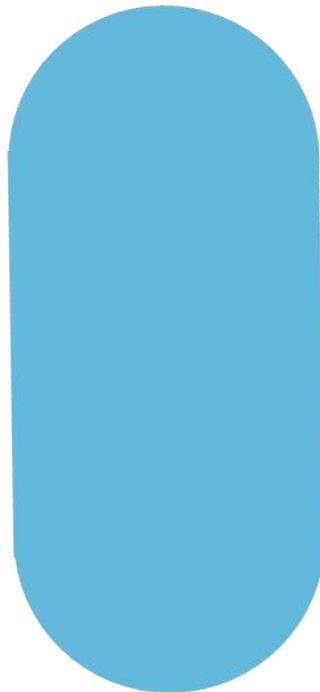


BELLWAY HOMES

**OUTLINE PLANNING APPLICATION FOR THE
RESIDENTIAL DEVELOPMENT OF LAND AT KERESLEY,
COVENTRY**

PLANNING STATEMENT

DECEMBER 2018



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APPENDICES

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1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by Marrons Planning on behalf of Bellway Homes (“the Applicant”) and forms part of their outline planning application for the residential development of land at Keresley, Coventry. All matters are reserved, save for access. The application site is identified on the site location plan submitted with the application.
- 1.2 The purpose of this Statement is to provide a description of the proposed development and to demonstrate how the development accords with the policies within the National Planning Policy Framework (the Framework) and relevant policies of the adopted development plan for Coventry City Council.
- 1.3 The application seeks outline planning permission for the development of up to 550 dwellings, and associated uses as shown on the submitted plans and described in the Design and Access Statement.
- 1.4 This Statement also draws upon evidence that can be found in the Environmental Statement (ES), including the Transport Assessment and Flood Risk Assessment which are appended to the ES.

2. SITE DESCRIPTION, CHARACTERISTICS AND SURROUNDINGS

2.1 The site and its characteristics are described in detail within the Design and Access Statement submitted with this application. The relevant matters for the purpose of this statement are:

- The site extends to approximately 27 hectares and comprises two separate parcels of land in agricultural use;
- The site is not designated for its environmental or landscape value, and is allocated for residential development within the Coventry City Local Plan 2017 (the Local Plan);
- There are no features of interest within the site boundaries, save for the Hall Brook watercourse, and trees and hedgerows along the field boundaries most of which are to be retained;
- The site contains a number of urban features; including overhead cables and pylons, and high pressure gas pipelines;
- There are public rights of way across the site;
- The site context is currently a mix of open farmland, and built development, although the open farmland to the south and the north is also allocated for residential development;
- Visibility from the surrounding area is largely screened by the combination of topography, built form and mature vegetation;
- Ancient woodland lies to the north of the site, and residential properties are adjacent to the boundaries along Tamworth Road and Fivefield Road;
- The land to the south of the site has outline planning permission for 800 dwellings, a local centre, primary school, and public open space; and,

- The site is in close proximity to a full range of services and facilities within the City.

2.2 In summary, this site is not designated for its environmental value and has few features of interest. Its context is predominantly developed or planned to be developed, with the one exception being the land to the north which is ancient woodland. The site is well related to facilities and services within Coventry, and is allocated for residential development within the adopted Local Plan.

3. DESCRIPTION OF THE PROPOSAL

3.1 The proposed development is described in detail within the Design and Access Statement. The relevant matters for the purpose of this statement are:

- The principles of the illustrative design and layout for the development have been informed by the Coventry City Council Draft Urban Extension Design Guidance;
- The development will contribute up to 550 dwellings towards housing supply, of which up to 138 (25%) will be affordable;
- The density of development will vary across the site, with scope for areas of higher density along the avenues and higher order street with areas of lower density along the edges of the site;
- Although not forming part of this application, a mix of house types and sizes can be provided of appropriate design and with sufficient space for parking, refuse collection, and amenity;
- Vehicular and pedestrian/cycle access will be provided from Tamworth Road and Fivefield Road, including emergency vehicle access points;
- Pedestrian and cycle links to the southern boundary can also be provided should this be necessary to connect with links within the adjoining residential development;
- Land is reserved for the Link Road;
- Existing rights of way along the Hall Brook corridor will be retained, with other routes diverted to align with green infrastructure corridors;
- Existing site features of interest, namely trees and hedgerows, will be retained unless necessary to be removed to enable development;
- Over 10ha of public open space will be provided, including space for new tree planting, biodiversity, and sustainable urban drainage;

- A publicly accessible green infrastructure corridor is proposed along the Hall Brook;

3.2 In summary, the proposed development has been designed having regard to the site and its context, and relevant design guidance. The development will create an attractive residential suburb, set within extensive areas of open space and landscaping, with good connections to the existing transport network.

