

16/01054/FUL

Ms Latisha Dhir

**Cllr John Raven
Cllr Christine Raven**

PENKRIDGE

**Lyne Hill Industrial Estate Boscomoor Lane Penkridge South
Staffordshire**

15 residential units

1. SITE DESCRIPTION AND PLANNING HISTORY

1.1 Site Description

- 1.1.1 Lyne Hill Industrial Estate is within the Penkridge Development Boundary and lies on the south side of the village measuring 11.14ha. The site is bound by the A449 to the west, Boscomoor neighbourhood centre and Commerce Drive to the north, Boscomoor Lane to the east, with Lyne Hill Lane along the southeast boundary. The southern boundary abuts a dismantled railway line that runs from east to west towards its former junction with the West Coast Mainline railway over the A449. The northern edge of the site at Boscomoor includes the retail parade with a small supermarket, existing petrol station and retail units.
- 1.1.2 The Lyne Hill Industrial Estate is previously developed land that was dominated by warehousing (B8) providing 50,280sq metres of floor space. The majority of the site has been cleared, with some units remaining and houses have been constructed as part of the approved applications 13/00394/OUT and 15/00775/REM (refer to para 1.2). The topography of the site is such that the level falls from west to east. The existing building platform lies below the level of the A449 with the lowest part of the site being towards its centre.
- 1.1.3 There is a stream running through the site towards the eastern end which is partially screened by existing vegetation. The boundary with Lyne Hill Lane is well vegetated with trees as is the portion beside the disused railway line. The northern boundary meets existing commercial development and there are mature trees along the boundary. The network of roads around the site gives three existing accesses from the west, north and east.
- 1.1.4 This application forms 'phase 5' of the overall development of the industrial estate. The application site relates to a small parcel of land that measures 0.3ha towards the top half of the eastern end of the overall site. This area of land is within 'phase 3' of the previously approved application 15/01091/REM that links to the outline consent 12/00497/OUT.

1.2 Relevant Planning History

2011 - Outline planning application for the erection of up to 150 residential dwellings (use class C3), supermarket (4181 sq m) (use class A1), non-food retail or light industrial /office units (2787 sq m) (use class A1 / B1), 70-bed hotel (use class D1), 60-bed nursing home (use class C2), assisted living accommodation for the elderly (use class C3), petrol filling station and associated parking and infrastructure including public open space - Refused - appeal withdrawn (11/00223/OUT).

2012 - Outline application for a Supermarket (2,650 sq m, use class A1), petrol filling station, non-food retail or light industrial/offices (2,787 sq m, use class A1 or B1), 70 bed hotel (use class C1) with associated infrastructure, car parking and new vehicle access onto the A449 - Refused - appeal withdrawn (12/00496/OUT).

2012 - Residential development for up to 165 units (class C3) including assisted living accommodation (C3), 60 bed nursing home (Class C2), associated infrastructure, public open space, new access onto Boscomoor Lane and the construction of a pedestrian/cycleway along former rail line (Major application), Approved (12/00497/OUT).

2013 - Residential development of up to 170 dwellings and demolition of industrial units, Approved (13/00394/OUT).

2014 - Geo environmental conditions on the application site have been investigated and we request that the conditions are discharged, Approved (12/00497/COND).

2014 - Geo-environmental investigations have been completed which demonstrate that the site has been de- contaminated with environmental betterment. We request that the planning conditions are discharged, Approved (13/00394/COND).

2015 - Discharge conditions 21a, 21b and 21c, Approved (12/00497/COND2).

2015 - Reserved matters application for phase 1 of development for 50 dwellings, Approved (15/00775/REM).

2015 - Discharge conditions 4, 5, 8, 10, 11, 13, 14, 17, 18, 19, Approved (13/00394/COND2).

2016 - Discharge Conditions 6, 7, 8, Approved (15/00775/COND).

2016 - Discharge of Condition 3, Pending consideration (15/00775/COND2).

2016 - Discharge Cond 16, Approved (13/00394/COND3).

2016 - Discharge of condition 23, Pending consideration (13/00394/COND4)

2016 - Revision of the application for the approval of reserved matters for 120 dwellings (reduced from 127) comprising phase 2 of the site with outline planning permission. The outline planning permission was NOT an EIA application, Approved (15/01089/REM).

