



PLANNING COMMITTEE: 8 February 2011
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

N/2010/0470 **Erection of 8 apartments and 21 houses and associated roads, car parking, open space, landscaping and enabling ancillary works**
Land at Wootton Trading Estate off Newport Pagnell Road

WARD: Nene Valley

APPLICANT: Orbit Homes (2020) Ltd
AGENT: Barton Willmore

REFERRED BY: Head of Planning
REASON: Major development

DEPARTURE: No

APPLICATION FOR DETERMINATION

1. RECOMMENDATION

APPROVAL IN PRINCIPLE subject to the following:

1.1 That the Council resolve to grant planning permission in principle subject to:

- (1) The prior finalisation of a Section 106 Agreement to secure:
- The provision of 100% affordable housing
 - The long term maintenance of on site open space
 - The long term maintenance of the access roads and their availability for general use

(2) The planning conditions below and for the following reason:

The proposal would represent the efficient use of land and due to its siting, layout and design would provide a satisfactory standard of residential amenity. As the proposal would have no significant undue detrimental impact upon the amenities of surrounding residents, it therefore complies with the requirements of PPS1 - Delivering Sustainable Development, PPS3 – Housing, PPS23- Pollution Control,

PPG13 - Transport, PPG24 - Noise and Policies E20, E40 and H6 of the Northampton Local Plan.

2. THE PROPOSAL

- 2.1 This is a full planning application for a residential development of 29 residential units comprising a mix of apartments (8 no) and dwellinghouses (21 no.) on vacant land at Wootton Trading Estate accessed off Newport Pagnell Road.
- 2.2 The proposal comprises; 8 no. 2 bed apartments, 10 no. 2. bed houses, 9 no. 3 bed houses and 2 no. 4. bed houses. The applicant has advised that the entirety of the development would be given over to affordable accommodation.
- 2.3 The proposal utilises the existing access road, which serves the site and the remaining Wootton Trading Estate business area to the south, although this is to be upgraded to adoptable standards. The scheme proposes mostly 2 storey dwellings arranged around areas of open space and off road car parking. The proposal also includes a total of 33 off road parking spaces and a central area of open space that serves the entire development.

3. SITE DESCRIPTION

- 3.1 The application site consists of a relatively flat vacant parcel of land within the Wootton Trading Estate. The site itself is no longer in business use, whereas the land immediately to the south is still in active use. The site is approximately 0.5 hectares in area. It is surrounded on the east and west by modern 2 storey residential dwellings in Wootton and bound by the Newport Pagnell Road to the north.

4. PLANNING HISTORY

- 4.1 Outline planning permission (99/0595) was originally sought for residential development including means of access in July 1999. Permission was refused because it was considered that the development would be isolated and unrelated to the surrounding development, without proper access to local facilities and would prejudice the redevelopment of the site. The applicant appealed the decision but it was dismissed by the Inspector.
- 4.2 In attempting to address the Inspector's concerns regarding lack of pedestrian links an application (N/2001/226) was approved with a link through to Curlbrook Close.
- 4.3 An outline application (N/2005/1204) for residential development with all matters reserved apart from access (2 access points, one from Newport Pagnell Road and a footpath link adjacent to 42 Curlbrook Close) was submitted in 2005. For security reasons, the local residents did not want a footpath link and this was omitted from the scheme by the applicant but proposed an upgrade to the existing footpath along Newport Pagnell Road. This application was approved.

- 4.4 A planning application for 30 residential dwellings was approved with a Section 106 to secure 35 per cent affordable housing and maintenance of on site open space in October 2007.

5. PLANNING POLICY

5.1 Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The current Development Plan comprises of the East Midlands Regional Plan and the saved policies of the Northampton Local Plan 1997.

5.2 National Policies:

PPS1 – Delivering Sustainable Development
PPS3 –Housing
PPG17 – Planning for Open Space, Sport and Recreation
PPS23 -Planning and Pollution Control
PPS25- Development and Flood risk
PPG13 -Transport
PPG24- Planning and Noise
Circular 05/05 Planning Obligations

5.3 East Midlands Regional Plan 2009

Policy 2 – Promoting Better Design
Policy 13b – Housing Provision within Northamptonshire
Policy 14 – Regional Priorities for Affordable Housing

5.4 Northampton Borough Local Plan

E19 - Impact on amenities
E20 – Design of New Development
E40 - Crime and vandalism
H6 - Housing Development within Primarily Residential Areas
H14 – Open Space
H17 – Mobility Housing
H32 - Affordable Housing
L6 – The Maintenance of Open Space

