

**PART 6: Planning Applications for Decision****Item 6.2****1 APPLICATION DETAILS**

Ref: 18/01936/FUL  
 Location: 148 Ballards Way, South Croydon, CR0 5RG  
 Ward: Selsdon and Addington Village  
 Description: Demolition of existing building and the erection of a part three, part four storey building with basement comprising 8 flats with associated parking and landscaping  
 Drawing Nos: 6669-PL01, PL02, PL03, PL04, PL05, PL06, PL07, PL09, Flood Risk and Drainage Strategy Statement ref. 18-0204, Preliminary Ecological Appraisal Strategy dated 06/04/18, Arboricultural Report ref. ha/aiams1/148ballardswy, Bat Survey- Emergence and Re-Entry dated 22/06/18, File Note: Environmental DNA survey for Great Crested Newts at 148 Ballards Way dated 15<sup>th</sup> May 2018, Great Crested Newt Mitigation Plan dated 16<sup>th</sup> November 2018  
 Agent: Mr Ron Terry  
 Case Officer: Louise Tucker

	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>Total</b>
<b>Private sale</b>	1 (2p)	5 (4x4p and 1x3p)	2 (5p and 6p)	8

<b>Number of car parking spaces</b>	<b>Number of cycle parking spaces</b>
8	11

- 1.1 This application is being reported to Planning Committee because the Ward Councillor (Councillor Helen Pollard) 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 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 and maintenance strategy for materials to be submitted and approved (including samples)

- 3) No windows other than as shown and those shown in the northern elevation at 2<sup>nd</sup> and 4<sup>th</sup> level as specified on the submitted floor plans, should be obscure glazed and fixed shut up to 1.7m above floor level
- 4) Development shall be carried out entirely in accordance with recommendations and mitigation measures specified in the ecological appraisal and surveys provided including appointment of ecologist
- 5) Submission of a biodiversity enhancement layout to comply with proposed ecological mitigation protocols
- 6) Submission of a wildlife sensitive lighting design scheme
- 7) Pre-commencement condition requiring submission of a copy of the EPS licence for Great Crested Newt
- 8) Landscaping scheme including boundary treatments, amenity space and maintenance strategy to be submitted and approved, planting on balconies
- 9) Submission of the following to be approved: Finished floor levels, visibility splays, access ramp gradient, EVCP (including spec and passive provision), screen for 5<sup>th</sup> level balcony
- 10) To be provided as specified prior to occupation: Parking spaces including disabled parking space, access road, refuse and cycle stores, visibility splays, lift, level access
- 11) Closure of existing vehicular crossover and reinstatement of raised kerbs and verge
- 12) Submission of Construction Logistics Plan/Method Statement
- 13) In accordance with submitted arboricultural survey and constraints plan including tree protection measures and replacement trees
- 14) Submission of a surface water drainage scheme – including SUDS
- 15) Sustainable development – 19% carbon dioxide reduction
- 16) The development must achieve 110 litres water per head per day
- 17) In accordance with the submitted FRA
- 18) Commence within 3 years of the date of the permission
- 19) Any other planning condition(s) considered necessary by the Director of Planning & Strategic Transport

### **Informatives**

- 1) Community Infrastructure Levy - Granted
- 2) Code of Practice on the Control of Noise and Pollution from Construction Sites
- 3) Thames Water informative
- 4) 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:

- Demolition of the existing detached dwelling

- The erection of a three/four storey building fronting Ballards Way comprising 8 flats (1 x one bedroom flat, 5 x two-bedroom flats, 1 x three bedroom flat and 1 x three bedroom duplex unit)
- Creation of new central vehicular access and road through to rear garden serving 8 parking spaces (3 on the site frontage, 3 at undercroft level and 2 in the rear garden) and closure of existing access point

### **Site and Surroundings**

- 3.2 The application site lies on the eastern side of Ballards Way and is currently occupied by a detached bungalow with a long rear garden. There is an existing front vehicular crossover serving a garage and driveway (close to the southern boundary of the site).
- 3.3 Land levels on the site slope downwards from north to south and upwards more gradually from west to east.
- 3.4 The surrounding area is largely residential in character comprising generally detached properties of varying styles, set within deep garden plots. There is no immediate neighbouring property to the south of the site.
- 3.5 The site borders a designated Site of Nature Conservation Importance (Bramley Bank Nature Reserve) which lies immediately to the south of the application site which is also designated Metropolitan Green Belt. Part of the site lies within a surface water critical drainage area, as identified by the Croydon Flood Maps.

