

**20/00621/OUT  
MAJOR**

**Trebor Developments LLP**

**KINVER**

**Councillor Brian Robert Edwards  
Councillor Lin N Hingley  
Councillor Henry Williams**

## **Land South of White Hill Kinver**

**Outline application for residential development of up to 40 dwellings, provision of vehicular access from White Hill, provision of public open space, sustainable drainage and other ancillary and enabling works with all matters reserved excluding access**

### **1. SITE DESCRIPTION AND PLANNING HISTORY**

#### **1.1 Site Description**

1.1.1 The site is an area of land designated for housing in the Council's recently adopted Site Allocations Document. The site is to deliver housing for the main service village of Kinver.

1.1.2 The site is bounded by existing properties on White Hill on all sides bar the south. This area of land has been allocated for future growth and does not form part of the application. There is an existing hedgerow to the front of the site on White Hill along with a small number of mature protected trees. There is a hedgerow which cuts through the site running north south along with a single protected tree. White Hill is, as the name suggests, an area of land that rises from Potters Cross in the east towards open countryside to the west. The site affords views of Kinver Edge and the Rock Houses to the south. Potters Cross Farm directly adjoins the site with an associated farmhouse and brick-built barns, which are excluded from the application.

1.1.3 The site is well connected to Kinver which has various facilities including Foley Infant school, Brindley Heath junior school and Kinver High School, various shops, doctor's surgery and pubs. A public right of way passes through the allocated land to the south.

#### **1.2 Planning History**

1.2.1 There are no development management applications on the site.

#### **1.3 Pre-application Advice**

1.3.1 Pre-application discussions have taken place.

### **2. APPLICATION DETAILS**

#### **2.1 The Proposal**

2.1.1 This application is an outline proposal for approval of access only. As part of all outline permissions submitted to the Council the agreement of suitable housing mix and affordable housing percentages, as well as the provision of public open space, are to be agreed in a suitable section 106 agreement. Housing mix is to be secured by condition.

2.1.2 The agreed mix of Market housing is:

**Market housing**

- 30 percent 2 bedroom properties
- 45 percent 3 bedroom properties
- 25 percent 4 plus bedroom properties

A minimum of 10 percent of all market housing to be provided as bungalows

**Social rented housing**

- 25 percent 1 bedroom maisonettes
- 25 percent 2 bedroom bungalows
- 25 percent 2 bedroom houses
- 25 percent 3 bedroom houses

**Shared ownership housing**

- 25 percent 2 bedroom maisonettes
- 37.5 percent 2 bedroom houses
- 37.5 percent 3 bedroom houses

2.1.4 The layout has been amended to provide a better provision of usable public open space and reduce the number of dwellings from 40 to 38. The site is small and the spread of dwelling fills a large proportion of the site with the public open space targeted somewhat centrally allowing for the retention of the protected tree and existing hedgerow with a second area sitting alongside and to the east of the access road, which will allow for the views to the Rock Houses and Kinver Edge to be maintained and to allow access to the safeguarded site beyond.

**2.2 Applicants Submission**

2.2.1 The following documents have been submitted:

- Arboricultural report
- Design and Access statement
- Ecological assessment and Bat report
- Flood risk assessment
- Sustainable drainage statement and additional information
- Landscape and visual appraisal
- Environmental and geotechnical report
- Planning statement
- Transport assessment and Travel Plan

**3. POLICY CONTEXT**

3.1 The site is designated development boundary

3.2 Core Strategy

National Policy 1 - The Presumption in Favour of Sustainable Development

Core Policy 1 - The Spatial Strategy for South Staffordshire

Core Policy 2 - Protecting and Enhancing the Natural and Historic Environment

Core Policy 6 - Housing Delivery

Core Policy GB1 - Development in the Green Belt

Policy EQ1 - Protecting, Enhancing and Expanding Natural Assets

Policy EQ4 - Protecting and Enhancing the Character and Appearance of the Landscape

Policy EQ9 - Protecting Residential Amenity  
Policy EQ13 - Development Contributions  
Policy H2 - Provision of Affordable Housing  
Policy H4 - Delivering Affordable Housing  
Policy EV11 - Sustainable Travel  
Policy EV12 - Parking Provision  
Appendix 6- Parking Standards  
Appendix 6 - Space about Dwelling Standards  
Design Guide 2018  
SUDS Guide 2018

### 3.3 Site Allocations Document

SAD1: Local Plan Review  
SAD2: The Housing Allocations  
SAD6: Green Belt, Open Countryside and Development Boundary Amendments  
SAD7: Open Space Standards  
SAD9: Key Development Requirements

### 3.4 National Planning Policy Framework

## 4. CONSULTATION RESPONSES

### Comments received to the amended scheme submitted 10th November 2020

**Councillor Hingley** *has concerns with the scheme regarding impact on highways and ecology and wishes it to be heard at Planning Committee*

**Kinver Parish Council** (received 10/12/2020) *Recommend Refusal until the reports that have been supplied are updated to show more detailed information. If the application proceeds and is approved then we would request that a S106 is placed on the site with the following requirements: -*

*All trees and hedgerows (apart from a small section for the entrance to the site) should remain in situ and are protected with hedgerow and tree preservation orders to lessen the impact of the development in the Greenbelt.*

*The maximum number of properties should remain as agreed in the SAD documents at 30.*

*The mix of houses should include 40 percent of social housing and affordable housing, and the house types built to be in line with the requirements of the village (as identified in the SAD consultation process) of smaller units.*

*Improvement to the drainage system (a soak away will not be enough on the site) Full detail is required to demonstrate that an acceptable outline drainage strategy is proposed and accepted by SSDC before planning is granted.*

*Any flooding caused by the new build in White Hill which causes flooding at the KSCA should be paid for by the builders.*

*All utilities (water, electricity, broadband, sewers etc) should be improved to cope with the additional houses and not have a detrimental impact on the existing residents. Any cables to be laid under the ground.*

*The additional houses will increase car traffic congestion along White Hill (currently not wide enough for 2 cars where cars are always parked). The junction of White Hill with Meddins Lane and Enville Road is already congested, confusing and potentially unsafe for children*

*walking to the two schools near the junction. Improvements to that junction would be required. Alternative routes are even narrower, so could not take extra traffic. (NB the Traffic report submitted is based on inaccurate and implausible assumptions.) This issue should be addressed before any development takes place.*

*All village services doctors / transport / schools need to be looked at with the planning application as this is the first phase of a large development and the information provided is out of date.*

*The vista /view from Kinver Edge to White hill and vice/versa will be irreparably damaged by this development.*

*The flood risk increase box has been ticked as no, however we believe that the flood risk will increase, and on this version of the plan the pool to take flood water from the site has been removed. What would the developer do to stop flooding being increased?*

**Local Plans Team** (received 01/11/2020)

**Housing Strategy**

*Previously concerns had been raised around the ability of the development to suitably integrate affordable housing with market homes on the site based on the illustrative layout. The revised layout however now demonstrates that it would be possible for affordable housing to be spread across the site in clusters in a satisfactory manner. Whilst the specific design and layout of the affordable plots will be a reserved matter, there does not appear to be anything on the illustrative layout that would indicate these cannot be addressed satisfactorily at detailed planning stage.*

*The applicant has confirmed their agreement to the proposed housing mix condition which is welcomed. One minor point to note is that the illustrative mix schedule provided would need to provide an additional market bungalow in order to comply with the requirement for a minimum of 10% to be provided. However, this schedule is only indicative and this should not present an issue as long as the case officer is comfortable this additional bungalow could be accommodated on the site based on the illustrative layout proposed.*

*In terms of internal space, the revised mix schedule demonstrates that all properties would meet the overall floorspace requirement as set out in the Nationally Described Space Standard, apart from the affordable 2-bedroom maisonette. This is only a small shortfall however and it is envisaged this could be addressed through detailed plans at reserved matters stage.*

**mix condition**

*The application is only in outline therefore the Council will require the housing mix of the development to be secured via condition at this stage. Based on the mix suggested by the applicant and the issues outlined above, the condition should specify the following:*

*Unless otherwise agreed in writing with the Council, the housing mix of the development to be provided as follows:*

*Market housing*

*30 percent 2 bedroom properties*

*45 percent 3 bedroom properties*

*25 percent 4 plus bedroom properties*

*A minimum of 10 percent of all market housing to be provided as bungalows*

*Social rented housing*

*25 percent 1 bedroom maisonettes*

*25 percent 2 bedroom bungalows*

*25 percent 2 bedroom houses*

*25 percent 3 bedroom houses*

*Shared ownership housing*

*25 percent 2 bedroom maisonettes*

*37.5 percent 2 bedroom houses*

*37.5 percent 3 bedroom houses*

*Landscape/Design*

*The previous indicative masterplan raised the following concerns from a landscape/design perspective:*

- o An insufficient quantity of public open space against the Policy SAD7 standards*
- o Poor separation of public and private space arising from the landscape buffers on site*
- o Lack of equipped play space on site or indication of satisfactory alternative provision*

*Having reviewed the revised indicative masterplan and attached written correspondence, we can confirm that there is roughly 0.39ha of public open space indicated on the indicative masterplan. Equally, whilst side elevations and boundaries of properties do enclose open spaces in some areas, the revised layout is far more acceptable as a whole and broadly ensures that there will be natural surveillance of most areas of open space, encouraging their use for recreational purposes.*

*It is understood that the applicants seek consent for up to 40 dwellings on the site, implying a need for 0.4ha of open space. Whilst the indicative layout indicates an amount of recreational open space that is just below that amount, the shortfall is relatively minor. Equally, provision of the required commuted sum to provide equipped play offsite would offset this harm and bring the level of recreational space facilitated by this scheme roughly in line with the proposed dwelling capacity (as equipped play facilities are typically 0.04ha in size).*