2016 - Revision of application for the approval of reserved matters to outline permission 12/00497/OUT. The application is for 154 units (increased from 144) comprising phase 3 of the site with outline planning permission. The outline planning permission was NOT an EIA application, Approved (15/01091/REM).

2016 - Full planning application for the erection of 65 new 1 and 2 bedroom apartments for the over 55s with associated landscaping and car parking, Approved (15/01124/FUL)

2016 - Remove condition 8 of planning permission 12/00497/OUT: The development hereby approved shall provide a nursing care home for up to 60 residents and a minimum of 10 assisted living units within the red line boundary, Approved (16/00296/VAR)

2016 - 9 residential units, Approved (16/00387/FUL)

2016 - Variation of condition 9 of planning permission 13/00394/OUT for alterations to the level of affordable housing sought to be changed to reflect the level of provision included within the Reserved Matters applications. A minimum of 37% of the maximum 170 dwellings shall be secured as affordable housing with a minimum of 30 of the units being social rented and 33 of the units being intermediate housing tenure types, Approved (16/00460/VAR)

2016 - Variation of condition 7 of planning permission 12/00497/OUT for alterations to the level of affordable housing sought to be changed to reflect the level of provision included within the Reserved Matters applications. A minimum of 24% of the maximum 165 dwellings shall be secured as affordable housing with a minimum of 20 of the units being social rented and 17 of the units being intermediate housing tenure types, Approved (16/00462/VAR)

1.3 Pre-application Discussions

1.3.1 None.

2. APPLICATION DETAILS

2.1 It should be noted that this application does not follow on from the outline permission 12/00497/OUT or the reserved matters consent 15/01091/REM; but is a new planning application in its own right

even though it falls within 'phase 3' and links into the overall development.

- 2.1.1 The application forms part of 'phase 5' of the overall development of the industrial estate. This application is for 15 houses comprising two terraces of six houses, three pairs of semis and three detached houses. The mix would be:

Dwelling Type	Open Market	Affordable
2 bed house	5	5
3 bed house	3	
4 bed house	2	
Total	15	

- 2.1.2 All the properties would be two storeys in height with two of the properties having incorporated garages. The respective road access points forming the primary road through the estate (as part of 15/01089/REM and 15/01091/REM) would serve five of the houses with the remaining properties being served by two cul-de-sacs through the general road arrangement of the overall development.
- 2.1.3 Pedestrian links would be provided to the disused railway line which will be converted into a footpath/cycle route as part of the outline consent 12/00497/OUT. An area of public open space, under 'phase 2', would also be provided towards the centre of the overall site that would have an area of 400sqm.

2.2 Agent Submission

- 2.2.1 Design and Access Addendum
External Finishes Schedule

3. POLICY CONTEXT

- 3.1 The application site is within the Penkrige Development Boundary.
- 3.2 Core Strategy Development Plan Document, December 2012:

EQ2 – Cannock Chase Special Area of Conservation
EQ4 – Protecting and Enhancing the Character and Appearance of the Landscape
EQ5 – Sustainable Resources and Energy Efficiency
EQ7 – Water Quality
EQ8 - Waste
EQ9 – Protecting Residential Amenity
EQ11 – Wider Design Considerations
EQ12 - Landscaping
EQ13 – Development Contributions
H1 – Achieving a Balanced Housing Market
H2 – Provision of Affordable Housing
EV11 - Sustainable Travel
EV12 – Parking Provision

3.3 Housing Market Assessment (2012)

3.4 National Planning Practice Guidance (NPPG), 2013

This online planning practice guidance created by Government was set-up with the aim of making planning guidance more accessible and to provide assistance in the decision making process.

Para 008 (Reference ID: 56-008-20160519)

What accessibility standards can local planning authorities require from new development?

3.5 Deregulation Act 2015

4. CONSULTATION RESPONSES

Penkridge Parish Council (received 16/03/17): no comments.

Cllrs C. Raven and J. Raven (no comments received: expired 15/03/17)

Regeneration and Housing (received 30/03/17):

The revised layout for Phase 5 confirms the split of affordable homes now is as follows: 3 x social rent and 2 x shared ownership.