5.5 Other Local Policy

NCC Planning Obligations & Local Education Authority -School Provision SPG 2004/06
NCC Parking Standards SPG 2003
NBC Affordable Housing SPG
NCC Planning Out Crime SPG 2004
NBC Park and Open Spaces Strategy for Northampton 2009

6. CONSULTATIONS / REPRESENTATIONS

- 6.1 **Public Protection (NBC)** support the application in principle, conditions to be imposed relating to site investigation, noise assessment and refuse.
- 6.2 **Housing Strategy (NBC)** no objection. Support the principle of development for 100% affordable housing as there is a lack of affordable housing in the general area. Can support the mix of units on the scheme as it provides for a range of units to cater for different lifestyles.
- 6.3 **Anglian Water** The applicant will have to make a request under the Water Industry Act to provide water infrastructure. Recommend standard conditions and informatives are imposed on the approval.
- 6.4 **Northamptonshire Police** Suggest the following recommendations are included to reduce the impact of crime and disorder. Rear Access Path- should be secured by lockable gate at front of building line and metal railing gates are preferable. The fence line which abuts the verge next to plots 1-7 should have trellis topping so that it is more difficult to climb over. Car Parking - the car parking is mainly well overlooked and removable bollards should be installed to protect parked cars adjacent to the maisonettes. Amenity Space- Green spaces are often the location for anti-social behaviour and dense planting is necessary against the rear fences of plots 8 and 13 to prevent fence being used to kick football against.
- 6.5 **Wootton and East Hunsbury Parish Council** Concern that the application does not take account of the Northampton Local Plan which states that any development at this site should be accessed from the adjoining Wootton Fields development rather than from Newport Pagnell Road. Feel that what is needed is that to halt any further decisions on the site until an Area Action Plan has been drawn up that recognises the changed uses of this site and comes up with a solution as to how the mixed uses are able to co-exist on the site. The main concern is that the current application centres on the access road and it is unacceptable situation that the industrial units are accessed by a road through a residential development.
- 6.6 **Environment Agency** No objection, but would recommend imposition of conditions on the approval relating to details of foul water and surface water drainage
- 6.7 **Northants County Council (NCC)** request contribution towards education, libraries and fire and rescue.
- Education- Regarding education it advises that a development of this type would add some 4-5 primary aged pupils and 2-3 secondary and sixth form pupils. This development will be served by Caroline Chisholm for Secondary Education and Wootton Primary or Caroline Chisholm for Primary Education. A contribution towards further school places will be required in order to accommodate any pupils generated from the development.
- 6.8 **Highway Authority (NCC)** No objections, conditions on previous approval to be imposed on this one
- 6.9 **Archaeological Advisor (NCC)** The previous application gained permission without any archaeological comments during a period when there was no regular system from

NCC on archaeological comments. The proposed development will have a detrimental impact on any archaeological deposits present and therefore a condition to accord with advice in PPS5 should be imposed allowing adequate investigation and recording for any affected remains.

- 6.10 **Central Networks** No objections, emphasise that any alteration, building or ground works proposed in the vicinity of our cables must be notified in detail to Central Networks.

Neighbours

- 6.10 Neighbour comments were received from numbers **38 Flinters Close, Lousada Plc , Units 3/5 and Unit 9 Wootton Trading Estate**
- Essential that vehicle access is available to the industrial estate at all times
 - Concern regarding increase in traffic generation
 - Overlooking from rear windows from Plots 21 and 22 to 38 Flinters Close resulting in loss of privacy
 - Loss of sunlight to residential neighbours
 - Noise to residential neighbours
 - Impact the development will have on the industrial estate in this current economic climate if existing access were closed. Essential that access is retained to trade estate to secure future of it.

7. APPRAISAL

Principle of development

- 7.1 The site is allocated in the Local Plan as being within an area of Proposed Primarily Residential Development and given the site history with the most recent application N/2006/0870 already approved for 30 no. residential units it is considered that the principle of development has already been established in accordance with PPS3.

Layout and Design

- 7.2 The application proposes development at a density of approximately 55 dwellings per hectare. Whilst the density is higher than the prevailing density in the surrounding area it represents an efficient use of the land compliant with PPS3. The site is also physically separate from the surrounding residential area. Moreover a slightly denser form of development was approved for the site in 2007, since which time there has been no fundamental changes in policy regarding residential density.
- 7.3 The proposed design of the development is largely 2 storey houses and apartments which is comparable in scale to the surrounding properties in Wootton, which is characterised mainly by 2 storey modern dwellings of simple design.