*Therefore, having reviewed the updated plans, the only outstanding area of concern is the lack of a firm commitment to the delivery of offsite equipped play provision via an appropriate commuted sum. It is vital that this is secured, particularly as there is no nearby facility that would offset the site's SAD7 requirement for equipped play provision. It is noted that the applicants wish to discuss the 'scope and quantum' of this with officers, but it is advised that the suggested commuted sum is informed by engagement with the Parish Council to identify what financial sum they would need to provide offsite equipped play in the surrounding area. Given the importance of this to achieving conformity with Policy SAD7, it is suggested that it would be better if this is done prior to finalising the heads of terms of the S106 agreement.*

*Notwithstanding the above issues highlighted with the design implications of accommodating 40 dwellings on the site, any approval should secure the following via condition:*

- lighting scheme including an appropriate strategy for mitigation of any landscape effects*
- detailed landscape specification and management scheme, including establishment, first year maintenance and longer-term maintenance is secured with any approval*

**Arboricultural Officer** (received 02/12/2020) *no objections to the proposed subject to conditions*

**County Highways** (received 09/10/2020) *There are no objections on Highway grounds to the proposed development subject to conditions*

**Staffordshire County Council Flood Team** (received 27/11/2020)

*Following receipt of the updated infiltration testing results, we have no objection to the application at this stage. We would however recommend that a pre-commencement condition is attached to any planning permission to ensure that the full detailed drainage design is submitted for review.*

*We ask to be consulted on the details submitted for approval to your Authority to discharge this condition and on any subsequent amendments/ alterations. Please also consult us again on any future major changes to the proposed development or drainage scheme.*

**County Ecologist** (received 27/11/2020) *My previous response dated September 2020 was based on the layout submitted at the time that had expanded hedges to woodland belts etc. This still resulted in a net loss to biodiversity, however the above layout is now mainly designed to provide open space. It is understood why this has been done, and the net loss to biodiversity is being followed up. The purpose of this response is to provide clarity over suggested conditions.*

*The revised layout takes the kerb close to the root protection area of the large mature tree. I am concerned that once houses are occupied kerb parking will occur and the ground under the tree will become compacted. A substantial barrier (e.g. metal bollards) should be erected to prevent this.*

*The revised layout also appears to take hedges out of public space and into curtilages of dwellings. This is a concern because control over management, introduction of undesirable species and even removal of hedges will then not be possible. This would mean that these hedges would be regarded as lost to development because their future as habitat cannot be certain. For the purpose of the biodiversity metric, it has been assumed that it is possible to achieve public management of the hedges to the south of the site, but not the ones around the west or east sides.*

*If minded to approve, conditions are recommended and a Section 106 agreement or similar to secure no net loss (and preferably net gain) to biodiversity. The use of an established biodiversity metric such as the DEFRA one should be used to determine whether mitigation or compensation is adequate.*

**Further comments received 13/01/2020** *I have reviewed the biodiversity metric submitted by the applicant by email 11-01-21 and am satisfied with the contribution of £46,800 to secure biodiversity net gain.*

**County Schools Team** (received 14/10/2020) *- the above planning application would not result in an education contribution and is therefore acceptable from an education perspective.*

*The response is based on the information contained within the planning application and should the number and/or mix of dwellings change we would wish to be consulted so that a revised contribution can be calculated.*

*The majority of Staffordshire schools include residence in the school's catchment area as a high priority within their admission arrangements. Even where this is not the case schools still give high priority to children who live in the local area.*

*The location of a housing development in relation to schools in the local area is taken into consideration when assessing the mitigation required for education provision. Based on the location of the proposed development we have considered the impact on school places at the following school(s):*

*Foley Infants School Academy  
Brindley Heath Junior  
Kinver High School and Sixth Form*

*To understand the impact of this development on education infrastructure analysis has been undertaken using*

*Pupil Number on Roll*

*Net capacity/funding agreement of the schools*

*Pupil projections which include committed developments*

*In determining whether there is a need for the developer to mitigate the impact of this development it was calculated that 40 dwellings would require 8 primary school places and that 32 dwellings would require 5 secondary places and 1 Post 16 place. These are based on a pupil product ratio (PPR) 0.03 per dwelling per year group. Using 7 year groups for Primary, 5 for secondary and 1 for Post 16 places. Where appropriate all 1 bedroom dwellings have been deducted from the dwellings numbers and at secondary level only, all RSL dwellings have also been deducted in line with our Education Planning Obligations Policy.*

*There are projected to be a sufficient number of school places to mitigate the impact of this development at both primary and secondary phases of education.*

**County Archaeologist (received 13/08/2020) Historic Built Environment and Designated Heritage Assets**

*This application has been supported by a Heritage Impact Assessment (HIA) which assesses the potential impact of the proposals on built and designated heritage assets in the vicinity of the proposal site including the scheduled Kinver Camp, an Iron Age hillfort located approx. 550m to the south of the proposal site; a series of probable 17th century dwellings cut into Holy Austin Rock approx. 500m to the south; and Potter's Cross Farm, a probable early 19th century farmstead located immediately adjacent to the east of the proposal site. The HIA is suitably detailed and has been produced in line with the relevant guidance, such as Historic England's guidance on assessing the setting of heritage assets (GPA3), and its conclusions are generally supported. As such I do not wish to raise any concerns in terms of the potential impact of the proposals on the nearby historic built environment and designated heritage assets, however, I would recommend, that you (as we advised previously at the site allocation stage), if you haven't already done so, consult with Historic England with regards to the potential impact of the proposals to the setting of the scheduled Hillfort, and I am happy to defer to their knowledge and experience on these matters.*

**Archaeological Interest**

*The application has also been supported by a Historic Environment Desk Based Assessment (HEDBA), which has generally been produced in line with the relevant Chartered Institute for Archaeologists' Standard and Guidance and appears to have made use of a Historic Environment Record search. The conclusions in the report are generally supported, although the Kinver and Pattingham Historic Environment Assessment would suggest that there is a higher potential for below ground archaeology to be encountered within this character zone (KVHECZ 5 Kinver Edge). In addition, there has been very little intrusive archaeological works carried out in the wider area to assist with refining our understanding of the potential. Nevertheless, I am in agreement with the author of the HEDBA that archaeological impacts should not be seen as an overriding constraint preventing development on this site, and any*

*archaeological remains could be identified, characterised, and recorded through a suitably worded condition attached to planning consent.*

**Historic Landscape**

*The proposals to retain and enhance elements of the historic hedgerows within the application site is supported, as is the proposal to utilise an attenuation pond/landscaped area as a buffer to Potter's Cross Farm. It is also welcome that views from White Hill to Holy Austin Rock and Kinver Camp are proposed to be retained. I would be keen for the above details to be retained in any further iterations of the site layout.*

**Recommendations- Below Ground Archaeology**

*Taking into account the archaeological potential of this site it is advised that an archaeological evaluation be undertaken to establish the survival, nature, extent, character and significance of archaeological remains within the application site. The evaluation, which should comprise geophysical survey and trial trenching, should be undertaken ideally at outline stage, but certainly sufficiently in advance of works commencing in order to allow the results of this work to inform the need for and extent of any further archaeological mitigation. This approach is supported by NPPF para 189 while any works which stem from the evaluation are supported by NPPF para 199.*

*All archaeological works must be undertaken by an appropriately experienced archaeological organisation (with suitably experienced personnel) working to the requirements of a brief prepared by this office and/or an approved Written Scheme of Investigation, the Chartered Institute for Archaeologists (CIfA) Code of Conduct and the relevant CIfA Standards and Guidance (2014).*

*The above archaeological works could be most satisfactorily secured via a condition attached to any planning permission for the scheme.*

**County Planning** (received 30/07/2020) *no comment on waste or mineral planning grounds.*

**Severn Trent Water** (received 07/12/2020) *No objections subject to conditions*

**Environment Agency** (received 30/07/2020) *The Environment Agency has no comments to make as the environmental constraints fall outside our remit.*

**Natural England** (received 12/08/2020) **NO OBJECTION**

*Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.*

*Natural England's generic advice on other natural environment issues is set out at Annex A Sites of Special Scientific Interest*

*Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development.*

*Priority Habitat as identified on Section 41 list of the Natural Environmental and Rural Communities (NERC) Act 2006*

**Ramblers Association** (received 13/08/2020) *I have observed from the plan of the development that Public Right of Way No. 16 of Kinver Parish crosses the development site from west to east. This footpath must not be obstructed. The developer should respect it and ideally incorporate it as part of the development. It could become part of the open space or be part of any landscaping scheme. If it is considered necessary to divert the footpath the developer must first obtain a Diversion Order from South Staffs District Council before any*



*diversion of the footpath is allowed to take place. The footpath is a material consideration of the development site.*

*The Ramblers' Association has no objections to the proposal.*

**Fire Service** (received 06/08/2020) *advice included as an Informative*

**Police** (received 14/08/2020) *Advice in relation to Secure By Design included as an Informative*

**Gavin Williamson MP** (received 11/11/2020) *I want to raise with you my grave concerns over proposals which could see up to 144 dwellings built on White Hill in Kinver.*

*Throughout this process, I have been inundated with letters and emails from concerned residents who have raised their objections with me and on the South Staffordshire Planning Portal.*

*The village of Kinver is a beautiful and picturesque place to live, where many of the residents choose to enjoy the fantastic views and scenery that is on offer. This application would dismantle many of those views of the 'Staffordshire Way' walk, which is a popular amenity and would be totally lost under this application.*

*There will be a variety of detrimental knock-on effects that would have a lasting impact on the village. Under the present proposals, there would be increased levels of traffic a Potters Cross which already suffers from congestion during school opening and closing times. The roads that adjoin White Hill are extremely narrow and will find it even tougher to cope with additional vehicles, especially during the busier periods.*

*The gradient of White Hill is steep, and the proposed site has considerable draining and sewage problems. At present, there is no adequate drainage strategy in place which would lead to rising surface water flooding in the immediate areas and around Potters Cross.*

*As noted by a constituent, Kinver has also exceeded its quota for dwellings set out in the 2019 Site Allocation document. Alongside the development in Hyde Lane, this proposal would have an enormous effect on local services, including a single bus service that terminates daily at 5.45pm.*

*I would urge you to consider the points that I have raised around this application and I hope they will be taken on board by the planning committee.*

No comments were received from **Open Space Society, Staffordshire Wildlife Trust, Campaign to Protect Rural England, Cadent Gas Limited, Environmental Health Team, Badger Conservation Group, County Waste Team** and the consultation period has expired

**116 letters of objection** have been received during the course of the application in relation to both the original scheme and the amended one. These objections also included some from interested groups including The National Trust, Peoples Trust for Endangered Species and Kinver Green Belt Action Group detailing loss of Green Belt land, the Planning White Paper, impact on highways and Potters Cross junction, loss of wildlife, flooding, impact on local existing facilities, over development, impact on Heritage and Kinver Edge/Rock Houses, village power cuts, poor broadband

## **5. APPRAISAL**

5.1 The application has been called to Planning Committee by Councillor Lin Hingley, who has concerns about the proposal, including the impact on Potters Cross and the potential impact on ecology.