The affordable housing for this phase therefore now complies with Policy H2 of the core strategy, which confirms affordable housing should be split 50:50 between social rent and intermediate tenure. It also accords with the Affordable Housing and Housing Mix SPD which states that where an odd number of affordable units are proposed, the split should be in favour of social rent.

The revised layout is therefore supported by housing strategy.

Local Plan (received 10/03/17):

This is a full application amending the site layout of phase 3 of the existing development scheme to introduce an additional 15 dwellings which will now constitute a fifth phase of site development. The proposal comprises 10 market houses and 5 intermediate dwellings.

Policy Context

The principle policy considerations relating to this proposal include:

- o Principle of Development*
- o Other Issues*

Principle of Development

The principle of accommodating residential development on this site was the subject of an outline application which was approved in 2013. Policy CP1 supports main service villages such as Penkridge as a main focus for development. Support is also given to the efficient use of land and to prioritising the use of previously developed land. Subject to the case officer being satisfied that the design, layout and density is appropriate; the additional units to the housing supply for South Staffordshire, as well as smaller houses, is welcomed.

Other Issues

The proposed development is within the 0-8km Cannock Chase SAC Zone of Influence where mitigation measures are required to offset the potential impact of new development upon the designated Cannock Chase SAC. A charge of £232 per dwelling is required (plus £100 per UU admin charge) towards mitigation measures.

Conclusion

The principle of accommodating residential development on this site was agreed as part of a previous outline permission. That permission supported the contribution which this site could make towards meeting the requirements for housing in Penkridge and reducing the pressure for the release of greenfield sites. Local plans has no objections to this application.

Environmental Health (received 15/03/07): no comments.

Arboricultural Officer (no comments received: expired 15/03/17)

County Planning (received 17/03/17):

Having regard to the observations above, it is reasonable to conclude that the proposal would not lead to any significant adverse impacts on underlying mineral resources or waste management facilities.

Therefore, in accordance with the powers contained in the 'Scheme of Delegation to Officers', this letter confirms that Staffordshire County Council, acting as the Minerals and Waste Planning Authority, has NO OBJECTION to the development of 15 residential units at Lyne Hill Industrial Estate, Boscomoor Lane, Penkridge, Staffordshire.

County Highways (received 24/02/17): no objections subject to condition:

- 1. The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with the approved plans.*

School Organisation Team (received 15/03/17):

This development falls within the catchments of St. Michael's CE(VA) First School, Penkridge, Penkridge Middle School and Wolgarston High School - Specialist Technology College.

The development is scheduled to provide 15 dwellings. A development of this size could add 2 First School aged pupils, 2 Middle School aged pupils and 1 High School aged pupil.

Wolgarston High School is projected to have sufficient space to accommodate the likely demand from pupils generated by the development.

However, St. Michael's CE(VA) First School and Penkridge Middle School are projected to be full for the foreseeable future.

We will therefore be requesting a contribution towards First School provision and Middle School provision only.

We would seek an Education Contribution for 2 First School places (2 x £11,031 = £22,062), 2 Middle School places (2 x £13,827 = £27,654). This gives a total request of £49,716

The above contribution is based on the 2008/09 cost multipliers which are subject to change.

The above is based on current demographics which can change over time and therefore we would wish to be consulted on any further applications for this site.

County Flood Risk Team (received 28/04/17):

The email you forwarded from the agent confirms that the current phase will be accommodated within the overall system with the limited discharge as above. Given that we are on Phase 3 I assume the overall Drainage Strategy has already been approved?

Provided that this phase complies with the overall scheme it should be acceptable. The current application doesn't include details for the overall scheme, so you may wish to condition details to confirm that the scheme will be carried out in accordance with the approved details above.

Police (received 10/03/17): standing advice given.

Staffordshire Badger Conservation Group (received 25/02/17):

We recommend that the site is resurveyed in order that if badgers are found to be present, they will be mitigated for.

Further comments received on 02/03/17:

Further to my comments of 25 February 2017 (copied below) for clarification I should like to add that the survey requested could be carried out immediately before any works commence to ensure that badgers have not moved onto the site.

Highways England (received 08/03/17): no objection.

Environment Agency (received 27/04/17): no objection.

