

21/01046/CTY

Applicant Nottingham County Council Children And Families

Location Land Off Widnall Drive Bingham Nottinghamshire NG13 7AE

Proposal Construction of new 315 (1.5FE) place primary school with 26 place nursery over two phases (1st phase 1FE 210 place with 26 place Nursery) associated playing fields, car parking (including lighting columns 4m high), lit service areas and sprinkler tank, hard surfaced outdoor play and footpaths. Associated landscaping and covered areas to nursery/reception classes, sun canopies, fenced sprinkler tank and bin store, 2.4m high security fencing and gates to boundary, including lit path between Widnall Drive and Dunsmore Avenue, associated highway works and safe pedestrian movement.

Ward Bingham West

THE SITE AND SURROUNDINGS

1. The site comprises a 1.5ha parcel of unmanaged arable land bound by a newly constructed residential housing development to the north. To the east, south and west the site is bound by arable land, all of which will be part of the development of the area with 1,050 new dwellings, around 15ha of employment land and supporting infrastructure approved as part of the Bingham Sustainable Urban Extension (SUE). The topography gently falls from West to East, and is largely level. The site falls entirely within Floodzone 1.
2. The site location plan provided with this application shows the extent of the development parcel relevant to the first two phases of the approved residential development.

DETAILS OF THE PROPOSAL

3. This is a County Matter application where Rushcliffe Borough Council is a Consultee. The County Council is the determining authority for this proposal and, whilst considering the application they are also the applicant in this instance.
4. The proposal is for full planning permission for the erection of a new single storey school to be completed over two phases. Phase one initially allows for a new, 210 place (single form entry (1FE)) Primary School (with associated facilities and playing fields) with a 26 place nursery (total 236 pupils). Phase two would increase the school to a 1.5 form entry (1.5FE), 315 place primary school with an additional 26 place nursery (total 341 pupils). This application is for both phases.
5. The County Council's requirement is to provide a single storey primary school (to be run by an Academy Trust) with certain communal areas such as the Studio and Main Hall oversized to 1.5FE in readiness for the Phase 2 future

expansion to minimise future disruption. The Phase 1 (1FE) gross internal floor area (GIA) would be 1405m², the future Phase 2 (1.5FE) would see an increased GIA to 1770m². The Staff Numbers have been estimated at 21 staff for the 1FE increasing to 28 for the 1.5FE however, the final staffing would be decided by the Academy Trust.

6. The school building would have a linear footprint sited along a WSW and ENE orientation, located towards the northern edge of the irregular shaped site with sports pitches (both hard surfaced and turfed) to its south. The main school reception/entrance would be accessed from the WNW opposite the main pedestrian entrance. Children would access the school via the tarmac playground into their respective classrooms rather than via the main entrance and there is a separate Nursery/Reception entrance and secure play area proposed.
7. The building would be sited approximately 25m from the site boundary to the west and 53m to the south boundary. Phase 2 would see the school expand from 236 to 341 places through the provision of a single storey extension as a continuation of the proposed built form at the eastern end of the proposed building. The proposed phase 2 accommodation would provide three further classrooms, meeting rooms, a group room, toilets and storage. The hall and kitchen would face the car park to the west of the building with classrooms located in the North/South orientation. Twenty one car parking spaces (including two disability spaces) are proposed together with a separate delivery service area which would also lead to a sprinkler tank screened with a 3.5m timber fence and 2m high timber fence for the bin store. The proposed car park includes additional spaces required for the phase 2 development. The cycle shelter would accommodate forty cycles, thirty five for students and five for staff and visitors.
8. The proposed building would be single storey with the Main Hall ridge height being slightly higher than the rest of the school at 5,980mm from ground level and the main school 4,500mm generally from ground level. The plan is long and linear which would lend itself to be easily extendable for Phase 2.
9. Pedestrian and vehicular access to the school would be from the new roads being constructed to serve the surrounding residential development with the main vehicular access proposed off Widnall Drive.
10. A simple palette of materials is proposed to reflect and compliment the character of the local housing area. The predominant proposed material is brickwork, whilst rendered areas would break up the elevation and correspond to the year groups to provide contrast to the outdoor spaces. All external window frames, louvres and doors are proposed to be made of aluminium with a polyester powder coated finish in Anthracite Grey.