### **5.2 Key Issues**

- Principle of development
  - a) Housing Mix/Affordable Housing
  - b) Public Open Space
  - c) Density
- Impact on the Landscape and Historic Environment
- Impact on highways
- Ecology
- Drainage
- Impact on neighbours
- Impact on existing infrastructure
- Impact on the Historic Environment
- Section 106 agreement
- Representations

### **5.3 Principle of the development**

5.3.1 The Council has recently adopted the Site Allocations Document (SAD), which sits alongside the Local Plan and allocates sites for short term and long term housing and large scale employment growth. The site selection criteria for housing sites were subject to a wide-ranging consultation in March 2014, as part of the main 'Issues and Options' public consultation. Further consultation on the site selection criteria and the application of criteria to specific sites was undertaken in December 2015 as part of the 'Preferred Options' consultation. The site selection criteria for allocations have been amended and refined to take account of comments received at all stages of consultation.

5.3.2 A settlement hierarchy was established through our Settlement Study, categorising each of the district's settlements as Main, Local, or Small Service Villages, and Other Villages and Hamlets. The criteria used to assess the settlements include access to public transport, size of the village, and level of service provision. Each of the district's settlements has been placed into one of the four categories and, as a result of evidence in the development of the Core Strategy, it has been determined that housing should be focussed in Main and Local Service Villages - as these are identified as the most sustainable locations. This is set out in the Core Strategy as Core Policy 1: The Spatial Strategy for South Staffordshire. 90% of development has been allocated to the Main Service Villages with 10% to the Local Service Villages.

5.3.3 The Core Strategy states that, as at April 1st 2010, 2,244 new homes had been completed or were committed, which equates to nearly 60% of the total required, leaving a minimum of 1606 (rounded up to 1610) homes to be allocated over the remainder of the plan period. However, housing numbers set out in the Core Strategy were adjusted for the SAD to take account of changes to the housing land supply between April 2010 (the housing supply calculation date in the adopted Core Strategy) and December 2015 (the most recent published Site Allocations document). As a result, the SAD needs to allocate a minimum of 1012 homes in the remainder of the plan period. Kinver was allocated to deliver a minimum of 60 homes.

5.3.4 In order to provide the most sustainable development possible in villages, the Core Strategy also supports the delivery of mixed use sites, where uses other than housing would be considered as part of the scheme or where community benefit may be delivered on site. Therefore, the amount of housing to be allocated in some villages may be slightly higher than the minimum number, where it delivers a community benefit where there is local

support and a need for it, providing that it does not undermine the Spatial Strategy. This can include, where appropriate:

- new community facilities, including allotments
- community buildings
- retail
- small scale employment
- open space, sport and recreational uses

#### **5.3.5 Summary of reasons for being identified as a Site Allocation:**

- Scored the second best overall in the site assessment process
- Provide part of the Core Strategy housing allocation for Kinver (one of two sites).
- Good access off White Hill both vehicular and pedestrian
- No major flooding (including surface water) issues identified.
- Made a lesser contribution to the Green Belt compared to other sites in Kinver
- Good access to amenities
- Links to, and additional, community benefit opportunities

#### **5.3.6 Planning requirements of the site**

- 1.6 ha to be removed from the Green Belt
- Larger than residual allocation requirement to reflect strong natural boundaries
- Vehicular access off White Hill
- Pedestrian access to connect to existing pavement network from White Hill
- Connectivity to existing open space and new open space to be delivered onsite
- Travel Plan/public transport contributions
- Transport assessments to accompany planning applications should assess the operation of the Potters Cross Junction and consider how journeys are made to the adjacent schools, including parent parking and pick-up/drop-off. Measures to promote access to education by sustainable modes should be considered in any mitigation package.
- Site design and layout should maintain views of Kinver Edge and the Holy Austin Rock from the northeast corner of the site, adjacent to White Hill.

5.3.7 All sites will be expected to maximise housing stock variety in accordance with the Core Strategy in order to deliver a good mix of housing choice to meet local needs; and achieve good design principles appropriate to local character.

#### **5.3.8 Housing Mix/Affordable Housing**

a) Policy H2 and the site specific requirements of SAD9 require this proposal to provide a minimum of 40% affordable housing. In line with Policy H2, the affordable housing must be split 50:50 between social rent and intermediate tenure i.e. shared ownership. These obligations will be secured via a Section 106 agreement.

b) The Council will require housing mix to be secured via condition attached to the outline permission and provides the required 40% affordable housing. Policy H1 requires proposals for new housing development to provide a mix of property sizes, types and tenures to meet the needs of different groups of the community. It particularly encourages the provision of more 2 and 3 bedroom properties across all areas of the district in order to better balance the local housing market. Mix should also be informed by local need as identified in the Strategic Housing Market Assessment (SHMA).

c) Market housing - the largest need is for 3 bedroom homes, followed by 2 bedroom properties. There is also some need for 1 and 4 bedroom homes.  
Affordable housing - the largest need is for 2 bedroom properties, followed by a smaller need for other property sizes.

d) Policy H1 also confirms that the mix of new housing developments should particularly contribute to meeting the needs of the district's ageing population. A contribution of 10 per cent of dwellings provided as bungalows across the site (both market and affordable) is considered an appropriate contribution in order to comply with this policy.

e) After discussions with the Housing Officer a suitable percentage of properties has been agreed. However, as the site is to deliver a relatively low number of dwellings it has been agreed that the developer is to provide as close to the percentage as possible. The agreed mix is as follows:

#### Housing Mix

##### Market housing

- 30 percent 2 bedroom properties
- 45 percent 3 bedroom properties
- 25 percent 4 plus bedroom properties
- A minimum of 10 percent of all market housing to be provided as bungalows

##### Social rented housing

- 25 percent 1 bedroom maisonettes
- 25 percent 2 bedroom bungalows
- 25 percent 2 bedroom houses
- 25 percent 3 bedroom houses

##### Shared ownership housing

- 25 percent 2 bedroom maisonettes
- 37.5 percent 2 bedroom houses
- 37.5 percent 3 bedroom houses

f) As with all allocation sites, the mix will be secured through the section 106 agreement. In light of the above, I consider the proposal in accordance with H1 and H2 of the Core Strategy.

#### **5.3.9 Provision of Public Open Space (POS)**

a) Section 8 of the NPPF states that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. SAD7 Open Space standards requires new development on sites greater than 0.2 hectares to provide on-site open space in the form of community green spaces. Sites which provide more than 29 dwellings should also provide equipped play areas or MUGA/skateparks. Sites that are to be maintained by district Council should pay £65,190 per ha of open space provided. This site is proposing POS located to the centre of the site, along the frontage with White Hill and a smaller section to the east of the access road. There is a minor shortfall in the provision of the required POS to fully satisfy the policy requirement. However, this shortfall is limited and acceptable in this instance.

b) There is a small section of the proposal that pushes slightly into the safeguarded area to allow for the views up towards Kinver Edge. This is considered acceptable for this reason which is discussed in greater detail in paragraph 5.4.8 of this report. I consider this minor breach acceptable to allow for this.

c) The site is small and is to become part of a wider scheme when the safeguarded site comes forward. That being said, the SAD standard does require the provision of on-site play area. However, because of the constraints of the site, it has been agreed in this instance, that an off-site contribution can be paid by the applicants, which will need to be paid to the Parish Council upon commencement of the development. This can be secured via the Section 106.

### **5.3.10 Density**

a) Section 11 of the NPPF, making effective use of land requires LPAs to promote an effective use of land in meeting the needs for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Paragraph 122 states:

b) Planning policies and decisions should support development that makes efficient use of land, taking into account:

- i) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- ii) local market conditions and viability;
- iii) the availability and capacity of infrastructure and services - both existing and proposed - as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- iv) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- v) the importance of securing well-designed, attractive and healthy places.

c) If the site were to provide up to 38 dwellings, this would equate to roughly 36.5 dwellings per hectare which would be considered appropriate for this site. This calculation excludes all the land that is to be used for POS.

## **5.4 Impact on the Landscape and the Historic Environment**

5.4.1 Core Policy 2 and Development policies EQ4 and EQ12 of the Core Strategy all seek to protect, conserve and enhance the District's natural assets. CP2 goes on to state that particular support will be given to initiatives which improve the natural environment where it is poor and will increase the overall biodiversity of the District. This is echoed in part 15 of the NPPF. Throughout the District, the design and location of new development should take account of the characteristics and sensitivity of the landscape and its surroundings and should not have a detrimental effect on the immediate environment and on any medium and long distance views.

5.4.2 The supporting Landscape and Visual Impact Assessment concludes that the site will lead to landscape and visual change within the local context. It goes on to say that

*It is visually contained by a combination of development, topography and mature vegetation. It is enclosed on three sides by residential development therefore the proposals are both in*

*keeping and visually well contained. The development would lead to the loss of pastoral farmland to residential use resulting in a medium/high degree of change for the site and its immediate context overall. However, housing is already an evident characteristic of the site's immediate context and as such effects are deemed to be moderate adverse at completion. Effects would lessen by year 10 to moderate/minor adverse as structural planting within public open space matures to further integrate the new housing in to the landscape.*

5.4.3 Having visited the site I see no reason to dispute the findings of the assessment and will require a landscaping scheme via a condition. The final design and layout of the scheme will be agreed at the reserved matters stage which will also need to take into account any views of the site. Overall, the proposal is compliant with policies CP2, EQ12 and EQ4 and the aims of the NPPF.