4. ASSESSMENT OF THE PROPOSAL AGAINST THE DEVELOPMENT PLAN

4.1 Planning law, as contained in Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Furthermore, the National Planning Policy Framework advises that the development plan remains the starting point for decision making.

4.2 The development plan for the purposes of this application consists of the Coventry City Council Local Plan, which was adopted in December 2017.

4.3 The Design and Access Statement and Environmental Statement also provide justification for the proposed development and should be read alongside the following assessment.

4.4 The key policies relevant to the determination of this application are considered below.

Housing and Masterplan Policies

4.5 The site forms part of the 'Keresley SUE' allocation which is allocated for housing development within Policy H2 (Site reference H2:1). The proposed development not only accords with the allocation within the development plan, but will also deliver an important element of the housing required within the City. Evidence submitted by the City Council to the Local Plan Examination identified the application site as suitable for development and a contributor to the overall delivery of 3,100 dwellings within the allocation (response to Q2.c of Hearing Session 4).

4.6 Policy DS4 provides detail on the general masterplan principles (Part A), and principles for Keresley SUE (Part D). In accordance with the principles:

- i. the application has planned positively to meet the requirements of the allocation, and the quantum of new dwellings proposed reflects the size and characteristics of the phase as illustrated in the Design and Access Statement;
- ii. the masterplan has had regard to the adjoining land parcels in relation to pedestrian and cycle links, and specifically the illustrative masterplan granted outline planning permission on the land to the south;
- iii. the applicant has worked collaboratively with other land promoters within the SUE, including in respect of assessment of highway impacts;
- iv. clear access points to the site and appropriate highway infrastructure (including land for the Link Road) and sustainable transport improvements to support the development have been identified within the application and the Transport Assessment;
- v. existing landscape and biodiversity features have been integrated, such as the Hall Brook and important trees, as shown on the masterplan;
- vi. the application proposes the establishment of an integrated green and blue infrastructure corridor along the Hall Brook and around the Ancient Woodland which will provide important links and routes for people and wildlife;
- vii. the masterplan has been informed by consultation with existing communities as detailed in the Statement of Community Involvement; and,
- viii. the recommendations of the Draft SUE Design Guidance SPD have been incorporated into the application.

4.7 The mix of market housing will be considered at reserved matters stage in accordance with Policy H4. The applicant will enter into a Section 106

Agreement with the Council to ensure 25% of the dwellings are affordable homes in accordance with Policy H6. The density of development achieves a minimum of 30 dwellings per hectare (net) in accordance with Policy H9.

Green Environment, Design and Heritage Policies

- 4.8 As noted above, the masterplan incorporates substantial areas of green infrastructure in accordance with Policy GE1. The Design and Access Statement explains the role and nature of the areas identified within the masterplan, and how they help to integrate the development into the landscape.
- 4.9 The proposed green infrastructure includes a 15m buffer to the Ancient Woodland to avoid root damage and ensure the trees are protected in accordance with Policy GE3. The size of the buffer accords with Government Guidance updated in November 2018. An Arboricultural Impact Assessment (AIA) has been submitted as part of the Environmental Statement which demonstrates the illustrative masterplan will avoid root damage to the Woodland.
- 4.10 The AIA also demonstrates that there will be no unacceptable loss of existing high quality trees as a result of the development, and any trees required to be removed will be replaced in accordance with Policy GE4.
- 4.11 In relation to biodiversity, there are no statutory designations within or likely to be affected by the proposed development. Within and adjacent to the site, there are a number of non-statutory designations, including Hall Brook. A number of locally important habitats and species are also present within the site. An Ecological Impact Assessment has been submitted as part of the Environmental Statement. Taking into account proposed mitigation, there will be mostly negligible effects on ecological features, with the potential for some beneficial impacts through the creation of new

habitats within the proposed development in accordance with Policy GE3. Where minor adverse impacts are predicted, these are short term or necessary in order to develop the site and will be mitigated. A Biodiversity Impact Assessment has also been prepared in accordance with Policy GE3.

