

PLANNING COMMITTEE: 12th May 2020
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0417

LOCATION: Woodstock, Billing Road

DESCRIPTION: Additional storey to existing block of flats to create 10no new flats with new bin and cycle stores

WARD: Rushmills Ward

APPLICANT: Northampton Partnership Homes
AGENT: LMR Designs

REFERRED BY: Director of Planning and Sustainability
REASON: Council owned land

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1 RECOMMENDATION

1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

The principle of additional residential development on the site is acceptable and, as part of a balanced assessment, no objections are raised with regards to the requirements of the National Planning Policy Framework, Policies S1, S10, H1, H2, C2, BN2, BN5, BN7 and BN9 of the West Northamptonshire Joint Core Strategy, and Saved Policies E20 and E26 of the Northampton Local Plan.

2 THE PROPOSAL

2.1 The application seeks planning permission for an additional storey to Woodstock to create 10 new flats operated by Northampton Partnership Homes (NPH). The new third floor flats would comprise 3 x 1 bed units and 7 x 2 bed units. The additional storey would have a flat roof with anthracite grey cladding panels. The proposal also includes a new cycle store for 10 bikes and an additional 2 bays to the existing bin store.

2.2 The application has been amended since its submission to reduce the size of the extension and the number of flats from 17 to 10 units and also amend the cladding details to the new storey.

- 2.3 In addition, the revised details have been accompanied by an outline construction method statement, which details that a crane would be used for the construction of the additional storey and estimates a 4 week build period.

3 SITE DESCRIPTION

- 3.1 The application site is located to the south side of the Billing Road on the corner with Cliftonville Road. It neighbours an apartment block to the southern side, York House, and offices currently occupied by a Solicitors practice to the western side. The wider locality includes both residential and commercial properties.
- 3.2 The site is outside but adjacent to Billing Road Conservation Area to the northern side and there are listed building in the locality on the Billing Road and Cliftonville Road.
- 3.3 The application site comprises an apartment block containing 49 flats, all but one of which are 1 bed units, and a parking area containing 19 car parking spaces together with external bin and cycle stores. The apartment block has a L-shaped plan form and is three storey in scale with a flat roof and a red brick elevation treatment. It has a pedestrian entrance onto Cliftonville Road and a vehicular access off Billing Road which is shared with the neighbouring Solicitors practice.

4 PLANNING HISTORY

- 4.1 N/2018/0435: Installation of automated entry gate system to existing car park. Approved.
- 4.2 N/2016/1696: Prior Notification for demolition of 1 block of 2 garages. Prior Approval Not Required.
- 4.3 N/2016/1697: Change of use of two communal rooms into two one-bedroom self-contained dwellings. Approved.

5 PLANNING POLICY

5.1 Statutory Duty

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 Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014), Northampton Local Plan (1997) saved policies.

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting and to the desirability of preserving or enhancing the character or appearance of a conservation area.

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraphs 7-12 - Presumption in favour of sustainable development.

Section 5 - Housing Supply

Section 8 - Promoting healthy and safe communities.

Section 9 - Promoting sustainable transport

Section 11 - Making effective use of land

Section 12 - Achieving well designed places

Section 14 - Meeting the challenge of climate change, flooding and coastal change
Section 16 Conserving and enhancing the historic environment

5.3 **West Northamptonshire Joint Core Strategy (2014)**

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

Policy S1 - The Distribution of Development
Policy S10 - Sustainable Development Principles.
Policy H1 - Housing
Policy H2 - Affordable Housing
Policy C2 – New Developments
Policy BN2 - Biodiversity
Policy BN5 – Historic Environment
Policy BN7 - Flood risk
Policy BN9 - Planning for Pollution Control

5.4 **Northampton Local Plan 1997 (Saved Policies)**

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

Policy E20 - New Development (Design)
Policy E26 – Conservation Areas

5.5 **Supplementary Planning Documents & Other Material Considerations**

Planning out Crime in Northamptonshire SPG 2004
Northamptonshire County Parking Standards 2016
Northampton Parking Standards 2019
Billing Road Conservation Area Appraisal and Management Plan 2011