5.4.4 A detailed heritage impact assessment (HIA) has been submitted to accompany the application. Whilst the proposed development will bring the built form closer to the hillfort, the photograph on page 16 of the HIA shows the view from top of the fort towards the site. The safeguarding area is located in between the site and the hillfort. The new proposed built form will be restricted to the end of the site closest to the road. The Conservation officer states that:

*'When viewed from the hillfort the view will be altered by the addition of more dwellings in this location but will not be significantly harmed. The new development will logically fit within the area of previous developments'.*

5.4.5 The Historic Impact Assessment reads:

*"The main change in the one viewpoint from the top of the fort will be the infilling of a gap between the recent housing developments with more housing. There will be a visual change because of the distances away from - and height below - the monument but it is not considered that this will have a major impact on its character, setting or significance. The main element of the character and setting of the monument, its genius loci, will still be that of remoteness and other-worldliness high above the modern 'civilized' world of the lower levels in the landscape."*

5.4.6 English Heritage have submitted that there are concerns in relation to the ability for the development, as well as the safeguarded site, to remain and enhance the views to Kinver Edge and its associated heritage assets. I consider it useful here to refer to the Inspectors report, who, at the time of examination (of the SAD) stated:

*Having visited the site and these heritage assets, it is apparent that the proposed development would be seen from some points on the elevated locations on Kinver Edge, including from the periphery of the hillfort. However, there are extensive areas of intervening woodland, the proposed sites lie some 500m away from the heritage assets and the new housing would be seen in the context of existing development within Kinver village, which has evolved and changed since the hillfort was established. Although there would be a limited adverse impact on the setting and significance of these heritage assets, I consider that the underlying character, appreciation and interpretation of these heritage assets and historic features would not be significantly eroded or impaired. Consequently, I conclude that the overall impact of the proposed development would cause less than substantial harm to the setting and significance of these heritage features.*

5.4.7 And further concluded:

*In coming to this conclusion, I have also borne in mind the public benefits of the proposal, including the need to identify new sites for housing development at Kinver and the benefits of meeting these needs, including providing affordable housing and additional open space, and the lack of other suitable, available, deliverable and sequentially preferable sites. The general requirement under Policy SAD9 to provide a heritage statement would ensure that the potential impact on heritage assets is addressed in detail at the planning application stage. However, in order to ensure that any potential adverse impact is effectively mitigated, the planning requirements should require the site design and layout to maintain views of Kinver Edge and Holy Austin Rock from the north-eastern corner of the site adjacent to White Hill.*

5.4.8 Whilst Historic England have commented that they note the site is designated for development through the SAD process and they are comfortable with the proposed layout, they wish to ensure that the views through are maintained when the Safeguarded site comes forward. I therefore propose that the approval of this indicative layout is subject to conditions which address the points they have made towards in relation to the views towards Kinver Edge and the Heritage Assets, this proposal is for the allocated site only. Any applications on the land beyond should also seek to protect these Heritage Assets at the time of the submission.

5.4.9 Overall, therefore in light of the above, I conclude that the proposal is in accordance with the aims of both national and local planning policy which seeks to conserve and enhance the historic environment.

## **5.5 Impact on Highways**

5.5.1 Section 9 of the NPPF requires LPAs to consider and promote sustainable forms of transport whilst addressing community needs and creating places that are safe, secure and attractive; which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards.

5.5.2 Paragraph 111 states

*all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.*

Local Plan policy CP11 and EV11 echo these themes.

5.5.3 The application is proposing to provide access to the site of a suitable width and has been supported by a Transport Assessment (TA) which has examined the potential impact of this proposal alone and in combination with the other Site Allocation Document at Kinver (Hyde Lane) on relevant junctions. The assessment also considered the impact of school traffic at pick up and drop off times. The report, based on a traffic impact assessment relating to the junctions at Enville Road/White Hill/Meddins Lane and at Hyde Lane/A458 along with the predicted number of vehicles leaving and accessing the site at peak times, concluded that the proposals will not have a significant impact on the operation of the local highway network. Parking within the site will be agreed at reserved matters stage where there is an expectation that they will satisfy the Councils parking standards.

5.5.4 After requesting that further work be carried out, the Highways Team at Staffordshire County Council have considered the information submitted and have concluded, that subject to the inclusion of a number of conditions, the proposal is acceptable.

5.5.5 It does appear from the indicative layout that there would be the provision of pedestrian footpaths within the site, connecting to the existing footpath on White Hill. Condition 3 requires that the reserved matters application must be in general accordance with the submitted drawings unless otherwise agreed in writing. The TA also shows that there are two existing bus services for Stourbridge and the bus stops are within easy walking distance of the site. In addition, there are a number of community facilities that are within walking distance of the site.

5.5.6 Whilst I have taken into account the representations received in relation to the detrimental impact the development will have the surrounding roads, County Highways have no objections subject to conditions.

5.5.7 In light of the above, I consider the proposal in accordance with the aims of the NPPF and the relevant policies in the Core Strategy.

## **5.6 Ecology**

5.6.1 Core Policy 2 of the Core Strategy states the Council will support development or other initiatives where they protect, conserve and enhance the District's natural and heritage assets. EQ1 provides that developments should not cause significant harm to habitats of nature conservation, including woodlands and hedgerows, together with species that are protected or under threat. Support will be given to proposals which enhance and increase the number of sites and habitats of nature conservation value, and to meeting the objectives of the Staffordshire Biodiversity Action Plan. These principles are echoed and supported through the Sustainable Developments SPD 2018.

5.6.2 The County Ecologist requested that the applicants calculated the net loss of biodiversity at the site by using a recognised biodiversity metric. The findings of this metric based on the latest Indicative Masterplan found the residual net loss would be -1 habitat unit. Additional ecology measures have been put forward including improvements in terms of 'on site' habitat creation to be provided within the landscaping scheme at the reserved matters stage which would include traditional 'orchard planting' within the southern area of open space in the south of the site and a more diverse flowering lawn amenity grassland within the open space along with management with a relaxed mowing regime surrounding the infiltration basin and in the south of the site. This can be secured by condition. In addition, it has been agreed that an off-site monetary contribution will be made and secured by a Section 106 agreement that will be used towards the improvement of existing habitat on a site within Kinver to be agreed by relevant parties. The agreed figure is £46,800.

## **5.7 Drainage**

5.7.1 Core Policy 3 of the Core Strategy states that

*the Council will require development to be designed to cater for the effects of climate change, making prudent use of natural resources, enabling opportunities for renewable energy and energy efficiency and helping to minimise any environmental impacts by...*



- j) guiding development away from known areas of flood risk as identified in the Strategic Flood risk assessment, surface water management plan and consistent with the NPPF,*
- k) ensuring the use of sustainable drainage (SUDS) in all new development and promoting the retrofitting of SUDS where possible,*
- l) ensuring that all development includes pollution prevention measures where appropriate to prevent risk of pollution to controlled waters...*

5.7.2 EQ7 requires new development to include SUDS which is further echoed in the Sustainable Development SPD 2018.

5.7.3 Paragraph 163 of the NPPF states:

*When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:*

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*
- b) the development is appropriately flood resistant and resilient;*
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
- d) any residual risk can be safely managed; and*
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.*

5.7.4 The County Flood team have reviewed the information submitted and initially requested further work be carried out. This has since been considered and there are now no objections, subject to a number of conditions. The future maintenance of any SUDS will be secured through the Section 106 agreement. As such I consider the proposal to be in accordance with CP3 and EQ7 of the Core Strategy.

## **5.8 Impact on neighbours and amenity of future residents**

5.8.1 In accordance with Local Plan Policy EQ9, all development proposals should take into account the amenity of any nearby residents, particularly with regard to privacy, security, noise and disturbance, pollution, odours and daylight.

5.8.2 There have been a large number of objections received from nearby residents and these points will be dealt with in the relevant section of this report. An indicative layout has been submitted, but because of the constraints of the site, along with having to meet various policy requirements, the reserved matters submission will be required to be similar if not identical to that which is seen as part of this application. The dwellings to the front of the site facing White Hill will have a buffer of POS between them and the existing dwellings opposite. The dwellings on Jenks Avenue to the east that directly adjoin the site (there is an area of land that separates some rear gardens from the site) all have rear garden lengths of over 20m. Overall, I consider the development of the site for residential is in accordance with the aims of EQ9.

5.8.3 Any reserved matters submission will need to adhere to Space About Dwelling standards and national Internal Space Standards.

## **5.9 Impact on existing infrastructure**

5.9.1 As part of developing the Site Allocations Document (SAD), an Infrastructure Delivery Plan (IDP) has been developed alongside it to consider what, if any, infrastructure is needed to support growth. The IDP was one of the documents before the Planning Inspector in his formal Examination of the SAD, which was found to be sound. It has been subject to extensive consultation with infrastructure and service providers and reflects all necessary infrastructure improvements to make the development contained in the SAD acceptable. With specific reference to this site, any application was required to submit a Traffic Assessment (TA) that examined any potential impact on the Potters Cross junction, the results of which have been considered acceptable by the County Highways team.

5.9.2 As part of the application process the County Education team was consulted who have concluded that no monetary contribution was needed as the schools can accommodate the predicted additional places, as existing schools have capacity.

## **5.10 Section 106 Agreement**

5.10.1 Paragraph 54 and 56 of the NPPF states local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. Planning obligations must only be sought where they meet all of the following tests:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

5.10.2 Policy EQ13 states that contributions will be sought from developers where necessary to achieve sustainable development. Although the application is in outline form with all details reserved save for access, a Section 106 Agreement is to be secured at this stage. The items sought for are:

- Affordable housing
- Public Open Space provision and maintenance sum
- Provision of off-site play area contribution (£30,000)
- Off site ecology mitigation sum (£46,800)

5.10.3 The need for these contributions has been discussed in the relevant sections of this report and as such it is considered that they meet the relevant tests of the NPPF and are in accordance with the aims of EQ13.