4.12 Policy DE1 requires all development to respect and enhance their surroundings and positively contribute towards the local identity and character of the area. A Landscape and Visual Impact Assessment forms part of the Environmental Statement, and this demonstrates how key features of the landscape have been incorporated into the proposed development to mitigate the effects of the development as far as possible.

4.13 Further, the Design and Access Statement submitted with the application demonstrates how the proposed development and illustrative masterplan responds to its physical context. Reserved matters applications in respect of scale, design, layout and landscaping in due course will demonstrate compliance with the key principles in Policy DE1.

4.14 Policy HE2 requires development to conserve and, where appropriate, enhance aspects of the historic environment. The Cultural Heritage chapter of the Environmental Statement describes the significance of assets within and near to the site, notably unrecorded archaeology remains within the site and the locally listed building, Keresley Manor adjacent to the site's southern boundary.

4.15 Archaeological surveys undertaken did not identify possible archaeological features within the site, and concluded that the site has only a low potential to contain remains from any period. No further assessment is required pre-determination of the outline planning application.

4.16 In respect of Keresley Manor, tree planting along the boundary with the property will protect its setting and screen development from the house. Although the house and its grounds would be located adjacent to modern

housing rather than fields, albeit screened from the house, this would only represent a small degree of harm to its historical value. Having regard to the scale of this indirect harm to a non-designated heritage asset, and that the land is allocated for residential development, the application is considered in accordance with Policy HE2.

Accessibility Policies

- 4.17 The proposed development will integrate with the existing transport networks in terms of roads, public transport, and walking and cycling along Tamworth Road and Fivefield Road in accordance with Policy AC1. Furthermore, the illustrative masterplan shows how the development can integrate with the proposed development to the south in terms of the provision of the link road and pedestrian/cycle connections. This is demonstrated within the Transport Assessment submitted within the Environmental Statement.
- 4.18 The Transport Assessment also contains the outputs from the modelling undertaken in conjunction with the City Council, and demonstrates what measures are necessary to the highway network to avoid unacceptable levels of traffic congestion, highway safety problems, and poor air quality in accordance with Policy AC2. A Travel Plan has also been prepared in accordance with Policy AC3 with measures to encourage walking and cycling, and public transport use.
- 4.19 The access drawings submitted with the application show how safe access for pedestrians and cyclists can be achieved to the public highway. Suitable links will be provided within the site as shown on the illustrative masterplan, including a pedestrian/cycle only link across the Hall Brook, in accordance with Policy AC4.
- 4.20 A Public Transport Strategy is appended to the Transport Assessment which demonstrates how safe and convenient access to the existing bus network could be achieved through re-routeing existing services on

Tamworth Road into the proposed development in accordance with Policy AC5.

Environmental Management Policies

- 4.21 As this is an outline planning application, the detail of how the development has been designed to address climate change in accordance with Policy EM1 will be addressed as part of the reserved matters. However, the application proposes development in areas of low flood risk as demonstrated within the Flood Risk Assessment submitted as part of the Environmental Statement. A Sustainable Buildings Statement has also been prepared in accordance with Policy EM2, and all dwellings will be designed and constructed to meet the relevant Building Regulations.
- 4.22 The Flood Risk Assessment has been prepared to assess the effects of the proposed development on flood risk management in accordance with Policy EM4. The proposed development incorporates a surface water drainage system as described within the Flood Risk Assessment in accordance with Policy EM5. Consultation has been held with Severn Trent Water to ensure that wastewater infrastructure will be in place in accordance with Policy EM6. The details are provided within the Flood Risk Assessment.
- 4.23 An Air Quality Assessment forms part of the Environmental Statement in accordance with the requirements of Policy EM7. Measures set out within the Transport Assessment and Travel Plan will promote a shift to low emission transport, and walking and cycling.

Health Policies

- 4.24 Policy HW1 requires all major development proposals to demonstrate that they would have an acceptable impact on health and wellbeing. Health impacts of the proposed development have been screened in accordance with the Council's HIA SPD. Appended to this Planning Statement is a healthy development template which notes that the proposed development would have a positive impact on health outcomes and overall not give rise to negative impacts in respect of health and wellbeing. On this basis a full HIA does not require completion.