6 **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

- 6.1 **Anglian Water:** There is available capacity for the foul drainage for this development and the sewerage system also has available capacity. The surface water drainage strategy submitted with the application is unacceptable, but this matter can be addressed by condition.
- 6.2 **Conservation:** No objection to the revised plans. The inset of the roof extension will reduce its prominence and impact on views from the adjoining Conservation Area
- 6.3 **Development Management (NCC):** Due to the minimal number of pupils expected to be resident in the development, no education s106 contributions are sought. A financial contribution is sought for libraries. Recommend the imposition of a condition to secure the provision of fire hydrants and sprinklers.
- 6.4 **Environment Agency:** No comments.
- 6.5 **Highway Authority (NCC):** No objections subject to a Construction Environmental Management Plan condition. Although, it should be noted that the proposed development would increase parking demand in the area, which may affect local amenity. Furthermore, as more applications come forward to increase the residential density in the town centre area, the Local Highway Authority will consider each on a case by case basis and may ask for some form of mitigation going forward.

- 6.6 **Lead Local Flood Authority (NCC):** No objections as the development does not include additional ground works.
- 6.7 **Public Protection (NBC)**
- Noise – The glazing specification within the submitted noise assessment is accepted for road noise. However, no ventilation strategy is proposed and clarification of this is required as windows will need to be able to remain closed on traffic affected facades.
 - Air Quality – There should be restrictions imposed on the standards for gas boilers that would serve the development.
 - Constructions hours – Construction hours should be limited to protect residential amenity.
- 6.8 **Police Crime Prevention Design Advisor** – No objection provided the building is compartmentalised to reduce opportunities for nuisance and unauthorised movement around the block. Best practice guidance indicates that the internal compartmentalisation should be fob controls on doors leading into and from stair cores and lifts. Those flats on the new floor should have PAS 24: 2016 rated front doors.
- 6.9 **Nine third party objections** were received to the application as originally submitted. These letters include the following points:
- The application property and neighbouring York House are within the Conservation Area (Officer Note: the application property, York House to the south of the site and the adjacent buildings to the west of the site were excluded from the Billing Road Conservation Area when it was designated in 2012 due to them not make a positive contribution to its historic character or appearance).
 - The proposal would loom over its surroundings and block the skyline; images accompanying the application are misleading and trees to frontage cannot be relied on to obscure views of the development.
 - Scale and density of development is not in character with area and the plot is already dominated by parking and bin stores such that proposal would be overdevelopment.
 - The building would become overcrowded and there would be a significant increase in demand for communal areas that are limited on site.
 - Noise study omits noise impacts to existing tenants on the floors below the proposed development; sound insulation in the building is presently non-existent.
 - The air quality at the crossroads is poor and an additional storey would act as a windbreak reducing ventilation and concentrating pollutants in the area.
 - The site is uphill of York House and the proposal would result in an overbearing impact on this neighbouring property.
 - All bedrooms to York House are along the side of the building neighbouring the application property.
 - The additional units would be detrimental to the amenity and productivity of the neighbouring solicitor's business, such as through noise, disturbance, outlook and light.
 - There are crime and anti-social behaviour issues relating to the existing property.
 - There are no recycling facilities as these have been removed due to high levels of cross contamination.
 - The refuse store presently suffers from flytipping and overflowing bins (Officer Note: Photographs submitted showing overflowing bins and large items such as mattresses in bin storage area).
 - Insufficient parking is proposed; Proposal does not meet the Parking Standards to the detriment of highway safety and risks obstructing emergency vehicles.
 - Car parking cannot presently meet current demand.
 - No surrounding roads allows 24-hour parking.
 - Informal car parking takes place in car park (Officer Note: Photographs submitted showing informal parking such as along boundary wall and obstructing access to cycle store).
 - Parking associated with existing occupiers of site also takes place on the shared access drive with the neighbouring solicitors obstructing access and also within their car park; this would be exacerbated by the proposal. If the proposal is approved measures should be in place to place such unauthorised obstructions.