Natural England (received 07/03/17):

No objection – subject to appropriate mitigation being secured

A suitable developer contribution should be secured, consistent with adopted local plan policy EQ2 Cannock Chase SAC and the Council's supporting document 'Cannock Chase SAC - Guidance to mitigate the impact of residential development'.

Network Rail (24/02/17) no comments.

Staffordshire Wildlife Trust (no comments received: expires 15/03/17)

4.2 Representations

No letters of objection received.

Site notice posted (expired 15/03/17) and newspaper advert published (expired 28/03/17).

5. APPRAISAL

5.1 The application has been presented to Planning Committee because it is contrary to policies EQ5 and H1.

5.2 Key Issues

- Principle of development
- Design and layout
- Housing mix
- Landscape
- Impact on the SAC
- S106 Agreement
- Drainage
- Amenity of future occupiers
- Impact on neighbouring dwellings
- Representations

5.3 Principle of development

5.3.1 The principle of redeveloping the site to provide housing has already been established through the outline planning permission 12/00497/OUT and there is a current extant reserved matters consent 15/01091/REM. Even though this application is independent from the previous consents because it covers part of the same area, the principle of development for housing has already been agreed.

5.4 Design and layout

5.4.1 Policy EQ11 seeks high quality design for all new developments that take into account local character and distinctiveness; and Policy EQ12 emphasises that the landscaping of new development should be an integral part of the overall design.

5.4.2 Fifteen houses are proposed in a combination of terrace, semi and detached properties ranging from 2 to 4 beds. All the houses would be two storeys in height and the scale of the properties are of typical sizes for residential developments and is considered acceptable.

5.4.3 The dwellings would have access off the primary road that goes through the estate (as part of 15/01089/REM and 15/01091/REM), as well as being served by two cul-de-sacs through the general road arrangement of the overall development. The layout is considered acceptable and provides the legibility commonly associated with residential developments. County Highways and Highways England raised no concerns over the proposal.

5.4.4 The properties are characterised by gabled roofs with brick detailing under the eaves, canopies over the front doors and soldier course headers and cills over and below the fenestrations. The submitted External Finishes Schedule details that the materials used would be a mix of traditional red brick and dark orange with some elevations rendered, using slate grey roof tiles.

5.4.5 The appearance of the proposed development is considered acceptable and provides good detailing that avoids an insipid appearance. The quality of the design adds to local character and distinctiveness providing a higher quality development amongst its recent commercial setting; complying with EQ11.

5.4.6 Full landscaping details have not been submitted with the application, but the general arrangement of the proposal would sit comfortably amongst the overall development where the approved landscaping could be continued into this development. However, further details are required to specify the type of planting proposed therefore a landscape condition has been imposed in order to comply with EQ12.

5.4.7 Policy EV11 seeks sustainable forms of transport to service developments and Policy EV12 seeks appropriate off-road parking

in-line with the maximum parking provision as set in Appendix 5: Parking Standards.

5.4.8 The site is part of the Penkridge Development Boundary and is served by existing public transport. All the dwellings have off-road parking provision and meet the maximum parking standards set in Appendix 5; complying with EV11 and EV12.

5.4.9 Policy EQ5 encourages new residential developments to achieve minimum carbon standards. Subsection (1)(c) of the Planning and Energy Act 2008 allowed local authorities to set their own energy efficiency standards that exceeded energy requirements of building regulations. However, the Deregulation Act 2015 has brought in the following change:

Subsection (1)(c) does not apply to development in England that consists of the construction or adaptation of buildings to provide dwellings or the carrying out of any work on dwellings.

5.4.10 Therefore, as this application relates to residential buildings, standards set within building regulations are considered sufficient for energy efficiency requirements.

5.5 Housing mix

5.5.1 Policy H1 aims to deliver a wide choice of high quality homes and to create a more sustainable and balanced housing market by encouraging the provision of more 2 and 3 bed homes in all housing market areas. An appropriate mix of market and affordable housing should be delivered that is informed by the Housing Market Assessment (HMA). The Council would also expect new housing to be built to meet Lifetime Homes Standards.

5.5.2 Policy H2 seeks 30% affordable housing provision on previously developed land where 10 or more dwellings are being provided. As the proposal is to deliver 15 dwellings on a former commercial site, 30% equates to 4.5 dwellings, and where the figure is not a whole number it is rounded up; therefore 5 dwellings need to be provided. The tenure of the affordable housing provision should meet the initial target of a 50/50 split between social rent and shared ownership.