SITE HISTORY

11. The site has an extensive planning history, the most relevant of which is listed below.
12. Application 10/01962/OUT for 1,050 Residential Dwellings (C3); 15.6 hectares of employment development (B1, B2 and B8); local centre comprising up to 300m² of retail floor space (A1); primary school (D1); and community centre

(D2); a 1.6 hectare mixed use site (B1, B2, B8 and car parking); allotments and open space (including play areas and community park); flood management and drainage works; transport and access works; and ancillary works was approved subject to a S106 agreement in December 2013.

13. Application 17/01170/VAR, which sought to vary a number of the conditions attached to permission ref 10/01962/OUT was approved subject to a S106 agreement in December 2017.
14. Application 17/02106/REM for the first phase of 317 Residential Dwellings was approved in February 2018.
15. Application 18/01468/REM for the remaining 733 Residential dwellings across the development was approved in February 2019.
16. Application 20/03212/REM for the re-plan of 254 dwellings was approved in March 2021.
17. Application 21/00232/REM for the re-plan of 172 dwellings is currently pending consideration at the time of writing this report.
18. A Section 106 agreement (deed of variation) for (planning reference 17/01170/VAR) was entered into in August 2017. Contained within that agreement was the requirement for the primary school contribution scheme as well as a link back to the 2010 S106 agreement which required the provision of the Primary School Land.

REPRESENTATIONS

Ward Councillor(s) and Parish Council

19. One Ward Councillor (Cllr J Stockwood) comments that they are “aware there is an issue of local concern that any bus service changes to support the school should not be to the detriment of the existing service to Bingham West.”
20. One Ward Councillor for the adjoining Ward of Bingham East (Cllr Williams) has no objections to the proposal.
21. Bingham Town Council has no objections to make but has requested their concerns regarding the flood risk levels for neighbouring properties be considered.

Statutory and Other Consultees

22. Rushcliffe’s Environmental Sustainability Officer noted that a Preliminary Ecological Assessment had been supplied, but requested further information be made available for consideration.

Relevant National Planning Policies and Guidance

23. The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England. It carries a presumption in favour of sustainable development and makes clear that applications must be determined in accordance with the development plan unless material considerations indicate

otherwise (Paragraph 11). Paragraph 12 states, *“Proposed development that accords with an up to date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.”* Paragraph 14 states that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the Policies in the NPPF taken as a whole.

24. Paragraph 17 sets out 12 core planning principles that it says should underpin plan making and decision taking. These include that planning should; be genuinely plan-led, proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs, to seek to secure high quality design and a good standard of amenity, support the transition to a low carbon future in a changing climate, taking full account of flood risk, contribute to conserving and enhancing the natural environment, promote mixed use developments and to actively manage patterns of growth.
25. The sections of the NPPF that have relevance to the determination of this application include; 4. Promoting sustainable transport; 6. Delivering a wide choice of high quality homes; 7. Requiring good design; 8. Promoting healthy communities; 10. Meeting the challenge of climate change, flooding and coastal change; and 11. Conserving and enhancing the natural environment.

Relevant Local Planning Policies and Guidance

26. The Rushcliffe Local Plan Part 1: Core Strategy (LPP1) was formally adopted in December 2014. It sets out the overarching spatial vision for the development of the Borough to 2028.
27. The site forms part of a wider area allocated under policy 21 of the LPP1 as a strategic site for housing of around 1,000 dwellings and an appropriate mix of B1, B2 and B8 employment development, a neighbourhood centre and other community facilities as appropriate. The policy requires the provision of an on site primary school.
28. The following policies in the LPP1 are relevant:
 - Policy 1 - Presumption in Favour of Sustainable Development;
 - Policy 2 - Climate Change;
 - Policy 3 - Spatial Strategy;
 - Policy 10 - Design and Enhancing Local Identity;
 - Policy 12 - Local Services and Healthy Lifestyles;
 - Policy 14 - Managing Travel Demand;
 - Policy 15 - Transport Infrastructure Priorities;
 - Policy 16 - Green Infrastructure, Landscape, Parks and Open Space;
 - Policy 17 - Biodiversity;
 - Policy 18 - Infrastructure; and
 - Policy 19 - Developer Contributions
29. The Local Plan Part 2: Land and Planning Policies (LLP2) was adopted in October 2019 and the following policies in LPP2 are also considered material to the consideration of this application:

- Policy 1 - Development Requirements
- Policy 18 - Surface Water Management
- Policy 19 - Development affecting Watercourses
- Policy 20 - Managing Water Quality
- Policy 29 - Development affecting Archaeological Sites
- Policy 37 - Trees and Woodlands
- Policy 38 - Non-designated Biodiversity Assets and the wider Ecological network
- Policy 39 - Health Impacts of Development
- Policy 40 - Pollution and Land Contamination
- Policy 43 - Planning Obligations Threshold

APPRAISAL

Principle of Development

30. An extant planning permission exists for the erection of a school building through the grant of outline planning permission 10/01962/OUT for 1,050 Residential Dwellings (C3); 15.6 hectares of employment development (B1, B2 and B8); local centre comprising up to 300m² of retail floor space (A1); primary school (D1); and community centre (D2); a 1.6 hectare mixed use site (B1, B2, B8 and car parking); allotments and open space (including play areas and community park); flood management and drainage works; transport and access works; and ancillary works. That permission was varied under application 17/01170/VAR and the S73 application remains extant. As part of the residential development currently being constructed by both Barratt Homes and David Wilson Homes a Section 106 agreement has been entered into which relates to this land and the provision of the primary school and the primary school land.
31. For this reason, although the current application is an independent full planning application, the principle of a school facility in this location is considered to be already established, and therefore acceptable.

Design and impact upon neighbouring amenity

32. Policy 10 of the LPP1 requires that all new development should, amongst other things, make a positive contribution to the public realm and sense of place and should have regard to the local context and reinforce local characteristics. Specifically, with regard to design, the policy requires that development be assessed in terms of its massing, scale and proportion; and in terms the proposed materials, architectural style and detailing. Policy 1 of the LPP2 broadly echoes policy 10.
33. Chapter 12 of the Framework is concerned with achieving well-designed places. Specifically, it requires that development should function well and add to the overall quality of the area, not just in the short term but over the lifetime of the development. Development should also be visually attractive as a result of good architecture, layout and landscaping, and should be sympathetic to local character and history, and maintain a strong sense of place. Importantly, permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area

and the way it functions.

34. The submission, on which the Borough Council has been consulted, is an application seeking full planning permission and therefore all details have been provided. The submission clarifies that the building is proposed along the northern edge of the irregular shaped development site with sports pitches to the south. The proposed building would comprise a single storey linear form, circa 6m high at its tallest point (the hall) with the majority of the remaining structure circa 4.5m high above ground level. In the context of its surrounds, alongside an approved residential development, the overall heights and footprint of the proposed school building are considered to be acceptable in terms of separation distance and visual impact on the character of the street scene. However, the location of the proposed sports pitches is in close proximity to the approved residential dwellings located along the southern boundary of the site. Officer note that it appears that some flood lighting may be proposed around the two sports pitches in the south-eastern part of the site and therefore the impact on the amenity of adjoin residents in the darker evenings/winter months could be impacted. It is therefore suggested that a lighting assessment be conditioned to assess the impacts on the adjoining residents.
35. Officers also have concerns about the potential for ball strike on the amenity of the adjoining residents, especially if the sports pitches are to be used outside of school hours by local community groups. It is noted that relatively short stretches of acoustic fencing are proposed along the southern boundary of the proposed hard surfaced play area and 3m high weldmesh fencing is proposed along part of the southern boundary of one of the turfed sports pitches. Officers also note that whilst an acoustic assessment has been submitted, it does not seem to cover the noise from the use of the outside play/sports pitches and the potential impact on neighbouring residents. It is therefore not understood why only part of the southern boundary is proposed to have an acoustic fence installed along it. It is therefore recommended that a **ball strike analysis and noise impact assessment for all the outside play/sports pitches on the southern side of the building** be undertaken prior to the school being brought into use to ensure that appropriately sized fencing is erected to protect the amenity of the adjoining residents.