### **Planning History**

- 3.6 There is no relevant planning history associated with this site.

## **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 contribute positively to borough-wide housing targets and would deliver 8 new units (including 2 family sized three-bedroom units and 4x2 bedroom 4 person units).
- The scale and layout of proposed built form would be appropriate for the site and the design and appearance of the building would be acceptable in the context of the variation of properties in the surrounding area.
- 150 Ballards Way is on a higher land level and the separation distance and massing arrangement is such that there would not be undue harm caused to the residential amenities of the occupiers of this property. There is no immediate neighbouring property to the south of the site. There would be no undue harm to the residential amenities of adjoining properties.
- The development would provide an acceptable standard of living for future residents of the development, with satisfactory internal layouts. Private amenity space would be provided for each flat, along with a generous communal garden.

- 1 parking space per unit is considered to be suitable given the PTAL rating and the mix of units, with the proposed layout acceptable in streetscene terms.
- The new access to be created would comply with highway safety requirements, with adequate turning arrangements for vehicles within the site. The development would not impact on the safety or efficiency of the public highway.
- 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: 69

Objecting: 67

Supporting: 0

Neutral: 2

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
<i>Green Belt Considerations</i>	
<ul style="list-style-type: none"> <li>• Impact on wildlife, vegetation and wildlife habitats</li> <li>• Impact on Metropolitan Green Belt</li> </ul>	<p>The site is not located within Green Belt and in view of the significant tree cover to the south of the site and the heavily treed boundary, the extent of openness would be maintained – even with a more substantial building proposed as part of this redevelopment.</p> <p>The site is adjacent to areas of importance for nature conservation and protected species are likely to be present and make use of the site. The ecological position has been thoroughly researched with appropriate mitigation proposed to ensure that flora and fauna are properly taken into account.</p>
<i>Family Housing</i>	

<ul style="list-style-type: none"> <li>• Loss of family housing and inadequate replacement accommodation</li> <li>• Loss of garden space</li> </ul>	<p>The scheme would not result in the net loss of three-bedroom accommodation with 2 replacement 3 bed units re-provided alongside 4x2 bed (4-person units). The scheme would provide a high percentage of family accommodation and would meet the need for such provision.</p> <p>A substantial amount of rear garden space would be retained – providing opportunities for communal amenity space for future occupiers as well as ample space for ecological mitigation and potential habitat enhancement.</p> <p>Whilst the footprint of the proposed building would be larger than the existing building, a substantial amount of garden space is retained for the occupiers of the flats in keeping with the wider character of the area. The indicative layout shows how this will be arranged to allow simultaneous use by different residents, with full details to be agreed at condition stage.</p>
<i>Residential Amenity Considerations</i>	
<ul style="list-style-type: none"> <li>• Impact on residential amenity of adjoining occupiers – loss of privacy and light, noise and disturbance, visual impact</li> </ul>	<p>In view of the change in levels between the application property and 150 Ballards Way and the proposed relationship between both properties, officers are satisfied that the scheme would not lead to an acceptable loss of amenity to the immediate neighbour. Privacy would be protected through use of obscure glazing on the boundary and some balcony screening (5<sup>th</sup> level)</p>
<i>Access and Parking</i>	
<ul style="list-style-type: none"> <li>• Traffic congestion/Impact on highway safety</li> <li>• Inadequate parking provision</li> </ul>	<p>Whilst the site has a relatively low PTAL level (PTAL 2) the site is relatively close to bus and tram services and on-site car parking is proposed in the form of 1-1 car parking. Cars would be able to manoeuvre on site and exit safely in forward gear.</p>
<i>Design and Scale of Development/Overdevelopment of the site</i>	
<ul style="list-style-type: none"> <li>• Character of the area and design</li> </ul>	<p>The current bungalow represents an under-utilisation of this relatively</p>