Infrastructure Policies

- 4.25 The applicant will enter into a Section 106 Agreement to provide or contribute towards measures to mitigate its impact, and physical, social or green infrastructure necessary to meet the needs associated with the development in accordance with Policy IM1. The consultation on the application will trigger requests for contributions from consultees which will be considered by the applicant, and inform an agreed Section 106 Agreement in due course prior to the application being determined. A draft Heads of Terms is included within Section 6.
- 4.26 There are no other relevant policies within the Development Plan. The next section of this report considers whether there are any material considerations that weigh for or against the grant of planning permission.

5 MATERIAL CONSIDERATIONS

- 5.1 It is necessary also to consider whether there are any material considerations which indicate whether planning permission should be granted or refused. The consistency of the proposal with national planning policy is therefore considered below.

Assessment of the proposals against national planning policy

- 5.2 The proposed development is regarded as sustainable development in accordance with the Framework in contributing towards the three dimensions: economic, social and environmental, by reference to the relevant policies set out in the Framework as follows.
- 5.3 At the heart of the Framework is a presumption in favour of sustainable development which for decision-taking means approving development proposals that accord with the development plan without delay. As described in the preceding section, the development fully accords with the development plan.

Delivering a sufficient supply of homes

- 5.4 The application site has been specifically chosen by the Council to contribute towards increasing the supply of new homes in order to help meet its assessed need for housing (including affordable housing) up to 2031 as a result of the projected population growth. The application site can also contribute towards the Council maintaining a five year supply of deliverable housing sites in accordance with the Framework. The Council should therefore give significant weight to the delivery of housing on this site in the determination of this planning application.

Building a strong, competitive economy

- 5.5 The proposed development will contribute towards economic growth through the creation of jobs during the construction of the development, and there will also be an increase of other jobs from the indirect and induced effects of the construction activity. This will arise from services and suppliers to the construction process. Part of the income of the construction workers and suppliers will be spent locally in the City and may generate further (induced) employment.
- 5.6 The proposed development will also provide housing for workers who can sustain and contribute towards the economic growth of the City.

Promoting healthy and safe communities

- 5.7 The illustrative masterplan shows extensive areas of high quality public open space as part of a green and blue infrastructure network which will provide recreational facilities for both existing and new residents of the City in accordance with the Framework.

Promoting sustainable transport

- 5.8 The planning application proposes opportunities to promote sustainable transport modes, including diverting bus services into the site and measures to encourage walking and cycling. Safe and suitable access points are also proposed to Tamworth Road and Fivefield Road in accordance with the Framework.

Making effective use of land and achieving well-designed places

- 5.9 The proposed density of development will make efficient use of the land, whilst protecting features of interest within and adjacent to the site and

creating a well-designed, attractive and healthy place. As there is a shortage of land within the City to meet its identified housing needs, the Council should attach weight to maximising the efficient use of the site.

- 5.10 Matters in respect of scale, layout, appearance and landscaping do not form part of this application. However, illustrative details have been provided with the application to demonstrate that the development will function well and add to the overall quality of the area in accordance with the Framework.

Meeting the challenge of climate change and flooding

- 5.11 The proposed development is located in Flood Zone 1 and satisfactory drainage measures can be accommodated within the proposed development to ensure no greater risk of flooding as a result of the development.

Conserving and enhancing the natural environment

- 5.12 The illustrative details demonstrate the proposed development provides opportunities to incorporate biodiversity and enhance the natural environment, including through structural landscaping and areas for habitat creation.

Conclusion on the Framework

- 5.13 It is therefore concluded that the proposed development is in entirely consistent with the policies of the Framework, and this is a significant material consideration that weighs in favour of granting planning permission.

Supplementary Planning Documents

- 5.14 As the Local Plan has only recently been adopted, there are no up-to-date Supplementary Planning Documents in place at present. However, the Council are preparing an SUE Urban Design Guidance SPD which has been the subject of public consultation in 2018. The planning application has been prepared in accordance with the Draft SPD, and the applicant has engaged with the Council officers in its formation.