Highway Safety and Parking

36. The proposed site is intended to be served by a vehicular access off Widnall Road, approved and recently constructed as part of the neighbouring residential development. A separate non-vehicular access is proposed via a connecting footpath/cycle link across the northern frontage of the site that connects Widnall Road to Dunsmore Avenue. The road layouts were assessed under application references 17/02106/VAR and 18/01468/REM, however the access arrangements into the site were not considered at that time as the exact location(s) and layout were not known.
37. The Committee are reminded that the Borough Council is a consultee on this proposal and that the County Council are responsible for both the highway network at a local level as the Highway Authority, as well as the footpath network through their Rights of Way Team. As the determining authority the County Council will therefore have to consider the impacts on the traffic generation and as a result of the proposed footpath improvements in the

determination of the application.

38. The adopted LPP1 advocates the reduction in car dependency and promotes the use of sustainable transport modes as a primary method of transport. The proposed parking and cycle provision are considered to strike a fair balance between providing sufficient on-site parking for enough staff and visitors, whilst encouraging the use of cycles and bus service provision which will operate as the housing development progresses into later phases.

Flood Risk, Drainage and Contamination

39. It is noted that the application site is located entirely within flood zone 1 and therefore does not require a Flood Risk Assessment.
40. The technical guidance to the NPPF states that developments of a more vulnerable category such as the proposed educational use are appropriate within flood zone 1, without the application of the Sequential Test. The lack of objection from the Environment Agency is also noted as part of the submission documents.
41. As part of a major development site, consultation with the Lead Local Flood Authority has taken place with respect to the residential development that already benefits from planning permission. Nottinghamshire County Council are themselves the Lead Local Flood Authority and therefore it is advised that the views and advice of the relevant team in respect of the proposed Sustainable Drainage Systems should be sought.
42. The site is currently an arable field and, therefore, it is not anticipated that the land would be contaminated due to previous land uses and as a result of details submitted as part of the wider development in respect of land contamination.

Ecology

43. The application has been accompanied by Preliminary Ecological Assessment Report (PEAR) which notes the site comprises unmanaged arable land and tall ruderal vegetation and that a wet ditch and a band of plantation woodland lies adjacent to the site boundary. The PEAR also notes that there is limited connectivity to the wider landscape due to the presence of Chapel Lane to the east and the A46 to the west of the site and the surrounding residential development. However, some connectivity is provided with wet ditches/drains running adjacent to the site and into the wider landscape. The report concludes that there is the potential for protected species or habitats to be present on site and impacted by the proposed development and, therefore, recommends that further surveys for amphibians may be required, along with other recommendations to minimise impacts on protected species/adopting a precautionary approach.
44. It is noted that the Borough Council's Environmental Sustainability Officer has not been able to provide a final response as they were waiting on additional matters to be clarified by the applicants. Nevertheless, any comments received will be reported to the Committee through the late representations procedure. Regardless of this, officers suggest that the recommendations within the PEAR should be conditional to the grant of any planning permission.

Archaeology

45. The design and access statement advises that the County Archaeologist recommends that archaeological monitoring of all ground activities of all groundworks during construction excavations be undertaken. The Borough Council are a consultee on this application and therefore the determining authority (Nottinghamshire County Council) would need to seek the technical expertise of the relevant consultees prior to determining the application with respect to any suitably worded condition(s).

Conclusion

46. The principle of a one and a half form entry school in this location is established, acceptable and required in order to serve the needs of the wider residential development. Outline permission already exists as part of the wider redevelopment of the land to the north of Bingham. Nevertheless, the County Council have submitted a separate standalone full application for consideration.
47. The design of the proposed building is considered to be acceptable and not to impact on the character and appearance of the area in the context of the wider residential development.
48. However, the recommendations as set out in the ecology report along with the technical input of the Highway Authority, the Lead Local Flood Authority and Archaeological Team are recommended to be sought and consideration be given to the environmental credentials of the building through the use of solar panels, grey water harvesting, EV charging points etc. Conditions requiring a ball-strike assessment and a noise impact assessment from the sports/play areas on the properties along the southern boundary (amongst others) are also suggested.
49. The Borough Council also advises the County Council to consider the implications of the Traffic Regulation Orders in the event that such controls are not secured through the democratic process. Further consideration should be given to the impact of the construction of the development upon the biodiversity habitat of the surrounding area as well as an ecological enhancement scheme being secured as part of the development.