## **5.11 Representations**

5.11.1 116 objections and 2 letters of support were received in response to the public consultation that was undertaken by the Council. Neighbours who directly adjoin the site were notified, a site notice was put up and a notice placed in the local paper. The representations sited numerous objections as detailed in section 4 of this report. All matters have been addressed in the main body of this report.

## **6. CONCLUSIONS**

6.1 The site has been earmarked for residential development as part of the Council's recently adopted Site Allocations Document after a lengthy and transparent consultation process. The SAD required a number of requirements to come forward as part of any planning application including maintaining views of Kinver Edge, pedestrian connectivity to existing network, vehicle access off White Hill and open space delivered on site.

6.2 The application has been the subject of a number of consultations with both statutory and non statutory consultees who all have submitted no objections to the scheme provided a number of conditions are adhered to and obligations met via a section 106 agreement.

6.3 In light of the above I consider outline permission should be granted at the site subject to a number of conditions and a completed section 106 agreement as the proposal is in accordance with both Local and National Planning policies as listed above.

**7. RECOMMENDATION -- Delegate APPROVAL** to the Team Manager to issue the decision on completion of a satisfactory Section 106 agreement. If by 20<sup>th</sup> April 2021, the Section 106 Agreement has not been fully executed by all the parties, the Chairman is to have delegated authority to agree a further short extension to allow for final execution and completion of the Agreement.

Subject to the following condition(s):

1. The development which this permission relates must be begun not later than whichever is the later of the following dates:
  - a. The expiration of three years from the date on which this permission is granted;
  - b. The expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
2. Before the development commences, and within 3 years of the date of this permission, full details of the following reserved matters shall be submitted to the Local Planning Authority:
  - a. The Layout - The way in which buildings, routes and open spaces are to be provided within the development and their relationship to buildings and spaces in the vicinity of the site;
  - b. The Scale - The height, width, length and overall appearance of each of the proposed buildings, including the proposed facing materials, and how they relate to their surroundings;
  - c. The Appearance - The aspects of a building or place which determine the visual impression it makes;
  - d. The Landscaping - The treatment of private and public space and the impact upon the site's amenity through the introduction of hard and soft landscaping.

3. Any reserved matters application must be in general accordance with the submitted drawings reference:  
Post development concept – Figure 1  
received 11/01/2021  
Amended Open Space – OP 02 Rev U  
Amended site layout – ISL 01 Rev U  
received 10/11/2020  
Unless otherwise agreed in writing with the LPA.
4. Unless otherwise agreed in writing with the LPA. Any housing development on the site should provide the following:  
  
Housing Mix  
  
Market housing (60%)
  - o 30 percent 2 bedroom properties
  - o 45 percent 3 bedroom properties
  - o 25 percent 4 plus bedroom properties
  - o A minimum of 10 percent of all market housing to be provided as bungalows  
Social rented housing (20%)
  - o 25 percent 1 bedroom maisonettes
  - o 25 percent 2 bedroom bungalows
  - o 25 percent 2 bedroom houses
  - o 25 percent 3 bedroom houses  
Shared ownership housing (20%)
  - o 25 percent 2 bedroom maisonettes
  - o 37.5 percent 2 bedroom houses
  - o 37.5 percent 3 bedroom houses
5. A landscape scheme shall be submitted to the Local Planning Authority for approval at the same time as the detailed application for development of the site. The scheme shall include details of the locations of new tree, shrub and hedge planting and for each species their quantities and sizes and include traditional 'orchard planting' within the southern area of open space in the south of the site and a more diverse flowering lawn amenity grassland. Where new landscape treatment of the access, parking and any courtyard areas is proposed along with any new water features/balancing ponds or any other new landscape feature is to be introduced details for those must also be submitted at the same time.
6. Notwithstanding what is shown on approved drawing Post development concept – Figure 1. no existing trees, shrubs or hedges on the site or its boundaries shall be pruned in any way or cut down for a period of 10 years following completion of the development without the prior consent of the Local Planning Authority. If any the existing planting is removed or dies within 5 years of completion of the development it shall be replaced with the same species (or alternative agreed with the Council) within 12 months of its removal and as close to the original position as possible (or elsewhere in a position agreed with the Council). The existing and any replacement planting shall be maintained for a period of 10 years respectively from completion of the development or time of planting to the satisfaction of the Local Planning Authority. This permission does not grant or imply consent for the removal of any protected trees on site.

7. Before the development commences the existing trees, shrubs and hedges on the site shall be protected by fencing constructed in accordance with BS 5837:2012 (trees in relation to design, demolition and construction - recommendations) in positions to be agreed with the Local Planning Authority which shall be retained throughout the development of the site in the approved positions.
8. Before development commences all construction work, drainage runs and other excavations within the protective fencing/root protection areas of the trees shown to be retained on the approved plan shall be agreed by the Local Planning Authority. All work shall be carried out in accordance with BS 5837:2012 (trees in relation to design, demolition and construction - recommendations).
9. The destruction by burning of any materials during the construction period shall not take place within 6 metres of the canopy spread of any trees or hedges shown to be retained on the approved plans.
10. There shall be no storage of construction materials or equipment or oil tanks within the protective fencing/root protection areas of the trees or hedges shown to be retained on the approved plans.
11. An external lighting scheme shall be submitted alongside the reserved matters and be approved in writing by the LPA prior to commencement of development. The scheme shall be designed in accordance with Bat Conservation Trust / Institution of Lighting Professionals Guidance Note 08/18 Bats and artificial lighting in the UK and including a lighting contour plan that demonstrates there will be minimal impact on receptor habitats such as trees and adjoining woodland. The development shall be carried out in accordance with the approved details.
12. All final developed landscaped site and internal boundary structures (fences, walls etc.,) to be designed and constructed so that they do not seal to the ground continuously and stop the movement and dispersal of wildlife, notably hedgehogs. Boundaries must have 130mm by 130mm holes at ground level at least every 10m running length or should not seal to the ground at all between posts with a 120mm gap from fence base to ground.
13. No works shall take place in relation to the removal of any hedges on or bounding site until the developer has taken every step to ensure there are no mammals using the site for nesting/foraging, particularly hedgehogs and badgers and no works to the existing hedges shall be carried out between the months of April and August inclusively.
14. No development shall commence until the biodiversity enhancement measures including 3 groups of 3 number swift boxes and 2 number house sparrow terraces on or integrated into north- or east- facing brickwork of the new buildings and the type and location of eight bat boxes of wood-concrete composite type to be installed on mature trees around the site has been submitted to and approved in writing by the local planning authority. The approved measures shall be incorporated into the scheme and be fully constructed prior to occupation of the buildings and retained as such thereafter.

15. A) 'Prior to the commencement of the development hereby permitted, a written scheme of archaeological investigation (the Scheme) shall be submitted for the written approval of the Local Planning Authority. The Scheme shall provide details of the programme of archaeological works to be carried out within the site, including post-excavation reporting and appropriate publication.
- B) The archaeological site work shall thereafter be implemented in full in accordance with the written scheme of archaeological investigation approved under condition (A).
- C) The development shall not be occupied until the site investigation and post-excavation assessment has been completed in accordance with the written scheme of archaeological investigation approved under condition (A) and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.
- Any subsequent archaeological mitigation must be the focus of a separate WSI produced after the evaluation stage and following detailed discussions with the LPA's archaeological advisor.
16. No phase of the development shall take place, including any clearance works, until a Construction Vehicle Management Plan (CVMP) has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall include:
- Arrangements for the parking of site operatives and visitors.
  - Loading and unloading of plant and materials.
  - Storage of plant and materials used in constructing the development
  - Construction hours
  - Delivery routeing and hours
  - Recorded daily inspections of the highway adjacent to the site access
  - Measures to remove mud or debris carried onto the highway
17. No development hereby approved shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning Authority:
- Provision of parking, turning and servicing within the site curtilage
  - disposition of buildings
  - Means of surface water drainage from all shared areas to remain in private ownership
  - Surfacing materials
- The development shall thereafter be implemented in accordance with the approved details and be completed prior to first occupation/first use of development.
18. Prior to first occupation of the proposed residential units the new site access and associated visibility splays shall be completed within the limits of the public highway.
19. Concurrent with the construction of the new site access, the adjacent existing field access from White Hill, made redundant as a consequence of the proposed development, shall be permanently closed with the access crossing reinstated as footway.

20. Prior to construction stage details of a suitable pedestrian crossing facility between the new access and the missing section of footway shall be submitted to and approved in writing by the Local Planning Authority. The crossing facility shall thereafter be provided in accordance with the approved details prior to first occupation at the site.
21. No development shall commence until the final detailed surface water drainage design has been submitted to and approved by the Local Planning Authority in consultation with the Lead Local Flood Authority. The overall strategy should be in accordance with the principles laid out within the Flood Risk Assessment and Drainage Strategy report (ref: IB/LMO/R19/885/B, October 2020, CTMR Consulting Engineers). The design must demonstrate:

Surface water drainage system(s) designed in accordance with the Non-technical standards for sustainable drainage systems (DEFRA, March 2015).

SuDS design to provide adequate water quality treatment for all sources of runoff, in accordance with the CIRIA SuDS Manual Simple Index Approach and SuDS treatment design criteria.

Limiting the discharge rate generated by all rainfall events up to 100 year plus climate change in accordance with the guidance in the SCC SUDS Handbook.

Provision of surface water runoff attenuation storage to achieve the limited discharge. It must be ensured that the design allows for sufficient access for routine and non-routine maintenance of SUDS components. SUDS components should not be located in private gardens where access may be restricted.

Detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations.

Regarding the point of discharge, sufficient evidence to demonstrate that it is suitable.