- The existing access from the site onto the Billing Road is difficult to use and unsafe at busy times; the proposal would exacerbate this (particularly during the construction phase).
- A transport assessment and travel plan should accompany this application due to the amount of traffic that it would be generated.
- A bike shed is not a viable alternative to car parking spaces.
- Construction traffic would impact on highway safety on a busy junction and main route to the hospital.
- The disruption, noise and dust arising from the construction works would adversely impact on occupiers of the application property and York House.
- Unclear what the proposals are to deal with existing tenants of the site during construction works, such as temporary rehoused, safety measures, car parking, etc.
- The proposal would have no benefits and only negative impacts to existing tenants.
- Proposal may affect communal heating and other service charges.
- The foundations and structural stability of Woodstock may not be able to withstand an additional storey and as a result the proposed works could destabilise neighbouring properties
- Asbestos concerns.

6.10 A further three third party letters of objections were received to the amended plans. These letters reiterate and essentially detail that the amendments do not address the concerns detailed above. However, the following additional points are raised:

- The new cycle shelter would be in the same position as a temporary mobile works unit which obscured the view and blocked out the light to flat 8.
- Cycle store would attract crime and would also create blind spots in the car park.
- Cycle store would generate noise to the detriment of amenity.
- Additional bin stores would result in the loss of informal parking opportunities.
- New bin stores have a flawed design and are not sufficient to address refuse issues.

6.11 **One third party letter of comment** has been received. This letter raises queries relating to the advertising of the application (Officer Note: Letters were sent to occupiers of neighbouring buildings; a site notice was posted; and an advert was placed in the newspaper to advertise the application).

7 APPRAISAL

Principle of development

7.1 The application site is in residential use within the urban area of Northampton and, therefore, development of the site for additional residential units is acceptable in principle under Policy S1 of the Joint Core Strategy.

7.2 Notwithstanding the above, the Council cannot presently demonstrate a five year housing land supply. Therefore, in accordance with the presumption in favour of sustainable development in paragraph 11 of the NPPF, development should be permitted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The development of the site for ten additional affordable housing units would contribute, albeit on a small scale, towards the Council's housing supply with associated social and economic benefits and this therefore weighs in favour of the proposal.

Design and Heritage Assets

7.3 Saved Policy E20 of the Northampton Local Plan and Policy H1 of the Joint Core Strategy place great importance on the quality of design of new developments and are in conformity with the NPPF, which advises that planning should always seek to secure high quality design.

7.4 In addition, the site neighbours the Billing Road Conservation Area to the northern side and there are listed buildings in the wider locality on Billing Road and Cliftonville Road. As such, special attention must be paid to preserving or enhancing the character or appearance of the conservation area and the setting of the listed buildings.

- 7.5 The existing property occupies a prominent location on the corner of the Billing Road and Cliftonville Road and comprises a large apartment block with a three storey scale, L shaped plan form, red brick elevation treatments and a flat roof. There is some variety in the design and scale of buildings in the surrounding area, including three storey flat roofed apartments with either buff bricks or red bricks with cladding panels between windows; two and three storey Victorian villa style properties, 3.5 storey pitched roof apartment blocks and three storey office blocks with varied roof forms.
- 7.6 The application proposals would add an additional storey onto the apartment building. This new storey would be a flat roofed structure to reflect the form of the existing building and the contrasting grey cladding would facilitate a more subservient and lightweight appearance to the additional storey. Furthermore, the set-back from the edge of the building would help reduce its prominence in the street scene and impact on views into and out of the Conservation Area. It is noted that there are no other full four storey properties in the immediate locality. However, there is considerable variety in the height of built form in the local area, with the more modern apartments to the south of the site on Cliftonville Road and to the west of the site on Billing Road including a third floor in their large roof forms and some of the villa style properties within the conservation area also include a third floor in their roof spaces. As such, it is considered that the extended property would not appear out of scale with other properties in the streetscene and its design would integrate acceptably with the existing apartment block.
- 7.7 The application also proposes bin and cycle structures that would be single storey in scale and set to the rear of the site such that they would not detract from the streetscene or heritage assets.
- 7.8 Overall, it is considered that the proposal would have an acceptable design and would not harm the character or appearance of the neighbour Billing Road Conservation Area or the setting of the listed buildings in the wider locality of the site.