5.5.3 The HMA recognises a significant demand for 2 bed properties within Penkridge for market and affordable housing. Out of the 15 dwellings (refer to para 2.1.1) 10 would be two bed at five each for market and affordable, which equates to 67%. This will deliver a healthy proportion of market and affordable two bed dwellings.

5.5.4 Of the remaining dwellings, which would all be market, 20% would be three bed and 13% four bed. The overall market and affordable mix of dwellings is considered acceptable complying with policy H1.

5.5.5 Out of the proposed 15 dwellings five would be affordable which equates to 33.3% which complies with the minimum 30% requirement of policy H2. Out of these five dwellings, two would be shared ownership and three social rent, which is close to the 50/50 split; complying with this policy.

5.5.6 With relation to new dwellings expected to be built to meet Lifetime Homes Standards, this requirement will not be sought for because the NPPG states:

"Where a local planning authority adopts a policy to provide enhanced accessibility or adaptability they should do so only by reference to Requirement M4(2) and/or M4(3) of the optional requirements in the Building Regulations and should not impose any additional information requirements (for instance provision of furnished layouts) or seek to determine compliance with these requirements, which is the role of the Building Control Body."

5.6 Landscape

5.6.1 Policy EQ4 seeks to protect the rural character and local distinctiveness of the landscape that should be maintained and enhanced where possible.

5.6.2 The application site, and the site as a whole, is within a development boundary on the end of an urbanised locale; it does not form part of a rural landscape. The site is primarily hardstanded that was dominated by warehousing. It is considered that the proposed housing development would not have a further detrimental impact upon the wider landscape.

5.7 Impact on the SAC

5.7.1 Policy EQ2 only permits development that is not likely to lead to direct or indirect adverse impacts upon the integrity of the Cannock Chase SAC. The application site is within the 0-8km SAC Zone of Influence where mitigation measures are required to offset the potential impact upon the SAC.

5.7.2 Guidance has been implemented by the SAC Partnership, which looks at providing suitable mitigation through the delivery of a Strategic Access Management and Mitigation (SAMM) plan. It is required that £232 is paid for each net increase in dwellings within the 0-8km zone. For this scheme the total amount would be £3,480 and the payment will be secured via a S106 Agreement; complying with EQ2.

5.8 S106 Agreement

5.8.1 Regulation 122 of The Community Infrastructure Levy Regulations 2010 states that a planning obligation may only constitute a reason for granting planning permission for a development if the obligation is:

- (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.

5.8.2 The planning obligations sought for would be:

- £3,480 as a Cannock Chase SAC payment;
- £49,716 as an education contribution with £22,062 for St. Michael's CE(VA) First School and £27,654 for Penkridge Middle School; and
- Plots 195 and 203 to be delivered as shared ownership and plots 204, 347 and 348 to be delivered as social rent.

5.8.3 Policy EQ13 seeks contributions from developers, where necessary, to ensure sustainable development and the planning obligations sought for are directly related to the development.

5.8.4 It is therefore concluded that Regulation 122 of the CIL regulations has been complied with and a legal instruction will be sent to the Council's Solicitor to get the S106 Agreement started. A period of three months will be given from the committee date (16/08/17) to complete this otherwise the application will be refused.

5.9 Drainage

5.9.1 Policy EQ7 will permit developments which do not have a negative impact upon water quality and that suitable drainage solutions should be in place.

5.9.2 The Environment Agency raised no objections and the County Flood Risk Team are comfortable with the proposal, in light of the previous applications made on the site, subject to a condition.

5.10 Amenity of future occupiers

5.10.1 Appendix 6: Space About Dwellings Standards of the Core Strategy provides general guidance on privacy and outlook standards as well as garden spaces.

5.10.2 The privacy and outlook standards recommend a minimum distance of 21m between facing windows to habitable rooms over private space, and where properties face a flank wall there should be a minimum 13m distance.

5.10.3 The rear of the plots 182-184 face the rear properties of plots 189-191 (which are part of phase 3) at a minimum distance of 18.9m. the rear wall of plots 195 and 203 face the flank wall of plot 191 at a distance of 10.3m, and the rear of plot 193 faces the flank wall of 189 at a distance of 11m.