<ul style="list-style-type: none"> <li>• Flats are not in keeping with the area</li> <li>• Overdevelopment</li> </ul>	<p>substantial site and there is variety of built forms in the immediate vicinity. Consequently, there is no basis to suggest that flats are unacceptable in principle. The mass and scale of development is acceptable in view of the change in levels with mass suitably broken down with interesting interplay of differing architectural forms.</p> <p>The density of development is appropriate to the area and respects the amenities of immediate neighbours and scale of development found in the immediate vicinity. The site is considered to be of a sufficient size to accommodate the quantum of development proposed and the building sits comfortably in its context, providing acceptable levels of parking, internal layouts and amenity space in accordance with policy requirements. It is not considered the proposal would constitute overdevelopment.</p>
<i>Environmental Considerations</i>	
<ul style="list-style-type: none"> <li>• Noise, dust and disturbance from construction works</li> <li>• Flood risk</li> </ul>	<p>It is inevitable that there will be some noise and dust associated with construction activity but this will be short lived and will in any case be controlled and managed through a construction logistics/management plan.</p> <p>The area experiences low levels of surface water flooding – and the applicant will be required to install sustainable drainage techniques and other forms of mitigation to ensure that surface flooding is not made worse as a consequence of the development. rear wall of this neighbouring property.</p>

6.3 Councillor Helen Pollard has objected to the scheme, making the following representations:

- Overdevelopment
- Out of character
- Harm to residential amenities of adjoining occupiers – overlooking and visual intrusion

## **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 Quality and design of housing developments
- 3.8 Housing choice
- 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 Parking
- 7.2 Designing out crime
- 7.4 Local Character
- 7.6 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 Homes
- SP4 Urban design and local character
- SP6 Environment and climate change

- SP8 Transport and communications
- DM1 Housing choice for sustainable communities
- DM10 Design and character
- DM13 Refuse and recycling
- DM16 Promoting healthy communities
- DM19 Promoting and protecting healthy communities
- DM23 Development and construction
- DM25 Sustainable drainage systems and reducing flood risk
- DM27 Biodiversity
- DM28 Trees
- DM29 Promoting sustainable travel and reducing congestion
- DM30 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)
- 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;
- Ecology and biodiversity;
- Residential amenity;
- Living conditions of future occupiers;
- Parking and highway safety;
- Flood risk and sustainability;
- Trees and landscaping;
- 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 8 high quality homes (meeting a variety of housing needs) within the borough in an established residential area. The existing bungalow to be demolished was originally built with two bedrooms, and has since been extended so the current floor area is over 130sqm. The scheme would therefore result in a net gain of family sized accommodation on site, with 2 x 3 bedroom units and 4 x 2 bedroom four person flats contributing to the Council's strategic targets for this type of accommodation. It is considered the principle of development is acceptable, subject to a consideration of the material impacts.

### **Townscape and Visual Impact**



- 8.3 The development would comprise a three/four storey apartment block, but as the building would be set into the ground (reflecting existing topography) the maximum height would be generally level with the neighbouring property to the north with the fourth storey lower than the existing neighbouring ridge line. In this sense, the built form would reinforce the character of the general street-scene (which is generally varied) with buildings stepping down to reflect land level changes. The massing would be appropriately broken up and staggered, with the floors stepping back as the height increases, thereby respecting the predominant building line. The undercroft access to additional parking spaces would minimise the amount of hardstanding on the frontage and would utilise the topography reflecting the arrangement of the garage of the neighbouring property.
- 8.4 The surrounding area is mostly made up of detached dwellings of varied form and design, so there is no set style to adhere to in this respect. In this context the approach to develop the site is considered acceptable. A contemporary design is proposed, with tiered elements stepping away from the boundary as the height increases. The entrance and stair core is proposed to be centralised and emphasised as a feature, with a consistent approach to fenestration and balustrading creating a clear theme across the elevations. Materiality is varied and includes brick, render and metal cladding on the upper levels to create visual interest. A condition to secure final details of these materials is recommended, to ensure these are high quality and blend well together.