Residential amenity

- 7.9 Saved Policy E20 of the Northampton Local Plan, Policy H1 of the Joint Core Strategy and the guidance in the NPPF all seek to secure a good standard of amenity for all existing and future occupants of land and buildings.
- 7.10 In terms of the residential amenity of neighbours, the application property is separated from most neighbouring dwellings by surrounding roads. Although, it is set some 4 metres in from the boundary with York House, a three storey apartment block, and both the application property and York House benefit from flank windows. The proposed additional storey would, however, be set well in from the edge of the roof of the application property and the only new flank windows facing York House would serve bathrooms such that they could be conditioned to be obscure glazed. As such, subject to a condition requiring the southern flank windows to be obscure glazed, it is considered that the proposal would not appear unduly overbearing or result in an unacceptable loss of privacy or daylight to occupiers of York House.
- 7.11 The concerns of existing occupiers of the lower floor of the application property are noted. However, noise insulation between the floor of the new flats and the existing second floor units would be addressed under the Building Regulations. In addition, it is acknowledged that the proposed cycle store, by virtue of its siting, scale and design, would have a poor relationship with windows serving the ground floor flats. However, revised details for an alternative structure that could be sited against the boundary wall with York House could be secured by condition. It is also acknowledged that there would be some disruption to existing occupiers during construction works and, therefore it is, recommended that a Construction and Environmental Management Plan (CEMP) is required by condition to seek to minimise such impacts. In addition, the representations regarding the existing bin storage issues on site are noted, but the proposal does include additional bin storage to seek to meet the needs of the new dwellings and the use and collection of bins is a management issue outside the scope of planning. As such, subject to conditions to secure a revised cycle store, bin stores and a detailed CEMP, it is considered that the proposal

would not have a detrimental impact on the residential amenities of the existing occupiers of Woodstock

- 7.12 Representations have been received that the proposal would impact on the amenity of the neighbouring Solicitors practice to the west of the site. However, by definition office type uses are compatible with residential uses and the application property is some 15 metres from this neighbouring commercial building at its closest point. As such, it is considered the proposed additional flats would not have a detrimental impact on the amenity of occupiers of this neighbouring business.
- 7.13 Turning to the amenities of future occupiers of the new dwellings, all habitable rooms would be served by windows affording outlook and the new dwellings would have acceptable floor areas. The scheme has been assessed by Environmental Health and, subject to conditions relating to glazing and ventilation, it is considered that the noise impacts associated with the neighbouring busy roads can be mitigated. In addition, the proposal has been amended to include additional bin stores. It is noted that the application property does not benefit from any meaningful outdoor amenity space, however the site is within walking distance of Becketts Park and Barnes Meadow. As such, and subject to the aforementioned conditions, it is considered that the proposal would afford an acceptable standard of amenity for future occupiers.