- 7.4 The design of the properties are very different from the 2007 approval (N/2006/0870) and defined predominantly by 2 storey properties compared to 3 storey in the previous scheme. It is considered that the current proposed design is more in keeping with the existing properties on the nearby housing estates to the eastern and western sides of the site at Flinters Close and Balland Way than the 2007 approval.
- 7.5 Officers have also investigated the potential to form a pedestrian crossover across the Newport Pagnell Road in order to improve links between the residential areas north and south of the road. This has been put to the County Council as Highway Authority, however it has advised that it does not consider it to be appropriate due to the traffic speeds on this part of the Newport Pagnell Road. It is also noteworthy that a pedestrian crossing over the Newport Pagnell Road is planned to be provided to the west approximately 800metres from the site.
- 7.6 Concerning bin storage and cycle storage areas, a condition is recommended to be imposed on the approval requiring the applicant to provide full details of these elements to be approved.

Housing Mix

- 7.7 Although a significant number of the proposed units would be 2 bedroom properties, it is considered that on balance the mix is acceptable and an adequate mix of apartment and houses are provided offering 2, 3 and 4 bedroom units. This mix has also been agreed with the Borough Housing Strategy Officer.
- 7.8 Policy H17 of the Northampton Local Plan requires 10 per cent of housing to be mobility standards. This would equate to 3 no units for this proposal which can be secured and controlled via condition.

Open Space

- 7.9 Areas of open space are proposed centrally within the site as part of the layout providing a facility for residents and also an attractive feature for the development as a whole. The proposed open space would be directly overlooked by the proposed dwellings providing good natural surveillance from their windows and the public domain.
- 7.10 The maintenance and upkeep of the open space would be secured through a Section 106 agreement. The 2007 approval had a similar, albeit small area of open space which was also secured and controlled via a Section 106 agreement. The proposed on site open space is considered adequate given that the proposed public open space (470 square metres) significantly exceeds that of the previously approved scheme of 2007 (250 square metres) which is for more units. Given that there are good accessible open space facilities in the wider Wootton area combined with the on site provision it is considered that in this instance there is no requirement to provide additional facilities to support further obligations.
- 7.11 Each unit has their own private amenity space in the form of rear gardens which are considered to be of adequate size for the properties concerned.

Car Parking and Access

- 7.12 33 off street parking spaces are proposed for the development giving an average ratio of approximately 1.2 spaces per dwelling which the Highway Authority has raised no objection to and which accords with the County Wide Parking SPG.
- 7.13 The layout has also been agreed with the Highway Authority. In order to ensure its long term maintenance a clause is recommended to be included within the S106 agreement to secure the future maintenance of the access road (e.g to be vested in a management company which would be responsible for its upkeep) and to ensure it is kept unobstructed and available to all parts of the housing development and business uses to the south in perpetuity. Although it is proposed to be constructed to highway adoption standard, the applicant has indicated that it would remain privately owned .
- 7.14 As per the 2007 approval, conditions are to secure the site access with Newport Pagnell Road and upgrade of cycleway and footpaths to the site's Newport Pagnell Road frontage.
- 7.15 The Parish Council have raised the concern that the proposed development appears to be contrary to the Local Plan as the development would be accessed from Newport Pagnell Road and not from the adjoining housing estate. This is a reference to Policy H3 of the Local Plan. However, H3 is not a saved policy of the Local Plan and as such can be afforded no weight. Officers agree that it would have been preferable to have incorporated links from the site to the surrounding residential areas rather than relying exclusively on Newport Pagnell Road. However, due to the presence of the retained business area to the south and the estate layouts to the east and west, opportunities are very limited. Moreover the principle of Newport Pagnell Road only access was accepted with the scheme approved in October 2007.

Secure by Design

- 7.16 Northants Police as a consultee on the planning application raise no objections subject to a number of points of detail which can be adequately addressed via conditions (e.g in respect of boundary treatment and planting).

Impact on living conditions of neighbouring properties

- 7.17 The current proposed layout is the result of considerable negotiations and discussions between the applicant and officers.
- 7.18 Rear to rear separation distances of 21 metres between the back of plots 8 to 14 and the existing residential properties to the eastern side of the site on Balland Way has been achieved in accordance with separation distances identified in the Local Plan. Back to back distances between the proposed maisonettes and houses on the western side of the site and the rear of the dwellings on Flinters Close averages approximately 13 to 15 metres. It is considered that given there would be no overlooking windows at first floor level in the rear walls of these proposed units (plots 22 to 29) there would not be any significant loss of privacy to these neighbours. Moreover, given the separation and orientation, it is considered that the proposed units would not unduly overshadow the existing properties.