RECOMMENDATION

It is RECOMMENDED that the County Council be informed that the Borough Council does not object to the proposal subject to the following condition(s) (along with any other conditions that the County Council consider appropriate):

1. The development hereby permitted must not proceed above the damp proof course level until details of the type, texture and colour of the materials to be used in the construction of the exterior of the development have been submitted to and approved in writing by the Local Planning Authority. The development must only be constructed in accordance with the approved materials.

2. The development hereby permitted may not be begun unless—
 - (a) a Biodiversity Gain Plan (BGP) has been submitted to the Local Planning Authority, and:
 - (b) the Local Planning Authority has approved the BGP.

The development shall be carried out in accordance with the approved BGP.

3. The development hereby approved shall not commence until the recommendations listed in the Preliminary Ecological Assessment Report (PEAR) have been undertaken and the relevant reports containing any mitigation measures have been submitted to the Local Planning Authority. Thereafter the development shall be carried out in accordance with the recommendations contained within the details and retained as such for the lifetime of the development.
4. The development hereby permitted must not commence until details of both the existing and proposed land levels across the site and relative to adjoining land, together with the finished floor levels of the proposed building(s), have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development hereby permitted must be carried out and completed in accordance with the approved details.
5. The development hereby permitted must not be occupied or first brought into use until a Landscaping Scheme (LS), has been submitted to and approved in writing by the Local Planning Authority.

The LS must provide details of all hard and soft landscaping features to be used and include the following:

- An accurate survey of all existing trees and other natural features showing those to be retained and those to be removed;
- Detailed plans showing the location of all new trees and shrubs to be planted, including the number and/or spacing of shrubs in each shrub bed or hedgerow.
- A schedule of the new trees and shrubs (using their botanical/Latin names) to be planted including their size at planting (height or spread for shrubs, height or trunk girth for trees);
- Plans showing the proposed finished land levels/contours of landscaped areas;
- Details of all proposed hard surfaces areas, retaining structures, steps, means of enclosure, surface finishes and any other hard landscaping features;
- Details of the protection measures to be used of any existing landscape features to be retained.

The approved LS must be carried out and completed in accordance with the approved details no later than during the first planting season (October – March) following either the substantial completion of the development hereby permitted or it being first brought into use, whichever is sooner.

If, within a period of 5 years from the date of planting, any tree or shrub planted as part of the approved LS is removed, uprooted, destroyed, dies or become

diseased or damaged then another tree or shrub of the same species and size as that originally planted must be planted in the same place during the next planting season following its removal.

Once provided all hard landscaping works shall thereafter be permanently retained throughout the lifetime of the development.

6. The development hereby permitted must not commence and no preparatory operations in connection with the development hereby permitted (including demolition, site clearance works, fires, soil moving, temporary access construction and/or widening, or any operations involving the use of motorised vehicles or construction machinery) shall take place on the site until a detailed Arboricultural Method Statement (AMS) prepared in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations', has been submitted to and approved in writing by the Local Planning Authority and all protective fencing has been erected as required by the AMS.

The AMS must include full details of the following:

- a) The timing and phasing of any arboricultural works in relation to the approved development;
 - b) Detailed tree felling and pruning specification in accordance with BS3998:2010 Recommendations for Tree Works;
 - c) Details of a Tree Protection Scheme in accordance with BS5837:2012 which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site which are to be retained or which are the subject of any Tree Preservation Order;
 - d) Details of any construction works required within the root protection area as defined by BS5837:2012 or otherwise protected in the Tree Protection Scheme;
 - e) Details of the location of any underground services and methods of installation which make provision for protection and the long-term retention of the trees on the site. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, no services shall be dug or laid into the ground other than in accordance with the approved details;
 - f) Details of any changes in ground level, including existing and proposed spot levels, required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved Tree Protection Scheme;
 - g) Details of the arrangements for the implementation, supervision and monitoring of works required to comply with the AMS.
7. If during the course of carrying out the development hereby permitted any unexpected contamination is found that has not been previously identified, it must be reported to the Local Planning Authority within (48 hours). All development on the site must cease immediately and must not recommence until a written scheme for the investigation and risk assessment of the unexpected contamination has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme must be prepared by a suitably qualified 'competent person' (as defined in the National Planning Policy Framework February 2019) and must be in accordance with the Environment Agency's 'Land Contamination Risk Management' (LCRM).