- 8.5 Overall, the application site is a generous plot of significant depth within an established residential area, which is capable of accommodating additional units to maximise its use. The proposal, including the scale and massing of the building, would be in keeping with the overall pattern and layout of development in the area with an appropriate design approach. The development would comply with policy objectives in terms of local character. The scheme would not represent over-development of the site, especially as the scheme focusses more on family rather than non-family accommodation. The site is constrained by the neighbouring Green Belt as well as the adjoining Nature Reserve and Areas of Importance for Nature Conservation which to a certain extent limits the potential of the site to be more intensively developed. It is important that a large rear garden is retained, to give scope for communal amenity space as well as areas where biodiversity of the site can be enhanced.



Front View



Front View



- 8.6 The site is not included within the Green Belt – and in view of the heavily vegetated boundary with the Green Belt, the development should not have any significant impact on its general degree of openness.

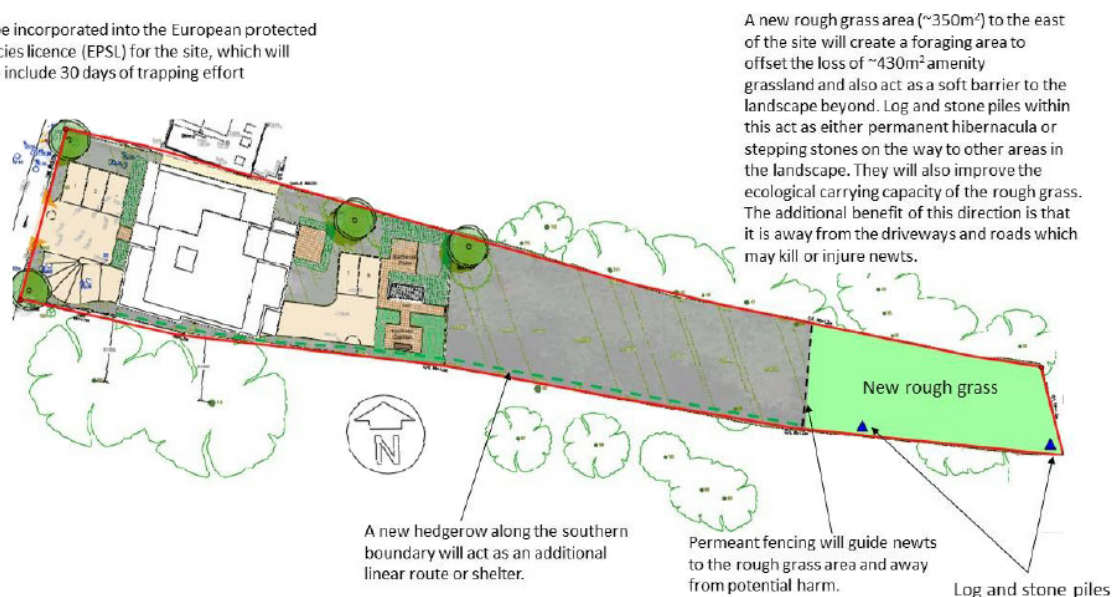
### **Ecology and Biodiversity**

- 8.7 The site directly borders Bramley Bank Nature Reserve, a designated Site of Nature Conservation Importance of Grade 1 importance – the highest rating. The applicant submitted a Preliminary Ecological Appraisal with their application, which reviewed the likely impacts of the development on the designated site and on protected and priority habitats and species. The survey identified the potential for protected species on site including Bats and Great Crested Newts (GCN) on

site. Since the initial submission of the application, further ecological information has been provided by the applicant which has been considered and assessed by the Council's independent ecology advisor.