Plans illustrating flooded areas and flow paths in the event of exceedance of the drainage system, including pump failure where applicable.

Provision of an acceptable management and maintenance plan for surface water drainage to ensure that surface water drainage systems shall be maintained and managed for the lifetime of the development.
22. Before any development takes place a scheme for the provision and implementation of foul drainage works shall be submitted for the approval of the Local Planning Authority. The development shall not be occupied/brought into use until the approved scheme has been completed.
23. This housing site hereby approved shall deliver a maximum of 38 dwellings.

Reasons

1. The reason for the imposition of these time limits is to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. In order to define the permission and to avoid doubt.
3. In order to define the permission and to avoid doubt.
4. In order to define the permission and to avoid doubt.
5. To safeguard the amenity of the area in accordance with policy EQ11 of the adopted Core Strategy.
6. To safeguard the amenity of the area in accordance with policy EQ11 of the adopted Core Strategy.
7. To protect the existing trees on the site during construction work in accordance with policy EQ12 of the adopted Core Strategy
8. To protect the existing trees on the site during construction work in accordance with policy EQ12 of the adopted Core Strategy
9. To protect the existing trees on the site during construction work in accordance with policy EQ12 of the adopted Core Strategy
10. To protect the existing trees on the site during construction work in accordance with policy EQ12 of the adopted Core Strategy
11. In order to protect any protected species on the site in accordance with EQ1 of the adopted Core Strategy.
12. In order to protect any protected species on the site in accordance with EQ1 of the adopted Core Strategy.
13. In order to protect any protected species on the site in accordance with EQ1 of the adopted Core Strategy.
14. In order to protect any protected species on the site in accordance with EQ1 of the adopted Core Strategy.
15. In order to preserve and record any items of archaeological interest in accordance with policy EQ3 of the adopted Core Strategy.
16. In the interests of public and highway safety and convenience and to conform to the requirements of policy EQ11 of the adopted Core Strategy.
17. In the interests of public and highway safety and convenience and to conform to the requirements of policy EQ11 of the adopted Core Strategy.
18. In the interests of public and highway safety and convenience and to conform to the requirements of policy EQ11 of the adopted Core Strategy.



19. In the interests of public and highway safety and convenience and to conform to the requirements of policy EQ11 of the adopted Core Strategy.
20. In the interests of public and highway safety and convenience and to conform to the requirements of policy EQ11 of the adopted Core Strategy.
21. To prevent danger or damage from flooding by the adjacent watercourse in accordance with policy EQ7 of the adopted Core Strategy.
22. To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimize the risk of pollution, in accordance with policy EQ7 of the adopted Core Strategy.
23. In order to define the permission and to avoid doubt.

#### **SECURE BY DESIGN INFORMATIVE**

1. Design Concerns.

I support the intention to incorporate Natural Surveillance and Active Dwelling Frontages.

Access and permeability.

I recommend that there be only one joint vehicle and pedestrian access to these proposals.

- 1.1 Footpath Design (Secured By Design Guidance).

Secured By Design. Homes 2019

Section 13. Rear access footpaths.

Section 13.1 Research studying the distribution of burglary in terraced housing with open rear access footpaths has shown that up to 85% of entries occurred at the back of the house.

I recommend that the proposed separate footpath access from White Hill is reconsidered. There should be only one joint vehicle and pedestrian access to these proposals. The following guidance highlights the need to reduce opportunities for crime by reducing unnecessary permeability.

Secured By Design. Homes 2019

Section 8. Layout of roads and footpaths.

Footpath design.

Section 8.8 Routes for pedestrians, cyclists and vehicles should be integrated and assist easy, intuitive wayfinding through the application of inclusive design by increasing activity and therefore natural surveillance, a proven deterrent to crime and anti-social behaviour.

Section 8.9 Public footpaths should not run to the rear of, and provide access to gardens, rear yards or dwellings as these have been proven to generate crime.

Section 8.10 Where a segregated footpath is unavoidable, for example a public right of way, an ancient field path or heritage route, designers should consider making the footpath a focus of the development and ensure that they are:

- as straight as possible;
- wide;
- well lit (see Secured By Design. Homes 2019. paragraphs 8.19 to 8.21);
- devoid of potential hiding places;
- overlooked by surrounding buildings and activities;
- well maintained so as to enable natural surveillance along the path and its borders.

Section 8.11 Physical barriers may also have to be put in place where 'desire' lines (unsanctioned direct routes) place users in danger, such as at busy road junctions. It is important that the user has good visibility along the route of the footpath. The footpath should be as much 'designed' as the buildings.

Section 8.12 Where isolated footpaths are unavoidable, and where space permits, they should be at least 3 metres wide (to allow people to pass without infringing personal space and to accommodate passing wheelchairs, cycles and mobility vehicles). If footpaths are designated as an emergency access route they must be wide enough to allow the passage of emergency and service vehicles and have lockable barriers.

Planting next to a footpath.

Section 8.14 In general, planting next to a footpath should be arranged with the lowest growing specimens adjacent to the path, and larger shrubs and trees planted towards the rear. Planting immediately abutting the path should be avoided as shrubs and trees may grow over the path, creating pinch points, places of concealment and unnecessary maintenance.

Section 8.15 Think carefully when selecting tree species to be used adjacent to a footpath or verge, and consider their whole-life growth characteristics. Many trees will grow tall, dense canopies as they reach maturity. If unmaintained, this broad canopy will spread many metres from the trunk of the tree, and overhang paths and may create difficulties in maintaining a clear, accessible route, in addition to creating a sense of enclosure for path users. Routes with overhanging branches can also be a particular issue for people with sight loss. A large canopy may also block natural light and restrict the effectiveness of street lighting.

Section 8.16 Trees with slender or fastigate forms naturally grow a narrow, tall canopy, and are less likely to over-hang paths regardless of their maturity. Similarly, pleached trees have been trained to produce a narrow canopy above a very straight, clear stem. A variety of species are available with similar growth forms, which provide height and structure without the issue associated with large canopies.

Section 8.17 Where footpaths run next to buildings or roads, the path should be open to view. This does not prevent planting, but will influence the choice of species and the density of planting. Public footpaths should not run immediately next to doors and windows, therefore defensive space should be created to separate a path from a

building elevation. This is particularly important in areas with a known graffiti or anti-social behaviour problem.

Secured By Design. Homes 2019  
Through-roads and cul-de-sacs.

Section 8.3 There are advantages in some road layout patterns over others especially where the pattern frustrates the searching behaviour of the criminal and his need to escape. Whilst it is accepted that through routes will be included within development layouts, the designer must ensure that the security of the development is not compromised by excessive permeability, for instance by allowing the criminal legitimate access to the rear or side boundaries of dwellings, or by providing too many or unnecessary segregated footpaths (Note 8.3).

Developments that promote intuitive wayfinding and enhance the passive surveillance of the street by residents within their homes and high levels of street activity are desirable as they have both been proven to deter criminal behaviour, but they are no guarantee of lower crime, which evidence proves is achieved primarily through the control and limitation of permeability.

Note 8.3: The Design Council's/ CABI's Case Study 6 of 2012 states that: "Permeability can be achieved in a scheme without creating separate movement paths" and notes that "paths and pavements run as part of the street to the front of dwellings reinforces movement in the right places to keep streets animated and does not open up rear access to properties".

Section 8.4 A review of available research in this area concluded that: "Neighbourhood permeability... is one of the community level design features most reliably linked to crime rates, and the connections operate consistently in the same direction across studies: more permeability, more crime. Several studies across several decades link neighbourhood property crime rates with permeability versus inaccessibility of neighbourhood layout. Neighbourhoods with smaller streets or more one-way streets, or fewer entrance streets or with more turnings have lower property crime rates..." Source: Taylor R B 2002 "Crime Prevention Through Environmental Design (CPTED): Yes, No, Maybe, Unknowable, and all of the above" in Bechtel RB (ed) "Handbook of Environmental Psychology", John Wiley, New York, Pages 413 - 426. Cited by Professor Ted Kitchen Sheffield Hallam University 2007.

Section 8.5 Cul-de-sacs that are short in length and not linked by footpaths can be very safe environments in which residents benefit from lower crime.

Section 8.6 However, research shows that the benefit of a cul-de-sac can be compromised if one or more of the following undesirable features exists:

- backing onto open land, railway lines, canal towpaths etc.
- are very deep (long)
- linked to one another by footpaths (leaky cul-de-sacs);
- poorly lit

Section 8.7 Cul-de-sacs that connect by footpaths to other parts of a development, often referred to as 'leaky cul-de-sacs', experienced the highest levels of crime when compared to crime levels within a true cul-de-sac. Crime in this kind of design can be 110% higher than crime in a true cul-de-sac and therefore should be avoided.

## 1.2 Boundaries (Minimum recommended design guidance).

Particular attention must be paid to restricting access to the proposed Wildlife Corridor Areas, Landscaping Buffers and Hedgerows to the rear of Plots and access to the rear of properties through use of additional boundaries.

Secured By Design. Homes 2019.  
Section 10. Dwelling Boundaries.

Front boundaries.

Section 10.1 It is important that the boundary between public and private areas is clearly indicated. For the majority of housing developments, it will be desirable for dwelling frontages to be open to view, so walls, fences and hedges will need to be kept low or alternatively feature a combination of wall (maximum height 1 metre) and railings or timber picket fence if a more substantial front boundary is required.

Section 10.2 Front garden planting of feature shrubs and suitable trees (e.g. open branched or light foliage or columnar fastigiata habit, etc.) will also be acceptable provided they are set back from paths and placed to avoid obstructing visibility of doors, windows and access gates to the rear of the property. Similarly, planting which allows a clear line of sight to the pavement and road is preferable.

Section 10.3 Plant specimens may be used to discourage access to specific areas of the house frontage. For example, a specimen with thorns may be used to deter access to the base of a window.

Secured By Design. Homes 2019.  
Access gates to rear gardens.