- a) Where remediation of the contamination is necessary no further development shall commence on the site until a Remediation Strategy (RS) has been submitted to and approved in writing by the Local Planning Authority. The submitted RS must include:
- full details of how the contamination on the site is to be remediated and include (where appropriate) details of any options appraisal undertaken;
 - the proposed remediation objectives and criteria; and,
 - a verification plan.
- The RS must demonstrate that as a minimum the site after remediation will not be capable of being classified as contaminated land under Part 2A of the Environmental Protection Act 1990.
- b) The development hereby permitted must not be occupied or first brought into use until the site has been remediated in accordance with the approved RS and a written Verification Report (VR) confirming that all measures outlined in the approved RS have been successfully carried out and completed has been submitted to and agreed in writing by the Local Planning Authority. The VR must include, where appropriate the results of any validation testing and copies of any necessary waste management documentation.
8. Any topsoil (natural or manufactured), or subsoil that is to be imported onto the site must be assessed for chemical or other potential contaminants in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the local planning authority prior to the material being brought onto the site. Only material that has been tested in accordance with the approved investigation scheme shall be imported onto the site.
9. The development hereby permitted must not commence and no preparatory operations in connection with the development (including demolition, site clearance works, fences, soil moving, temporary access construction and/or widening, or any operations involving the use of motorised vehicles or construction machinery) shall take place on the site until a site specific Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP must include details outlining:
- appropriate provision for the parking of vehicles within the site belonging to construction operatives and/or visitors;
 - areas for loading and unloading plant and materials;
 - the location and appearance of any site compound/material storage areas, including heights of any cabins to be sited and details of any external lighting;
 - measures to control the emission of dust and dirt during construction;
 - measures for the storage/recycling/disposal of waste resulting from the construction works;
 - any hoarding to be erected

The approved CMP must be adhered to at all times throughout the construction period for the development.

10. Prior to the construction of any building on the site proceeding above damp proof course level, a scheme for the provision of Electric Vehicle Charging Points (EVCP's) must be submitted to and approved in writing by the Local Planning Authority. The submitted scheme must include details of the type, number and location of the proposed EVCP apparatus. The school building(s) shall not be brought into use until the EVCP's have been installed in accordance with the approved scheme. Thereafter EVCP's must be permanently retained in accordance with the approved scheme throughout the lifetime of the development.
11. Prior to the school first being brought into use an assessment of potential ball strike from all the outside playing areas/sports pitches on any neighbouring building shall be submitted to and be approved in writing by the Local Planning Authority. The assessment shall detail the potential for risk and propose any mitigation measures required to ensure that there will be no significant adverse impact arising from ball-strikes affecting the adjoining properties. Thereafter the school development and any proposed mitigation measures shall be constructed in accordance with the approved details and maintained as such for the lifetime of the development.
12. Prior to the installation of any security lighting/floodlighting for any of the outdoor playing areas/sports pitches details of the lighting, including a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority, together with a lux plot of the estimated illuminance. The lighting scheme shall be designed to reduce effects upon sensitive species; upon sensitive habitats to be retained or created on the site and on the amenity of adjoining occupiers. Thereafter the lighting/floodlighting shall be installed only in accordance with the approved details and maintained as such for the lifetime of the development.

Informatives

The technical input of the Highway Authority, the Lead Local Flood Authority and Archaeological Team are recommended to be sought and consideration be given to the environmental credentials of the building through the use of solar panels, grey water harvesting, EV charging points etc.

The Borough Council also advises the County Council to consider the implications of the Traffic Regulation Orders in the event that such controls are not secured through the democratic process.

Further consideration should be given to the impact of the construction of the development upon the biodiversity habitat of the surrounding area as well as an ecological enhancement scheme being secured as part of the development.