5.10.4 Several of the properties do not meet the recommended privacy and outlook standards. However, these standards are general guidance and need to be considered in the context of each planning application. This development is for residential on previously developed land and forms part of the wider redevelopment of the Lyne Hill Industrial Estate. Modern housing estates tend to have more density of units in order to maximise land efficiency. None of the properties at this part of the site have been constructed therefore no exiting occupiers will be affected; and once constructed potential buyers will be able to see the arrangement of properties and can decide whether they are comfortable in making the purchase or not.

5.10.5 In terms of the recommended garden standards, only two of the units meet the recommended minimum length and area. However, again these standards are general guidance and potential buyers can decide whether the garden spaces meet their needs. It should also be noted that the disused railway line will be converted into a footpath/cycle route as part of the outline consent 12/00497/OUT and an area of open space of 400sqm is being delivered as part of 'phase 2'. Therefore, sufficient recreational space will be delivered for future occupiers of the estate.

5.10.6 The properties will have side access to rear gardens to allow for refuse and recycling storage, and ease of collection, complying with Policy EQ8.

5.11 Impact on neighbouring dwellings

5.11.1 Policy EQ9 seeks to protect the amenity of nearby residents. There are no existing residential dwellings within 50m of the application site. It is therefore considered that there would be no detrimental harm caused upon the amenity of neighbours.

5.12 Representations

5.12.1 None.

6. CONCLUSION

6.1 The principle of development has already been established to bring the site forward for housing. This application is part of the fifth phase and the proposed dwellings are of good design with the layout of the scheme being acceptable. The proposal would not have any further detrimental impact upon the wider landscape and there would be no material harm caused upon the amenity of neighbouring properties. The amenity of future occupiers has been accounted for and planning obligations for the Cannock Chase SAC, education contribution and affordable housing will be secured via a S106 Agreement. The application is therefore recommended for approval, subject to a S106 Agreement, complying with policies

EQ2, EQ4, EQ7, EQ8, EQ9, EQ11, EQ12, EQ13, H2, EV11 and EV12 of the adopted Core Strategy.

7. RECOMMENDATION

Delegate **APPROVAL** to the Team Leader of Major Applications and Appeals to issue the decision on completion of a satisfactory Section 106 Agreement by the 16/08/17.

Subject to the following condition(s):

- 1) The development to which this permission relates must be begun not later than the expiration of 3 years beginning with the date on which this permission is granted.
- 2) The development shall be carried out in accordance with the approved drawings and schedule:

05 C

07 C

08 B

11 C

11-1 B

14 C

LYN-PH5.02 B

LYN PL-01 M

External Finishes Schedule

- 3) Before the development commences a landscape scheme shall be submitted to the Local Planning Authority for approval. The approved scheme shall be implemented concurrently with the development and completed within 12 months of the completion of the development. The Local Planning Authority shall be notified when the scheme has been completed. Any failures shall be replaced within the next available planting season and the scheme shall be maintained to the satisfaction of the Local Planning Authority.
- 4) Before the development commences the existing trees, shrubs and hedges on the site shall be protected by fencing constructed in accordance with BS5837:2012 in positions to be agreed with the Local Planning Authority which shall be retained throughout the development of the site in the approved positions.
- 5) The development hereby permitted shall not be brought into use until the access, parking, servicing and turning areas have been provided in accordance with the approved plans.
- 6) The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority.