- 7.19 Although there are rooflights proposed in the rear roof slopes of plots 26 to 29 these would be above eye level and could be conditioned to be at least 1.8 metres above internal floor in order to mitigate potential overlooking to the properties to the immediate rear.
- 7.20 The proposed units would all have satisfactory outlook and given the relationship with adjoining properties would be afforded an adequate level of residential amenity.

Environmental Health matters

- 7.21 The site is adjacent to the busy Newport Pagnell Road and the Council's Public Protection (Environmental Health) Section recommend that conditions be imposed on the approval in respect of noise assessments. They are also of the opinion that conditions should be imposed relating to refuse and standard contamination investigation and mitigation.

Planning Obligations

- 7.22 The applicant, which is a Registered Social Landlord, is proposing an entirely affordable scheme compared to 35 per cent proposed in the 2007 permission. In order to achieve this, a considerable subsidy is to be provided via Social Housing Grant.
- 7.23 In addition, the applicant has confirmed that all the occupiers will be from this Council's Housing waiting list and are therefore already residents of Northampton. Although the County Council as Local Education Authority has requested that an education contribution be sought from the applicant, given these circumstances, together with the level of public subsidy that the scheme has attracted, it is clear that an obligation for the development to contribute a significant amount to the education system would jeopardise the viability of the scheme. Accordingly it is considered that in recognition of this exceptional circumstance, the County Council should be advised that payment to education provision is not appropriate. However, it is appropriate, given this, that the applicant enters into an obligation to ensure that 100% of the accommodation is affordable within the definition of the Borough's SPD.
- 7.24 As discussed above, the maintenance of the on site open space would also be secured by S106 agreement as would to secure the maintenance of the access road.
- 7.25 The County Council has also requested financial contributions towards funding of library and fire services. However, given the scale and type of the development, and the fact that it is not clear how such contributions would not be directly related to the proposed development it considered that any request for a financial contribution to these matters could not be reasonably sustained.

Other considerations and response to neighbour comments

7.26 Some of the commercial units in the adjacent Trade Estate are concerned that the existing access from Newport Pagnell Road remains to their units and consideration be given to increase in traffic generation on the existing access. The applicant has advised that they have no intention of preventing continued access to the rear of the site and this can be secured as part of the legal agreement. Consideration has been given by the Highway Authority to the traffic to be generated from the proposed development and no objection has been raised.

8. CONCLUSION

8.1 The proposed development would represent an efficient use of land and would be an appropriate form of development given its context and environs. A suitable design and layout has been proposed and there would be no undue negative impacts on the occupiers of surrounding residents. The proposal is therefore acceptable subject to suitable conditions and obligations to be secured by S106 agreement.

9. CONDITIONS

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) Unless otherwise agreed in writing by the Local Planning Authority, no development works shall take place until details of the proposal to upgrade Newport Pagnell Road to cycleway/footway standard have been submitted to and approved in writing by the Local Planning Authority. The cycleway/footpath shall be implemented in accordance with the approved details prior to the occupation of the dwellings hereby approved.

Reason: In the interests of sustainability in accordance with Policies E19 of the Northampton Local Plan and PPG13.

(3) Full details of the proposed alterations to the junction onto Newport Pagnell Road, and of the surface treatment of all roads, access and parking areas, footpaths and private drives including their gradients, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site and the approved details for the alterations to the junction onto Newport Pagnell Road shall be implemented prior to the first occupation of the dwellings hereby approved.

Reason: In the interests of highway safety and to secure a satisfactory standard of development in accordance with advice in PPG13.

(4) Full details of the method of treatment of the external boundaries of the site together with individual plot boundaries shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the occupation of the buildings and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

(5) Prior to the commencement of development, full details of measures to ensure prevention of crime are incorporated within the development shall be submitted to and approved in writing with the Local Planning Authority and shall be implemented in accordance with the agreed details.

Reason; In the interests of security to accord with advice in Policy E40 of the Northampton Local Plan.

(6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be installed in the first floor rear facing elevations of plot numbers 22 to 29 without the prior written consent of the Local Planning Authority.

Reason: To safeguard the privacy of adjoining properties in accordance with Policies E20 of the Northampton Local Plan.

(7) The lowest part of the roof windows on the rear elevation of plots 26,27,28 and 29 hereby permitted shall be at least 1.8 metres above internal floor level and thereafter retained in that form at all times.

Reason: To safeguard the privacy of the adjoining properties in accordance with Policies E20 of the Northampton Local Plan.