6. HEADS OF TERMS FOR A SECTION 106 AGREEMENT

- 6.1 The applicant accepts that they will enter into an agreement(s) with the Council to provide (unless the matter can be dealt with by condition):
- a) up to 25% of the proposed new dwellings as affordable homes;
 - b) any necessary off-site highway works (under Section 278 of the Highways Act);
 - c) contributions towards the on-going maintenance of the open space within the development;
 - d) any necessary contributions towards the improvement of recreation and/or community facilities off site;
 - e) subject to confirmation of need, any necessary financial contributions towards improvements to schools that serve the area in which the proposal is located; and,
 - f) any other reasonable and directly related requirements as may be shown to be necessary based on detailed evidence of need.
- 6.2 This agreement is subject to any obligation being demonstrated to meet the tests as required within Paragraphs 54 - 56 within the Framework.

APPENDIX 1

Healthy Development Template

Name of proposed development	Land at Keresley
Contact name and details	Marrons Planning on Behalf of Bellway Homes – see planning application form for contact details
Location of project	Land between Tamworth and Fivefield Road, Keresley, Coventry
Planning reference	TBC
Date template completed	06/12/18

Category 1: Housing Quality and Design

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
1a. Does the proposed development to meet (or exceed) Building Regulation M4 (2)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The relative accessibility and adaptability of dwellings does not form part of the outline application.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input checked="" type="checkbox"/> Uncertain	
1b. Does the proposed development address the housing needs of older people, i.e. extra care housing sheltered housing, lifetime homes and wheelchair accessible homes?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The proposed development is for the provision of up to 550 homes, which will be subject to the Local Plan's requirements in terms of mix and tenure. No provision for extra care housing is proposed. The relative accessibility and adaptability of dwellings does not form part of the outline application	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input checked="" type="checkbox"/> Uncertain	

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
1c. Does the proposed development include homes that can be adapted to support independent living for older and disabled people?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The relative accessibility and adaptability of dwellings does not form part of the outline application.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input checked="" type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate.
1d. Does the proposed development promote good design through layout and orientation, meeting internal space standards?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Layout and design is a reserved matter and does not form part of the outline planning application. However the illustrative masterplan adheres to best practice in design.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate.
1e. Does the proposed development include a range of housing types and sizes, including affordable housing responding to local housing needs?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Whilst the range of housetypes, sizes and tenures is a reserved matter and therefore does not form part of the outline planning application, the proposed development will be in accordance with the Local Plan requirements.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate.
1f. Does the proposed development contain homes that are highly energy efficient (e.g. a high SAP rating)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Whilst energy efficiency considerations do not form part of the outline planning application, the proposed development will be in accordance with the Local Plan requirements and building regulations.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate.

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
1g. Does the <i>housing quality and design</i> of the proposal impact on health inequalities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The proposed development will provide a range of well-designed houses of differing types and tenures. Properties will be positively orientated, use appropriate construction methods and be energy efficient.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate and subsequent reserved matters.

Category 2: Access to healthcare services and other social infrastructure

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
2a. Does the proposed development retain or re-provide existing social infrastructure?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The proposed development does not include social infrastructure onsite but appropriate contributions to offsite facilities will be made, where necessary, proportionate and related to the proposed development.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate.
2b. Does the proposed development assess the impact on healthcare services (both primary and acute)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The proposed development forms part of an allocation in the Local Plan. The Infrastructure Delivery Plan (IDP) has assessed infrastructure needs to deliver the Local Plan.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	Further, site specific evidence, will be sought by the LPA via public consultation on submission of the planning application

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
2c. Does the proposed development include the provision, or replacement, of a healthcare facility meeting NHS requirements (and/or does the proposed development provide a financial contribution for this)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See response to 2a.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate.
2d. Does the proposed development assess the capacity, location and accessibility of other social infrastructure, eg schools, social care and community facilities?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The proposed development forms part of an allocation in the Local Plan. The Infrastructure Delivery Plan (IDP) has assessed infrastructure needs to deliver the Local Plan.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	Further, site specific evidence, will be sought by the LPA via public consultation on submission of the planning application
2e. Does the proposed development explore opportunities for shared community use and co-location of services?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Not appropriate	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input checked="" type="checkbox"/> Uncertain	
2f. Does the proposed development contribute to meeting primary, secondary and post 19 education needs (either financially or in kind)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Appropriate contributions to offsite education facilities will be made, where necessary, proportionate and related to the proposed development.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate.

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
2g. Do the effects of the proposed development on <i>access to healthcare services and other social infrastructure</i> impact on health inequalities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Appropriate contributions to offsite healthcare and social facilities will be made, where necessary, proportionate and related to the proposed development.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate and subsequent reserved matters.