Section 10.4 Gates to the side of the dwelling that provide access to rear gardens or yards must be robustly constructed, be the same height as the fence (minimum height 1.8m) and be capable of being locked (operable by key from both sides of the gate). Such gates must be located on or as near to the front of the building line as possible.

Section 13. Rear access footpaths.

Section 13.1 Research studying the distribution of burglary in terraced housing with open rear access footpaths has shown that up to 85% of entries occurred at the back of the house.

Section 13.2 (Access to rear of properties) It is preferable that footpaths are not placed to the back of properties. If they are essential to give access to the rear of properties they must be gated. The gates must be placed at the entrance to the footpath, as near to the front building line as possible, so that attempts to climb them will be in full view of the street.

Where possible the street lighting scheme should be designed to ensure that the gates are well illuminated. The gates must have a key operated lock. The gates must not be

easy to climb or remove from their hinges and serve the minimum number of homes, usually four or less.

Section 13.3 Gates will generally be constructed of timber when allowing access to the rear of a small number of dwellings. However in larger developments where the rear footpath provides access to a large number of properties then a gate constructed of steel may be required by the DOCO. Substantial purpose made gates meeting LPS 1175 SR 1 or Sold Secure Silver (minimum) standard are available and may be required by the DOCO. Any gate providing access to the rear of dwellings must be designed to resist climbing, forced entry and allow a high degree of surveillance of the footpath from the street.

Location of access gates and boundaries to the side and rear of properties.

Note: Where there is access proposed to the rear of 1 or more dwellings, then an initial lockable gate should be erected as described above. The location of boundaries and gates between dwellings must be considered alongside the location of services, to ensure that gates are recessed no more than 600mm and that services are to the front of dwellings and easily overlooked. Secured By Design. Homes 2019

This is necessary to reduce the opportunities for theft by bogus officials and unwanted (unobserved) access to property.

In addition, this reduces the opportunity and need for an official to enter the building or access gates to read a meter.

Secured By Design. Homes 2019.  
Side and rear boundaries.

Section 10.5 Vulnerable areas, such as exposed side and rear gardens, need more robust defensive barriers by using walls or fencing to a minimum height of 1.8m. There may be circumstances where more open fencing is required to allow for greater surveillance. Trellis topped fencing can be useful in such circumstances.

Additional deterrent features such as increasing the height of fencing or planting thorny shrubs may be considered as an alternative. A wide range of specimens can be planted along the boundary of a property, which offer attractive planting characteristics of colour and form, whilst containing sharp thorns to dissuade intruders. Many species are available which may be trained to any shape, size or height.

From within a garden, specimens such as Hawthorn may be trained to provide an additional physical barrier above the height of the fence with minimal impact on the garden below. Alternatively, ornamental specimens such as rose may be attached to a fence to deter climbing.

Section 10.6 (Fencing Design) It is expected that developers will install fencing to a high standard to ensure the security and longevity of the boundary.

10.6.5 Fencing panels or railings mounted on a wall should be located as close to the outer (external) face of the wall as possible to eliminate climbing opportunities or use as informal seating.

10.6.6 Fence heights should be of a minimum 1.8m overall and be capable of raking/stepping to maintain height over different terrain.

10.6.7 (Design of Pedestrian Gates) Pedestrian gates should be of a framed design and employ galvanised adjustable hinges and fixings mounted behind the attack face. On outward opening gates, where the hinges/brace is mounted on the attack face, fixings should be of a galvanised coach bolt design. Hinge systems must not allow the gate to be 'lifted off' and therefore should employ a method to restrict the removal of the gate from the fence post or wall. Gates should be capable of being locked (operable by key from both sides of the gate). The gate construction should have the same design and construction attributes as the fence.

10.6.8 (Vehicle gates) Where entrance/driveway gates are required they should ideally be inward opening, of substantial framed construction and employ galvanised adjustable hinges and fixings mounted behind the attack face. Hinge systems must not allow the gate to be 'lifted off' and therefore should employ a method to restrict the removal of the gate from the adjoining fence post or wall. Gates should be fitted with a galvanised drop bolts and facility for dedicated gate locking systems, padlocking (manual gates) or electro-mechanical locking (automated gates) and employ mechanical/electromechanical devices as applicable to hold gate leaves in the open position.

10.6.9 The gate construction should have the same design and construction attributes as the fence.

Note: Particular attention should be paid to ensuring that the rear and side boundaries backing onto open and accessible land are secure. Please consider using trellis topping to bring these boundaries to 2m in height.

Refuse Collection.

Recent developments provided with rear access routes to store and move bins for collection have resulted in these bins being left constantly to the front of dwellings. These bins are often misused including use as climbing aids. I recommend accessible bin stores or a dedicated store area be

### 1.3 Layout and Orientation of Dwellings.

I support the intention to provide a layout that primarily provides back-to-back security for existing neighbouring plots. Particular attention must be paid to reducing opportunities for unwanted access to Wildlife Corridor Areas and Buffers and access to the rear of properties.

Secured By Design. Homes 2016.

Section 11 Layout and orientation of dwellings.

Section 11.1 Dwellings should be positioned facing each other to allow neighbours to easily view their surroundings and thus making the potential offender feel vulnerable to detection.

### 1.4 Gable End Walls (guidance).

Glazing providing unobscured natural surveillance is necessary where a gable is easily accessed, and where adjacent garages, parked vehicles, rear access (gates and boundaries) and gates to parking courts are not immediately overlooked.

Note: This may require handing of proposed dwelling layouts to provide unobscured glazing to staircases, or landings and hallways.

Secured By Design. Homes 2019.  
Section 12. Gable end walls.

Section 12.1 It is important to avoid the creation of windowless elevations and blank walls immediately adjacent to public spaces; this type of elevation, commonly at the end of a terrace, tends to attract graffiti, inappropriate loitering and ball games.

The provision of at least one window above ground floor level, where possible, will offer additional surveillance over the public area.

Section 12.2 Where blank gable walls are unavoidable, one of the following methods should be used to protect them;

12.2.1 Provide a 1m buffer zone using either a 1.2 - 1.4m railing (with an access gate) or a 1m mature height hedge with high thorn content. Hedging will have to be protected with a fence until it becomes established.

The hedge shall be contained within the boundary of the adjacent building to increase the likelihood that it will be maintained.

12.2.2 Where there is insufficient room to create defensible space between public and private space, an appropriate (non-destructive) climbing plant should be planted adjacent to the wall, or a finish applied to the wall that will allow easy removal of graffiti.

## 1.5 Design Features and Climbing Aids.

Design features that may create climbing and access points should be avoided. Boundary walls, existing and proposed trees, bins and bin stores and any low roofs or balconies should be designed so as not to provide climbing aids to gain access into the property.

## 1.6 Car Parking and Vehicle Security.

Landscaping Adjacent to Parking Bays.

I recommend that any planting adjacent to parking bays should preferably be berberis or thorny and should have a mature or maintained growth height of 500mm to help prevent people from hiding in those areas.

Secured By Design. Homes 2019.  
Section 16. Vehicle Parking.

Section 16.5 Where dedicated garages are provided within the curtilage of the dwelling the entrance should be easily observed from the street and neighbouring dwellings.

Section 16.6 Where parking is designed to be adjacent to or between units, a gable end window should be considered to allow residents an unrestricted view over their vehicles.

Lighting To Parking Areas and Facilities.

Secured By Design. Homes 2019.

Section 55. Car Parking.

Section 55.2 Lighting must be at the levels recommended by BS 5489-1:2013.

Section 16. Vehicle Parking.

Section 16.7 Communal parking facilities must be lit to the relevant levels as recommended by BS 5489-1:2013.

Section 16.9 Lighting is required to meet 'Street Lighting' standards.

Luminaires should be vandal resistant and not mounted below 2.5 metres from the ground and out of reach for those wishing to cause interference.

Bollard lighting is not appropriate as it does not project sufficient light at the right height and distorts the available light due to the 'up-lighting' effect; making it difficult to recognise facial features and as a result causes an increase in the fear of crime.

#### 1.7 Planting and Landscaping.

Landscaping must not impeded natural surveillance and must not create potential hiding places for intruders, especially where it is adjacent to footpaths, public open space or where it may obscure views of and from doors and windows. This is valuable in helping to maintain a clear field of vision around a site, and in reducing fear of crime and opportunities for crime

Secured By Design. Homes 2019.

Section 17. Planting in new developments.

Section 17.1 The planting of trees and shrubs in new developments to create attractive residential environments will be supported provided that:

17.1.1 The layout provides sufficient space to accommodate specimens once they have reached maturity, clear of access routes and required circulation areas;

17.1.2 Future maintenance requirements and budgets are considered at the planting design stage and management programmes are put in place to ensure the landscape fulfils the aims of the original design;

17.1.3 The planting design takes full account of all other opportunities for crime.

#### 1.8 Street Lighting.

Street lighting should be carefully designed to cover all vulnerable areas without creating shadows. This can significantly reduce potential danger spots and reduce the fear of



crime. Landscaping, tree planting and lighting schemes must not be in conflict with each other.

Secured By Design. Homes 2019.

Section 18. Street lighting.

Section 18.1 All street lighting for adopted highways and footpaths, private estate roads and footpaths and car parks must comply with BS 5489-1:2013.

Section 18.3 Bollard lighting is purely for wayfinding and can be easily obscured. It does not project sufficient light at the right height making it difficult to recognise facial features and as a result causes an increase in the fear of crime. It should be avoided.

Section 18.4 Trees may restrict the performance of street lighting by blocking light or causing damage through collision with branches and should not be located within 5 metres of a lighting source.

Section 18.6 Secured by Design encourages, wherever possible, the use of the most environmentally friendly light sources.

Moreover the Institute of Lighting Professionals (ILP) currently favours the use of good quality LED lighting and other energy effective light sources and advises against the use of fluorescent lighting which is environmentally unsustainable for a variety of reasons

Secured By Design. Homes 2019.

Section 59. Private External lighting and dwelling lighting.

Private external lighting to common areas.

Section 59.1 Where possible the lighting requirements within BS 5489-1:2013 should be applied.