(8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions or other form of enlargement to the residential development hereby permitted, nor erection of porches, outbuildings, hardstandings, storage tanks, gates, fences, walls or other means of enclosure, shall take place without the prior written consent of the Local Planning Authority.

Reason: To prevent overdevelopment of the site in accordance with Policy E20 of the Northampton Local Plan.

(9) Prior to the commencement of construction works on site, details of the existing and proposed ground levels and finished floor levels of the development in relation to all adjoining neighbouring properties shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: In the interests of residential and visual amenity in accordance with Policies E20 and H6 of the Northampton Local Plan.

(10) No development shall take place until details of bin and cycle storage areas have been submitted to and approved in writing by the Local Planning Authority and shall be constructed prior to the occupation of or bringing into use of the dwellings/flats hereby permitted and shall thereafter be maintained.

Reason: To ensure the provision of adequate facilities and in the interests of amenity in accordance with Policies E20 of the Northampton Local Plan.

(11) Details and/or samples of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity in accordance with Policy E20 of the Northampton Local Plan.

(12) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of hard and soft landscaping for the site. The scheme shall include indications of all existing trees and hedgerows on the land and details of any to be retained.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

(13) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

(14) A minimum of 10% of the dwellings/flats shall be available for occupation by persons with disabilities and constructed to the Local Planning Authority's mobility housing standards and details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site and thereafter implemented concurrently with the development, and thereafter retained as such.

Reason: To ensure adequate provision is made for people with disabilities in accordance with Policy H17 of the Northampton Local Plan.

(15) No development shall take place until a desk top study in respect of possible contaminants within the site is completed and a site investigation has been designed. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with advice in PPS23.

(16) If during the development, contamination not previously identified is found to be present at the site then no further development unless otherwise agreed in writing with the Local Planning Authority shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority, for an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with

Reason- In the interests of pollution control to comply with advice in PPS23.

(17) Prior to the commencement of development the applicant shall assess the Noise Exposure Category(ies) of the site due to its exposure to transportation noise. This must take into account, where appropriate, Roads or Railways that may not be immediately adjacent to the site and the likely growth of traffic over the next 15 years. The applicant shall also submit for approval a scheme to protect the site where its noise exposure exceeds NEC A. The scheme shall include a site plan showing the position, type and height of the proposed noise protection measures together with the resultant NEC(s) for the site. Where noise protection measures for the site are impractical or do not reduce the NEC of all amenity areas, all facades or all floors of the proposed dwellings to NEC A, the plan shall clearly indicate the site layout and the predicted NEC for all facades. Where facades or floors do not fall into NEC A a noise insulation scheme, which will require the provision of mechanical ventilation, shall be submitted for approval by the local Planning Authority and implemented prior to the properties being occupied.

Reason: To protect the enjoyment of future occupiers of their dwellings in accordance with advice in PPG24.

(18) No development shall commence until details of a scheme, including phasing for the provision of mains foul water drainage on and off site has been submitted to and approved in writing by the Local Planning Authority . No dwellings shall be occupied until the works have been carried out in accordance with the approved scheme.

Reason- To prevent flooding, pollution and detriment to public amenity through provision of suitable water infrastructure in accordance with advice in PPS23 and PPS25.

(19) No infiltration of surface water drainage into the ground is permitted other than with the express consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no unacceptable risk to controlled water. The development shall be carried out in accordance with the approved details.

Reason- In the interests of pollution control to comply with advice in PPS23.

(20) Full details of all road and drainage including cross-sections, longitudinal sections and highway boundaries shall be submitted to and approved in writing by the Local Planning Authority (LPA) prior to the commencement of construction work on site. Unless otherwise agreed in writing by the LPA the approved details shall be fully completed prior to the first occupation of any unit hereby permitted.

Reason- In the interest of highway safety to comply with advice in PPG13.

(21) Unless otherwise agreed in writing by the Local Planning Authority (LPA) prior notice shall be given of the exact date on which it is proposed that construction of the development hereby permitted is to commence. During the construction period representatives shall be allowed access to the site in order to observe and inspect all excavation works and record all findings of archaeological interest. If required they shall be allowed to excavate such remains, provided that this shall not interfere unreasonably with the progress of the development.

Reason- In the interests of sound archaeological practice in accordance with advice in PPS5.

10. BACKGROUND PAPERS

10.1 N/2010/0470.

11. LEGAL IMPLICATIONS

11.1 None.

12. SUMMARY AND LINKS TO CORPORATE PLAN

12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.

Position:	Name/Signature:	Date:
Author:	Jonathan Moore	26 January 2011
Development Control Manager Agreed:	Gareth Jones	26 January 2011