The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reasons

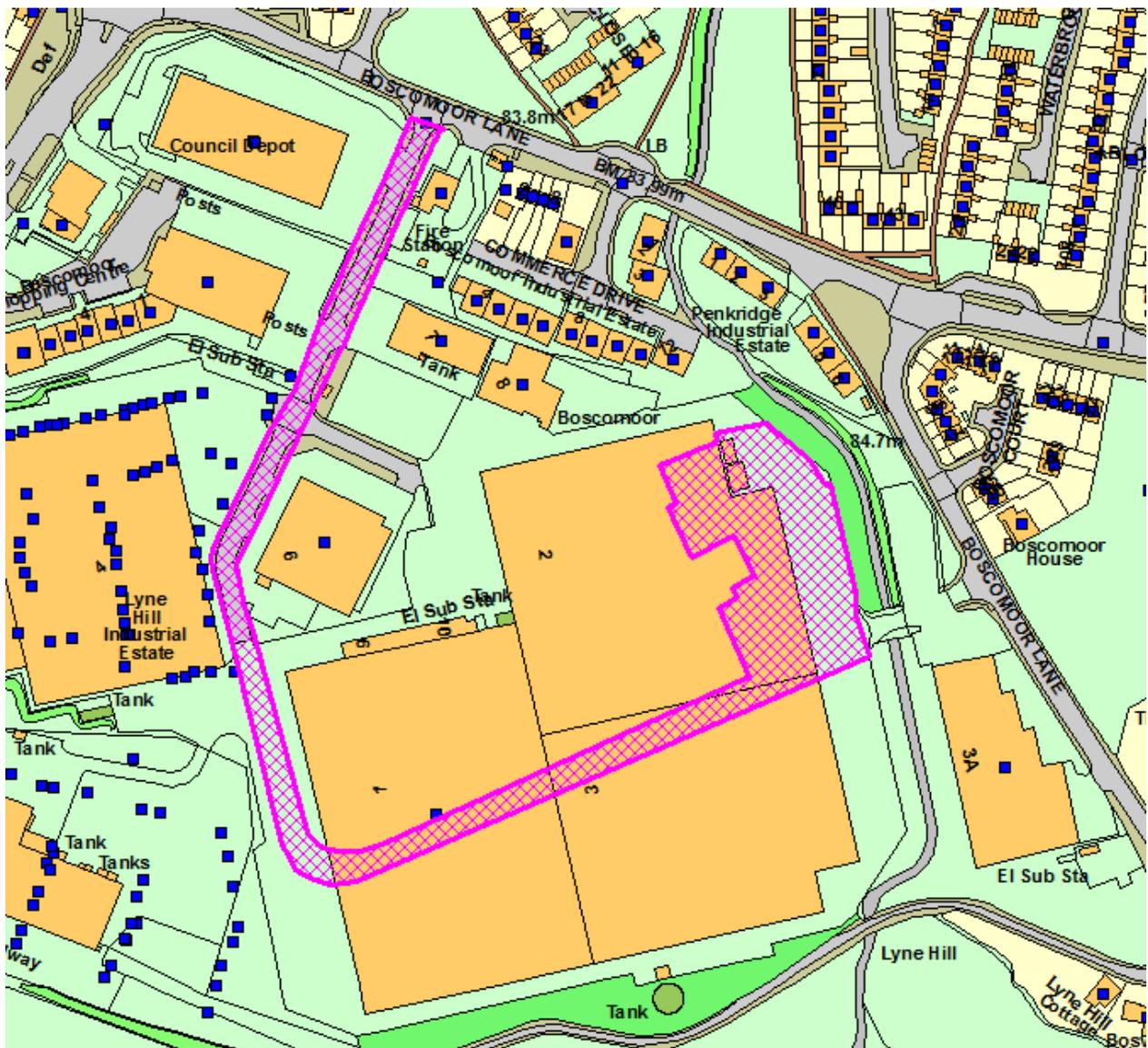
- 1) The reason for the imposition of these time limits is to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
- 2) In order to define the permission and to avoid doubt.
- 3) To safeguard the amenity of the area in accordance with policy EQ11 of the adopted Core Strategy.
- 4) To protect the existing trees on the site during construction work in accordance with policy EQ12 of the adopted Core Strategy.
- 5) In the interest of highway safety.
- 6) 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 minimise the risk of pollution.
- 7) Proactive Statement

In dealing with the planning application the Local Planning Authority has worked in a positive and proactive manner in accordance with paragraphs 186 and 187 of the National Planning Policy Framework 2012.

INFORMATIVE

Environment Agency

We would not support the erection of any type of fencing along the watercourse that may restrict our future maintenance access. Any works or structures in, under, over or within 8m of the top of the river bank may require an Environmental Permit from the Environment Agency. Further details and guidance are available on the GOV.UK website - www.gov.uk/guidance/flood-risk-activities-environmental-permits.



Lyne Hill Industrial Estate, Boscomoor Lane, Penkrige, South Staffordshire