Section 59.2 SBD requires that only luminaires with suitable photometry serving to reduce light spill and light pollution may be used. Reducing light spill from inefficient luminaires into areas where lighting is not required is extremely important

Section 59.3 External public lighting must be switched using a photo electric cell (dusk to dawn).

Dwelling lighting.

Section 59.4 Lighting is required to illuminate all elevations containing a doorset, car parking and garage areas and footpaths leading to dwellings and blocks of flats.

Bollard lighting is not appropriate as it does not project sufficient light at the right height making it difficult to recognise facial features and as a result causes an increase in the fear of crime.

## 1.9 Design of Public Open Space.

Note: The design and provision of Public Open Space and equipment in recent residential development has shown that the process can benefit from being delayed until a high

percentage of dwellings are occupied and the residents can be included in the consultation process. This helps to ensure that any equipment meets the requirements of the appropriate age group.

Secured By Design. Homes 2019.

Communal Areas and Play Space.

Section 9.1 Communal areas, such as playgrounds, toddler play areas, seating facilities have the potential to generate crime, the fear of crime and anti-social behaviour.

These may often be referred to as:

- Local Areas of Play (LAP) - primarily for the under 6 year olds;
- Local Equipped Area for Play (LEAP) - primarily for children who are starting to play independently;
- Neighbourhood Equipped Area of Play (NEAP) - primarily for older children;
- Multi-Use Games Areas (MUGA) - primarily for older children.

Section 9.2 They should be designed to allow natural surveillance from nearby dwellings with safe and accessible routes for users to come and go.

Boundaries between public and private space should be clearly defined and open spaces must have features which prevent unauthorised vehicular access.

Communal spaces as described above should not immediately abut residential buildings.

Section 9.3 The provision of inclusively designed public open amenity space, as an integral part of residential developments, should make a valuable contribution towards the quality of the development and the character of the neighbourhood.

In order to do this it must be carefully located to suit its intended purpose - mere residual space unwanted by the developer is very unlikely to be acceptable.

9.3.1 The open space must be inclusively designed with due regard for wayfinding and natural surveillance, and; 9.3.2 Adequate mechanisms and resources must be put in place to ensure its satisfactory future management and maintenance, and;

9.3.3 Care should be taken to ensure that a lone dwelling will not be adversely affected by the location of the amenity space, and;

9.3.4 It should be noted that positioning amenity/play space to the rear of dwellings can increase the potential for crime and complaints arising from increased noise and nuisance.

Section 9.6 External communal drying spaces should be enclosed and have secured access via a locked gate so that they are only accessible to residents. The DOCO will provide advice in respect to fencing, gate construction and locking.

## 2. Physical Security.

It is important that a high level of physical security is incorporated in these proposals, and that this development conforms to the minimum standard of security outlined within these recommendations.

The Secured by Design Website ([www.securedbydesign.com](http://www.securedbydesign.com)) provides all necessary information regarding police and home office recognised standards and licensed component manufacturers.

### 2.1 Utilities.

## Access to Utility Meters.

Secured By Design. Homes. Section 26 Utility meters.

Section 26.1 Utility meters should be located outside the dwelling at the front or as close to the front of the building line as possible (to ensure they are visible). If located to the side of the dwelling they must be as near to the front of the building line as possible and to the front on any fencing or gates (care should be taken not to provide a climbing aid).

The overall intention is to reduce the opportunities for theft by bogus officials. As such, this requirement includes 'Smart Meters', as the service providers will require open access to meters. The intention is to prevent the need for an official to enter the building or access gates to read a meter.

### 3. Further Information and Guidance.

Further help and information can be gained from the following web sites:

-[www.securedbydesign.com](http://www.securedbydesign.com)

(Police preferred specification scheme and recognised component manufacturers).

-[www.ico.gov.uk](http://www.ico.gov.uk)

(Online notification of CCTV schemes and relevant codes of practice).

-[www.bsi-global.com](http://www.bsi-global.com)

(Various security standards).

-[www.brecertification.co.uk](http://www.brecertification.co.uk)

(Government test house for the Loss Prevention Certification Board).

-[www.nsi.org.uk](http://www.nsi.org.uk)

(National Security Inspectorate).

Crime prevention design advice is given free without the intention of creating a contract. The Police Service and the Home Office does not take any legal responsibility for the advice given. However, if the advice is implemented, it will reduce the opportunity for crimes to be committed.

## **FIRE SERVICE INFORMATIVE**

### VEHICLE ACCESS

Appropriate supplies of water for fire fighting and vehicle access should be provided at the site, as indicated in Approved Document B Volume 1 requirement B5, section 11.

I would remind you that the roads and drives upon which appliances would have to travel in order to proceed to within 45 metres of any point within the property, should be capable of withstanding the weight of a Staffordshire firefighting appliance (G.V.W. of 17800 Kg).

### AUTOMATIC WATER SUPPRESSION SYSTEMS (SPRINKLERS)

I wish to draw to your attention Staffordshire Fire and Rescue Service's stance regarding sprinklers.

### DOMESTIC SPRINKLERS

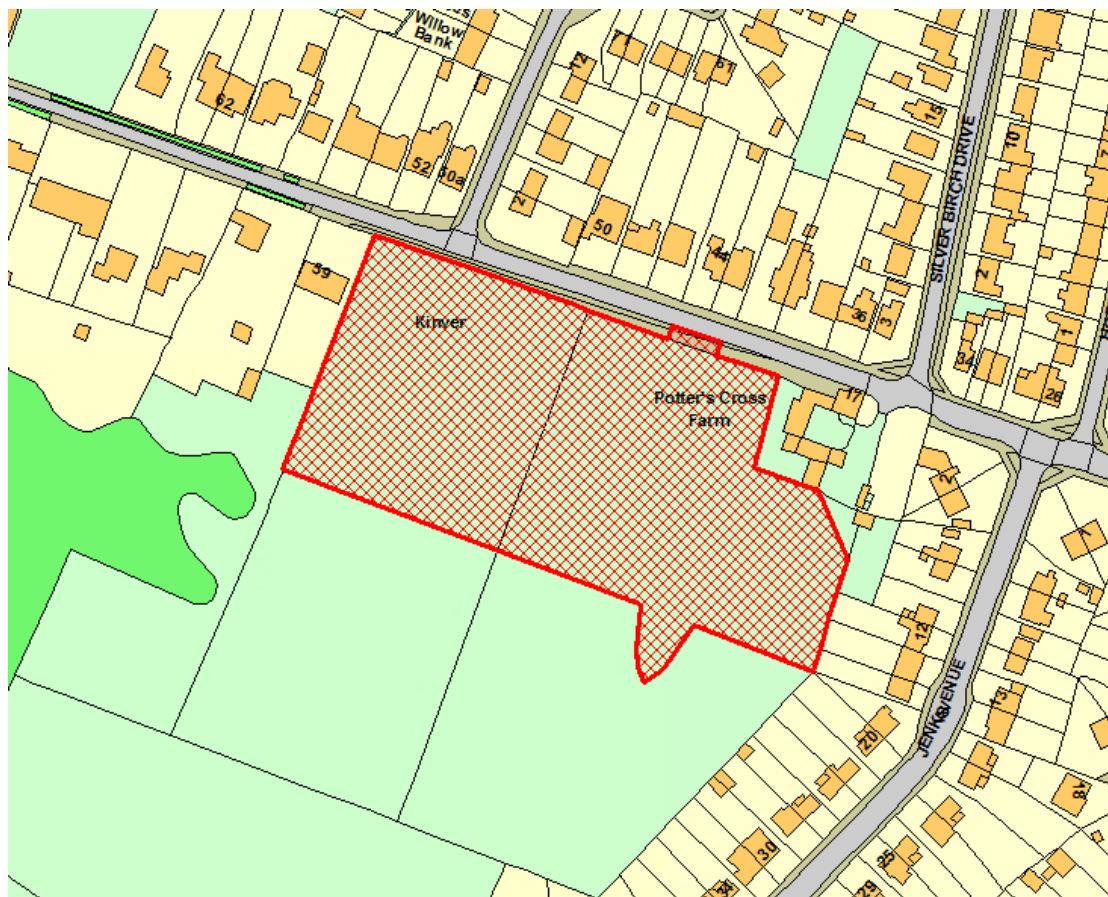
In the interest of preventing deaths and injuries from fires within domestic dwellings Staffordshire Fire and Rescue Service strongly recommend the provision of a sprinkler system to a relevant standard.

Early consultation with the Fire Service when designing buildings which incorporate sprinklers may have a significant impact on reducing fire deaths and injuries in domestic premises and financial implications for all stakeholders.  
Further information can be found at [www.bafsa.org.uk](http://www.bafsa.org.uk) - the website of the British Automatic Fire Sprinklers Association Ltd.

#### **HIGHWAYS INFORMATIVE**

- i) The conditions above requiring off site works shall require a Highway Works Agreement with Staffordshire County Council. The applicant is requested to contact Staffordshire County Council in order to secure the Agreement. The link below is to the Highway Works Information Pack including an application form. Please complete and send to the address indicated on the application form or email to [road.adoptions@staffordshire.gov.uk](mailto:road.adoptions@staffordshire.gov.uk). The applicant is advised to begin this process well in advance of any works taking place in order to meet any potential timescales. <https://www.staffordshire.gov.uk/Highways/highwayscontrol/HighwaysWorkAgreements.aspx>
- (ii) Road construction details submitted following the granting of Reserved Matters consent will require approval under Section 7 of the Staffordshire Act 1983 and will require a Section 38 of the Highways Act 1980. Please contact Staffordshire County Council in good time to ensure that all approvals and agreements are secured before commencement of works.
- (iii) Swept path analysis drawings for an 11.9m long refuse vehicle shall be provided in support of the Reserved Matters application.

Proactive Statement - In dealing with the planning application the Local Planning Authority has worked in a positive and proactive manner by agreeing amendments to the application and in accordance with paragraph 38 of the National Planning Policy Framework 2019.



Land South Of White Hill, Kinver