Parking and highway safety

- 7.14 The County and Borough Councils' Parking Standards provide guidance on the parking requirements for residential developments. In addition, Paragraph 109 details developments should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.
- 7.15 The Parking Standards indicate that one parking space should be provided per bedroom for residential dwellings, which would equate to 50 spaces for the existing building and an additional 17 spaces for the proposed extension. There are currently 19 parking spaces within the application site, meaning that there is an existing shortfall under the guidance. Furthermore, the proposal does not include any new car parking, meaning that the existing shortfall would be exacerbated by the proposed development. However, the Highway Authority do not object to the proposed development in terms of parking or highway safety. In addition, it is noted that the supporting text in the County Parking Standards detail that flatted schemes should be treated on their own merit based on the character of the area and the guidance in the Standards. In this instance, there are very limited opportunity for additional parking on the site and any such parking would detract from the character of the area. In addition, the locality benefits from parking restrictions in the form of double yellow lines such that there are controls to prevent on-street parking in inappropriate locations in the vicinity of the site. Furthermore, the site is located on the outskirts of the town centre so that it would be uncharacteristic for high levels of parking to be provided on site. Moreover, it should be acknowledged that the site is in a highly sustainable location on bus routes and within walking distance of Northampton Town Centre and facilities on the Wellingborough Road such that a relaxation of the parking guidance would be merited. Also, the proposal includes 10 additional cycle parking spaces which could be secured by condition. Although, the representations from residents and occupiers of neighbouring properties regarding insufficient car parking for existing occupiers of apartment block and obstruction of the access drive causing conflict and safety issues are also noted.
- 7.16 Overall, the extended apartment block only benefitting from approximately a third of the parking sought under the Standards is considered to comprise harm arising from the proposed development. However, this harm is limited by the highly sustainable location of the site, such that facilities and other forms of transport are readily accessible, and the parking restrictions in the locality of the site providing mechanisms to prevent inappropriate parking on the highway. In addition, the Highway Authority raise no objections on parking or highway safety grounds. Therefore, as part of a balanced assessment, it is considered that the parking harm is outweighed by the benefits arising from the provision of ten affordable housing units to contribute to the Council's five year housing land supply.

Other considerations

- 7.17 The Northampton Parking Standards seek the provision of electric vehicle charging points for new residential developments. However, as the proposal would not provide any additional parking spaces and thus occupiers would need to rely on sustainable form of transport, it is not considered that it would be reasonable to require the provision of electric vehicle charging points by condition.
- 7.18 The comments of third parties and the Police regarding crime and anti-social behaviour are noted. Therefore, it is recommended that a condition is imposed to secure the implementation of measures to seek to reduce opportunities for crime and create a safe environment for occupiers of the proposed development.
- 7.19 The application property is not in Flood Zone 2 or 3 but comprises a major development so it has been accompanied by a Flood Risk Assessment with details of surface water drainage in accordance with the requirements of Policy BN7 of the Joint Core Strategy and the guidance in the NPPF. The Environment Agency and Lead Local Flood Authority have assessed the proposal and raise no objections due to the proposed extension being at upper floor level. It is noted that whilst Anglian Water advise that there is sufficient sewerage capacity for the proposed development, they are seeking revised details relating to surface water drainage. However, as the proposal would not increase the impermeable area within the site, it is considered that it would not be reasonable to condition details of surface water drainage. As such, no objections are raised to the proposal with regards to flood risk and surface water drainage.
- 7.20 NCC Development Management has sought a s106 financial contribution for libraries and a condition relating to sprinklers and hydrants. However, the scheme is for less than 15 units and there is currently no policy basis for the library contribution such that it would be unreasonable. Furthermore, matters such as sprinklers are addressed under the Building Regulations.
- 7.21 Representations have been received regarding the structural stability of the existing property to accommodate an additional storey, however this is a Building Regulations and not a planning matter.
- 7.22 In addition, a representation has been received regarding asbestos, however asbestos is controlled under the Asbestos Regulations and HSE guidance.
- 7.23 It is also noted that representations have been received regarding the implications of the proposal for the service charges of existing occupiers of Woodstock, however this is not a planning matter.

