooking to neighbouring properties. There would be a separation distance of 6.1m from the southern boundary, but there are no habitable room windows or balconies in this elevation and windows serving the stairwell are to be obscurely glazed (to be secured by condition).
- 8.10 As per the recommended schedule of conditions, the applicant is expected to provide a significant scheme of replanting for the site to reinforce the sylvan character of the area, including planting of mature and semi-mature trees particularly along the site boundaries. This will integrate the building into its setting and soften the building relating to the neighbouring occupiers. Overall officers are satisfied that the relationship with the adjoining occupiers is considered acceptable.

### **The standard of accommodation for future occupiers**

- 8.11 The proposal would comply with internal dimensions and minimum GIA required by the Nationally Described Space Standards. All units are dual aspect with adequate outlook. Whilst it is expected there could be some degree of overshadowing to windows through the replanting of large trees, and some of the trees to be retained, the units benefit from generous balconies and the majority of units have their main outlook over the meadow. The northern outlook for the upper ground floor units would face onto and above the boundary fencing with the car park, however their main outlook, including to all bedroom windows, would be oriented to the east and west of the site. It is not expected that large trees will be planted in immediate proximity to these windows so as to ensure

maximum light levels can be achieved and those to be retained on the boundary with the meadow are approximately 10m from the nearest elevation. In terms of layout, each unit would benefit from an open plan living, kitchen and dining area, providing a good quality of internal space.

- 8.12 In terms of accessibility, London Plan Policy 3.8 'Housing Choice' requires 90% of dwellings to meet M4(2) 'accessible and adaptable dwellings' Building Regulations requirement, with the remaining 10% required to meet M4(3) 'wheelchair user dwellings'. The key issue in ensuring that M4(2) can be achieved within a development is to ensure, at the planning application stage, that the units can reasonably achieve level access. If level access cannot be reasonably achieved, then the units cannot be required to meet the M4(2) Building Regulations. The London Plan (2016) recognises that securing level access in buildings of four storeys or less can be difficult and that consideration should also be given to viability and impact on ongoing service charges for residents.
- 8.13 Level access can be achieved to the building and upper ground floor units via the pedestrian pathway and entrance, and also to the communal amenity space. A condition is recommended to secure the detailed design and arrangement of the level access to be implemented. A lift could not reasonably or practically be provided within the building without further addition of bulk and massing, which would increase the prominence of the building adjacent to the meadow and reduce the available site area for replacement landscaping to mitigate the loss of the trees on site. Pedestrians would access the site through the adjacent car park via a ramp, which is the most practical way to achieve this without losing further spaces within the adjacent car park or an over engineered separate access given the land level changes to accommodate. A suitable landscaping scheme will ensure that this does not appear to be overly formal or dominated by vehicular traffic.
- 8.14 Each unit would have access to an area of private amenity space in the form of a balcony or terrace, as well as a communal garden and playspace for all residents to the rear. It is expected that the amenity space will be interspersed with landscaping, which is considered to be appropriate to reflect the open green space adjacent and almost a continuation of the adjacent meadow. This would meet the requirements set out in policy, including in the London Housing SPG.
- 8.15 It is therefore considered that the proposals would result in a good standard of accommodation for future occupiers of the development.

### **Parking and highways**

- 8.16 The site has a PTAL rating of 2 which indicates poor accessibility to public transport. There are bus stops along Croham Road providing links to the town centre, and the site is around a 10 minute walk from South Croydon train station.
- 8.17 Current transport policy generally seeks to reduce on-site parking in areas with a good PTAL rating and encourage sustainable transport methods. 6 parking spaces are proposed for 5 flats, allowing for one parking space per unit and a visitor space. This provision is considered to be appropriate, given the length of

the access and the backland nature of the site, to avoid any overspill parking into the adjacent car park. This provision can comfortably be accommodated in the basement proposed without any undue harm to the character of the area. Cycle storage is available in the basement, providing space for 12 bicycles.