- 8.8 The applicant's appraisal identified that there are four ponds within 500m of the site that could provide suitable breeding habitat for GCN, 3 of which are known to have breeding populations. The remaining pond surveyed tested negative for GCNs, indicating a likely absence of this species in the pond. However, as the other ponds in the impact area are known to be positive breeding sites, it is likely that they would be present on site and the applicant's survey concluded that there was a high likelihood that demolition and clearance work may kill, injure or trap GCN using the habitat within migration distance of the ponds. In response to this, the applicant has provided a GCN Mitigation Plan to set out a strategy for protection, mitigation and habitat enhancements. These include the trapping and translocation of newts to a newly created receptor site to the rear (enclosed with a newt fence) with replacement habitats introduced and enhanced for newt use. Officers are satisfied that these measures are acceptable, subject to the imposition of a robust set of conditions to ensure these are secured and implemented in full. Pre-commencement conditions are also necessary to require submission to the Council of a European Protected Species license (if granted) and a finalised biodiversity enhancement plan to agree definitive location and details of habitats to be created. With these conditions officers are satisfied that impacts will be minimised to an acceptable degree.

To be incorporated into the European protected species licence (EPSL) for the site, which will also include 30 days of trapping effort



- 8.9 Further mitigation measures are recommended and considered necessary to address impacts on other protected and priority species including bats and badgers and address the potential impact on the adjoining Site of Nature Conservation Importance. Some are covered under the above mentioned conditions (ensuring the recommendations of the ecological appraisal are carried out in as specified and full details are drawn up in a biodiversity enhancement plan to be agreed by the Council) and others are subject to separate conditions. These includes the submission of the detailed design of a wildlife sensitive lighting scheme for the site, installation of bird and hedgehog boxes and



landscaping to encourage biodiversity including a boundary hedgerow, log piles and long grass.

- 8.10 The Council has certainty of the likely impacts on protected species and sites. Through the imposition of planning conditions and work undertaken to date, the local planning authority has operated in accordance with its statutory duties relating to biodiversity and national and local policy requirements.

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

- 8.11 The property most affected by the development would be the immediate neighbour at 150 Ballards Way. This is a detached property with accommodation across three floors, given the change in land levels. Whilst there are side facing windows to this property (facing onto the application site) these are secondary windows serving rooms with a dual aspect. This detached property is on a higher land level than the application site, which together with the arrangement of the massing, ensures that the impact on light and outlook from the development would be acceptable. The proposed lower ground floor level would project slightly beyond the rear of this neighbouring property (ground floor) but would be set at a lower level. The ground floor element would project further into the garden, but would be set approximately 4 metres off the site boundary with 150 Ballards Way. The stepped massing of the upper floors away from the boundary would limit any detrimental impact on light and outlook to the side and rear windows of this neighbouring property. The impact on light and outlook is considered acceptable.



- 8.12 Representations have raised concerns about the proposed balconies to the rear. 150 Ballards Way has an existing rear raised patio set above the garden of the

application site with a fairly open boundary so there is presently a degree of mutual overlooking between the two sites. Notwithstanding this, the proposed balconies have been arranged to minimise opportunities for overlooking. Although the distance (from the 5<sup>th</sup> level balcony to the property boundary) would be over 9 metres, a condition requiring screening to be incorporated onto the top floor balcony is recommended, to prevent side facing views from this height towards the neighbouring garden. A condition should also be imposed to ensure north facing windows at 2<sup>nd</sup> and 4<sup>th</sup> floor level are obscurely glazed and non-opening up to 1.7m above internal floor level. With these conditions and in view of the overall design of the proposed development, the degree of overlooking would be minimal and acceptable.

- 8.13 In order to accommodate an appropriate amount of parking on site, two spaces are proposed in the rear garden. These would be set away from the boundary with 150 Ballards Way (by over 5 metres) and would be set lower than the neighbouring garden (given the topography). It is important that landscaping is provided along the shared boundary to mitigate against any potential impact from light or noise pollution, which can be secured by an appropriately worded condition.
- 8.14 Properties to the west of the site (fronting onto Hollingsworth Road) are sited a significant distance away across Ballards Way beyond a thick line of mature vegetation, so the visual impact of the development would be minimal. It is not considered there would be any harm caused to the residential amenities of the occupiers of these properties.
- 8.15 Taking into account all factors, officers are satisfied that the relationship with the adjoining occupiers is acceptable.