Category 3: Access to open space and nature

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
3a. Does the proposed development retain and enhance existing open and natural spaces?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Existing site features of interest, namely trees and hedgerows, will be retained unless necessary to be removed to enable development; Over 10ha of public open space will be provided, including space for new tree planting, biodiversity, and sustainable urban drainage; A publicly accessible green infrastructure corridor is proposed along the Hall Brook;	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate and subsequent reserved matters.

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
3b. In areas where they are deficient, does the proposed development provide new open or natural space, or improve access to existing spaces?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The illustrative masterplan shows extensive areas of high quality public open space as part of a green and blue infrastructure network which will provide recreational facilities for both existing and new residents of the City.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate and subsequent reserved matters.
3c. Does the proposed development provide a range of accessible play spaces for children and young people?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The illustrative masterplan indicates for areas of play equally distributed and accessible across the site.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate and subsequent reserved matters.
3d. Does the proposed development provide links between open and natural spaces and the public realm?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The application proposes the establishment of an integrated green and blue infrastructure corridor along the Hall Brook and around the Ancient Woodland which will provide important links and routes for people and wildlife;	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate and subsequent reserved matters.
3e. Are the open and natural spaces welcoming and safe and accessible for all?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The illustrative masterplan and landscape masterplan demonstrate how open and natural spaces can be designed to be safe, and accessible with the layout and orientation buildings arranged to provide active frontgates to increase natural surveillance.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate and subsequent reserved matters.

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
3f. Does the proposed development set out how new open space will be managed and maintained?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Initial discussions with the Council have been held on how public open space will be managed and maintained, with various options open for further consideration during the course of the determination of the planning application.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate and subsequent reserved matters.
3g. Do the effects of the proposed development on <i>access to open space and nature</i> impact on health inequalities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The proposed development is capable of delivering high quality, accessible and well connect and managed open and natural space.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate and subsequent reserved matters.

Category 4: Air quality, noise and neighbourhood amenity

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
4a. Does the proposed development minimise construction impacts such as air pollution, dust, noise, vibration and odours?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The environmental effects of construction have been assessed through the environmental statement submitted with the planning application. A construction management plan (CEMP) forms part of the planning application in order to provide certainty early on that construction impacts will be minimised.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address by planning condition as relevant and appropriate.
4b. Does the proposed development minimise long term air pollution caused by traffic and energy facilities (e.g. power stations)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The environmental effects of air pollution have been assessed through the environmental statement submitted with the planning application with recommendations for appropriate mitigation.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate.
4c. Does the proposed development minimise long term noise pollution caused by traffic and commercial uses?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The environmental effects of noise pollution have been assessed through the environmental statement submitted with the planning application with recommendations for appropriate mitigation.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate.

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
4d. Has the proposed development been assessed for any potential risk to construction workers and/or the future users of the development by possible land contamination (e.g. by a desk study or site investigation)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A geo-environmental desk study and ground investigation report has been completed for the proposed development to identify and avoid potential risks.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address by planning condition as relevant and appropriate.
4e. Do the effects of the proposed development on <i>air quality, noise and neighbourhood amenity</i> impact on health inequalities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The environmental effects related to noise, air quality and ground contamination have been appropriately assessed and appropriate mitigation is recommended where identified.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate.

Category 5: Accessibility and active travel

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
5a. Does the proposed development prioritise and encourage walking and cycling?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The proposed development will integrate with the existing transport networks in terms of roads, public transport, and walking and cycling along Tamworth Road and Fivefield Road in accordance with Policy AC1. Furthermore, the illustrative masterplan shows how the development can integrate with the proposed development to the south in terms of the provision of the link road and pedestrian/cycle connections. This is demonstrated within the Transport Assessment submitted within the Environmental Statement.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate.
5b. Does the proposed development connect public realm and internal routes to local and strategic cycle and walking networks?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The access drawings submitted with the application show how safe access for pedestrians and cyclists can be achieved to the public highway. Suitable links will be provided within the site as shown on the illustrative masterplan, including a pedestrian/cycle only link across the Hall Brook, in accordance with Policy AC4.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate.