8 CONCLUSION

- 8.1 To conclude, the site is in an existing residential use close to Northampton town centre and the principle of residential development on the site is therefore acceptable under the development plan. Notwithstanding this, the Council cannot presently demonstrate a five year housing land supply and, therefore, it is necessary to assess the proposal against the presumption in favour of sustainable development. In this instance, whilst there would be some harm arising from the exacerbation of the existing parking shortfall on the site, the proposed development is in a highly sustainable location with parking restrictions in the locality such that the harm would only be limited and outweighed by the benefits arising from the provision of ten affordable housing units. Therefore, it is recommended that planning permission is granted subject to conditions.

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. The development hereby permitted shall be carried out in accordance with the following approved plans: 018-093-001, 018-093-002, 018-093-003, 018-093-004, 018-093-005, 018-093-006, 018-093-007, 018-093-008, 018-093-009, 018-093-010E, 018-093-012E, 018-093-013E, 018-093-014B, and 018-093-015.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

3. Prior to the commencement of the development hereby permitted, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. Development shall then be carried out in accordance with the approved CEMP which shall include:
 - i Details of access, tracking and routing to and from the site for construction vehicles
 - ii Parking for site operatives and visitors
 - iii Storage areas for plant and materials
 - iv Crane position
 - v The erection and maintenance of security fencing/hoardings and lighting
 - vi Welfare and other site facilities
 - vii Working hours and delivery times
 - viii Measures to control noise, vibration, dust and fumes during site preparation works and construction
 - ix Measures to prevent dust, mud and other debris being deposited on the surrounding highway.

Reason: To minimise the impact of the development during the construction phase in accordance with the Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework. This is a pre-commencement condition to ensure timely submission of details.

4. The external facing materials for the additional storey hereby approved shall be Kingspan 600mm Cladding Panels finished in RAL 7016 Anthracite Grey.

Reason: In the interests of visual amenity and to seek to preserve the character and appearance of the adjoining Conservation Area in accordance with Policies S10, H1 and BN5 of the West Northamptonshire Joint Core Strategy and Policies E20 and E26 of the Northampton Local Plan.

5. The windows to serve the development hereby permitted shall be provided in accordance with the glazing specification detailed in the submitted Noise Report (reference MDR/J3894a) and retained thereafter.

Reason: To protect future occupiers of their dwellings and in the interests of residential amenity in accordance with Policies H1, BN9 & S10 of the West Northamptonshire Joint Core Strategy.

6. Prior to the occupation of the development hereby permitted, a ventilation scheme and cooling to serve the new flats shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development hereby permitted and thereafter retained and maintained in accordance with the approved details.

Reason: To protect future occupiers of their dwellings and in the interests of residential amenity in accordance with Policies H1, BN9 & S10 of the West Northamptonshire Joint Core Strategy.

7. The south facing bedroom windows serving Apartments 52 and 53 (as shown on the approved plans) shall be glazed with obscured glass to Level 3 or higher of the Pilkington scale of privacy or equivalent as may be agreed in writing by the Local Planning Authority before the development hereby permitted is occupied and thereafter retained in that form at all times.

Reason: To safeguard the privacy of the adjoining properties in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy.

8. Prior to the occupation of the dwellings hereby permitted, full details of security measures including access control and the security performance of doorsets to serve the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and fully implemented prior to the development being first brought into use and retained thereafter.

Reason: To ensure the provision of a safe and secure development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

9. Notwithstanding the submitted details and prior to the occupation of the development hereby permitted, full details including siting of an additional cycle store to serve the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the development being first brought into use and retained thereafter.

Reason: To ensure the provision of adequate facilities in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

10. The new bin stores hereby approved shall be implemented in full prior to the occupation of the development hereby permitted and retained thereafter.