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

- 8.16 The proposal would comply with internal dimensions and minimum GIA required by the Nationally Described Space Standards. All units are dual aspects with adequate access to light and outlook. In terms of layout, each unit would benefit from an open plan living, kitchen and dining area.
- 8.17 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 for all residents to the rear. Provision has been made, at this stage, for a barbecue area and sensory garden to allow varied usage of the garden by residents at the same time. Full details of these areas, along with management of the remainder of the communal garden, is to be secured by condition. This would meet the requirements set out in policy, including in the London Housing SPG.
- 8.18 Level access can be achieved from the parking areas to the lower ground/ground floor duplex unit and to the main entrance to the building where there is a lift serving all floors. A disabled parking space would be included in the undercroft area closest to the main entrance.
- 8.19 It is therefore considered that the proposals would result in a good standard of accommodation for future occupiers of the development.

## **Parking and highways**

- 8.20 The site has a PTAL rating of 2 which indicates poor accessibility to public transport.
- 8.21 Current transport policy generally seeks to reduce on-site parking in areas with good PTAL rating and encourage sustainable transport methods. 8 parking spaces are proposed, which equates to 1 space per unit on site. Maximum London Plan parking standards state that for 1-2 bedroom units, less than 1 space should be provided and for 3 bedroom units, up to 1.5 spaces should be provided. The development would accord with these parking standards, along with the provision of 11 cycle parking spaces. There is unrestricted parking along Ballards Way and it is not anticipated the development will have a detrimental impact on parking in the road.
- 8.22 An existing access would be closed and a new access created in the centre of the site. This is considered to be an improvement on the existing situation in terms of highway safety, where currently visibility splays are restricted by vegetation in the neighbouring nature reserve. Pedestrian visibility splays have been shown either side of the new access which can be maintained over the lifetime of the development through use of planning conditions. The proposed access road would be of an acceptable width alongside vehicle turning spaces to allow cars to enter and exit the site in a forward gear. The level of vehicle movements should not be overly significant. With conditions, including works to the highway to make good where the existing dropped kerb is removed, the development is acceptable in terms of highway safety and efficiency.
- 8.23 The location of refuse and cycle storage is acceptable. The refuse store would be integrated into the building footprint, accessed via the vehicular undercroft adjacent to the main entrance to the building. Whilst the cycle store would be sited in the rear garden, access is directly adjacent to the driveway making it easily accessible for residents cycling into the site. These elements of the development are considered acceptable.
- 8.24 A Construction Logistics Plan and Method Statement will be required through condition to ensure that building work along this stretch of Ballards Way does not undermine the safety and efficiency of the highway.
- 8.25 Subject to conditions in relation to the above the development would be acceptable on highway grounds.

## **Trees and Landscaping**

- 8.26 There is no TPO covering any trees on site. In closest proximity to the development there are two prominent mature trees off site in the adjacent woodland. The applicant's submitted tree survey demonstrates that the development would not compromise the stability and health of these trees. Tree protection barriers are proposed to denote an exclusion zone during construction for the adjacent woodland and rear of the site. The development should be carried out in accordance with these documents, to be secured by condition. A full hard/soft landscaping scheme, including details of amenity space, planting

surrounding the parking areas and SUDs details would also be secured by condition.

### **Flood Risk and Sustainability**

- 8.27 Part of the application site lies within a surface water critical drainage area and the applicant has provided a flood risk and drainage strategy statement to address this. This advises that the site is at low risk of surface water flooding, and proposes mitigation measures in response to this including raised finished floor levels, permeable paving and installation of water butts. These measures are considered acceptable in principle, with an appropriately worded condition to obtain the detailed design information.
- 8.28 Conditions are recommended in relation to carbon emissions and water use targets for the development. The development should achieve a minimum of 19% reduction in carbon dioxide emissions beyond Building Regulations (2013) and a water use target of 110 litres/person/day as set out in Building Regulations, to meet policy SP6 of the CLP (2018).
- 8.29 The development would be CIL liable. This would contribute to meeting the need for physical and social infrastructure, including education and healthcare

### **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.