- 8.18 Access to the development would be achieved through removing one car parking space in the existing car park. This car park serves flats in 2 Ward Close. The development would leave 20 car parking spaces to remain for 12 flats, which would exceed current levels of parking required. Any impact on on-street parking as a result of the development would be negligible.
- 8.19 The submitted transport technical note demonstrates, with swept path analysis, the ability of small and large vehicles to safely access the site via the proposed entrance and access road. The tracking diagrams demonstrate that vehicular movements, even with larger vehicles, can take place safely and efficiently accessing and egressing the site through the existing car park. There is adequate reversing space within the undercroft area to allow vehicles to utilise the parking spaces and exit in forward gear. The access would have a single lane which could result in opposing vehicle movements where cars are entering/exiting the site at the same time. An assessment has been undertaken to determine the probability of two vehicles meeting each other on the access road, taking into account the highest number of expected arrival and departure movements in the busiest peak hour. This concludes that the probability of a car departing at the same time as a car arriving is very small, even at peak times, and would be extremely unlikely to occur in practice taking into account the likely amount of vehicular trips per hour. The development would utilise the existing access onto Ward Close from the car park, which is established. It is not considered the addition of 5 flats with 6 spaces would generate significant additional traffic through the car park that would impact on the safety of the existing access.
- 8.20 With conditions, the development is acceptable in terms of highway safety and efficiency.
- 8.21 The scheme proposes a refuse store adjacent to the existing refuse store for 2 Ward Close located in the car park. Whilst this is a prominent location, the location in close proximity to the highway is required for refuse collection and its siting adjacent to an existing store would limit further impact on visual amenity. The refuse store would be large enough to accommodate bins required for 5 flats. A condition is recommended securing details of the appearance of the refuse store.
- 8.22 A Construction Logistics Plan and Method Statement will be required through condition to ensure that building work does not undermine the safety and efficiency of the highway in Ward Close.
- 8.23 Subject to conditions in relation to the above the development would be acceptable on highway grounds.

### **Trees and biodiversity**

- 8.24 There are a number of trees on site, which are covered by a Tree Preservation Order (TPO). This TPO does not cover individual trees on the site, but the site as a whole. The applicant has submitted a Tree Report and Arboricultural Impact Assessment, confirming that whilst there are a number of trees and shrubs covering the site, the site is significantly overgrown and many of the trees are of poor quality and/or in physical decline. There are no Category 'A' (high quality) or 'B' (moderate quality) trees on the site, and although the existing trees have visual impact on the current site as a group, most are categorised as Category 'C' (low quality) or Category 'U' (unsuitable for retention). Most of the trees are proposed to be removed as a result of the development. After careful consideration and taking into account the quality of the individual trees, it is not considered a refusal of planning permission could be justified on the basis of the impact on trees. It is considered the proposed tree removal can be accepted, on the basis that the applicant provides a robust landscaping scheme for the site which provides the opportunity to plant new specimens of a higher quality and longevity as part of the scheme. This can be secured by an appropriately worded condition, requiring the applicant to produce a realistic and considered landscaping proposal for the site which can be established and managed as part of the future development. This should also incorporate a high quality communal amenity area for residents. Although the amenity space will be interspersed with large trees reducing the size of open space to a degree, this landscaping approach is considered acceptable to blend successfully with and function almost as a continuation of the adjacent meadow, reinstating the green vegetated appearance of the site. Where trees are to be retained, protection measures have been identified which should be implemented prior to the commencement of any works on site (to be secured by condition).
- 8.25 As an undercroft parking area is proposed, it is recommended a condition be imposed to secure details of the hardstanding and finish of retaining walls on the site to match these to the external elevations.
- 8.26 The site is currently overgrown garden to the rear of buildings fronting Normanton Road adjacent to a car park. Whilst there is an area of managed (largely grassed) green space to the east of the site, there are no designated Sites of Nature Conservation or Nature Reserves in the vicinity of the site. Therefore the risk of impact on protected species is considered to be low. In response to neighbour representations stating that badgers utilise the site, the applicant has submitted a walkover badger survey. This surveyed the site for signs indicating badger activity or setts, and concluded that there were no badger setts or evidence of badgers on the site. Given the replanting to take place on the site, again it is considered there is an opportunity to increase biodiversity on the site with planting to encourage wildlife and native species. This is to be included in the aforementioned condition. Further conditions can ensure that the site is cleared and trees felled outside of bird nesting periods and other sensitive times to ensure that the impact on biodiversity is minimised. If protected species are identified on site during the course of construction any species and/or their habitat would be protected under the Wildlife and Countryside Act of 1981. An informative has been included to draw the applicant's attention to this.

### **Flood risk**

8.27 Part of the application site lies within a surface water flood risk area, and the whole site lies within a critical drainage area. The applicant has provided a Flood Risk Assessment and a Drainage Report. This concludes that the flood risk to/from the development is low. To manage surface water drainage, a soakaway is identified as the most logical and efficient method, with detailed design to be confirmed once infiltration testing has taken place. A condition is recommended to agree these details through the submission of a drainage strategy prior to commencement of works, and it is expected that the applicant will incorporate SUDs where feasible in the scheme. The proposals are acceptable in relation to flood risk.

### **Other planning matters**

8.28 Conditions are recommended in relation to carbon emissions and water use targets for the development, which is acceptable in achieving sustainability targets for the development.

8.29 The development would be CIL liable. This would contribute to meeting the need for physical and social infrastructure, including education and healthcare facilities.

### **Conclusions**

8.30 Taking all of the above planning considerations into account, it is recommended that planning permission should be granted.

8.31 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted subject to a legal agreement for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.