Reason: To ensure the provision of adequate facilities in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

10 BACKGROUND PAPERS

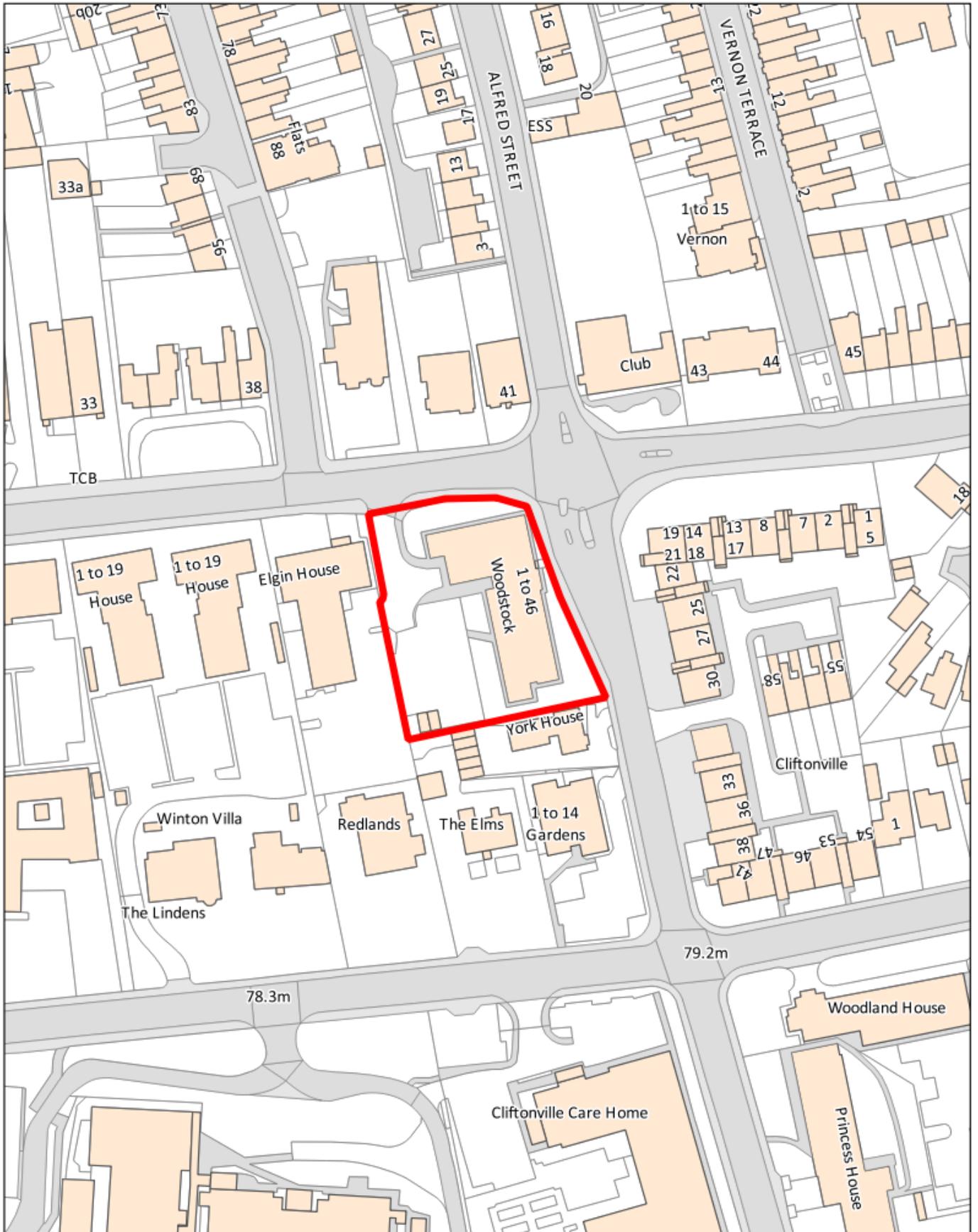
- 10.1 N/2018/0435, N/2016/1696, and N/2016/1697.

11 LEGAL IMPLICATIONS

- 11.1 The development is CIL liable.

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.



Title: **Woodstock, Billing Road**

Date: 23-04-2020

Scale: 1:1,250

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