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
5c. Does the proposed development include traffic management and calming measures to help reduce and minimise road injuries, e.g. designed to 20mph zones?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Whilst internal traffic management and calming measures are reserved matters the illustrative masterplan demonstrates how slower speeds can be designed into the development on appropriate street typologies.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate and subsequent reserved matters.
5d. Is the proposed development well connected to public transport, local services and facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A Public Transport Strategy is appended to the Transport Assessment which demonstrates how safe and convenient access to the existing bus network could be achieved through re-routeing existing services on Tamworth Road into the proposed development in accordance with Policy AC5.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate.
5e. Does the proposed development seek to reduce car use e.g. by using travel plans to maximise single car use and other alternatives?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See response to 5d above.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate.
5f. Does the proposed development allow people with mobility problems or a disability to access places and buildings?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Access does to buildings and places does not form part of the outline application (save for access to the site). However, the proposed development will accord with building regulations and highways guidance in relation to accessibility.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate.

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
5g. Do the effects of the proposed development on <i>accessibility and active travel</i> impact on health inequalities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The proposed development will provide an integrated and well connected development and maximise opportunities for walking, cycling and connections to public transport. The indicative layout demonstrates how a safe and accessible development can be achieved.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate and subsequent reserved matters.

Category 6: Crime reduction and community safety

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
6a. Is the proposed development designed in ways that reduce the opportunities for crime?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Whilst layout and orientation are reserved matter the illustrative masterplan demonstrates how perimeter block and active frontages could be achieved.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in subsequent reserved matters as relevant and appropriate.
6b. Does the proposed development incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See 6a above	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in subsequent reserved matters as relevant and appropriate

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
6c. Does the proposed development include attractive, multi-use public spaces and buildings?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The proposed development will comprise a high quality residential development, with an attractive public realm and multifunctional green and blue infrastructure.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate.
6d. Has engagement and consultation been carried out with the local community?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Public consultation has been undertaken to inform the masterplan in accordance with Local Plan requirements. Full details can be found in the Statement of Community Involvement (SCI).	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
6e. Do the effects of the <i>crime reduction and the community safety</i> design elements of the proposed development impact on health inequalities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The proposed development is capable of delivering a scheme where that is safe for the community and individual properties and spaces.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

Category 7: Access to healthy food

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
7a. Does the proposed development facilitate the supply of local food, i.e. allotments, community farms and farmers' markets?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The proposed development will make appropriate provision and/or contributions towards allotments in accordance with the Green Space Strategy.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input checked="" type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate.
7b. Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises, either within the scheme or nearby and easily accessible?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	As part of the wider Keresley SUE provision is made for retail facilities elsewhere.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
7c. Does the proposed development avoid contributing towards an over concentration of hot food takeaways in the local area and in close proximity to schools and learning centres?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	n/a	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
7d. Do the effects of the proposed development on <i>access to healthy food</i> impact health inequalities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The proposed development is located in a sustainable location close to existing and proposed retail facilities and will ensure opportunities are available for the supply of local food.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

Category 8: Access to work and training

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
<p>8a. Does the proposed development provide access to employment and training opportunities for local people, including temporary construction and permanent 'end-use' jobs?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The proposed development will contribute towards economic growth through the creation of jobs during the construction of the development, and there will also be an increase of other jobs from the indirect and induced effects of the construction activity. This will arise from services and suppliers to the construction process. Part of the income of the construction workers and suppliers will be spent locally in the City and may generate further (induced) employment.</p> <p>The proposed development will also provide housing for workers who can sustain and contribute towards the economic growth of the City.</p>	<p><input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain</p>	<p>To address in Section 106 legal agreement or planning condition as relevant and appropriate and subsequent reserved matters.</p>
<p>8b. Does the proposed development provide childcare facilities?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		<p><input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain</p>	

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
8c. Does the proposed development include managed and affordable workspace for local businesses?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
8d. Do the effects of the proposed development on <i>access to work and training</i> impact on health inequalities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The proposed development will provide housing for workers who can sustain and contributed towards the economic growth of the City.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	

Category 9: Social cohesion and lifetime neighbourhoods

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
9a. Does the proposed development connect with existing communities, ie layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The proposed development includes details of means of access into the site at Tamworth Road and Fivefield Road. This will include appropriate upgrading along these routes to improve accessibility. The indicative masterplan demonstrates how links to neighbouring development within the SUE could be achieved including to the 'Lioncourt' development and the link road.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate and subsequent reserved matters.

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
9b. Does the proposed development include a mix of uses and a range of community facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The proposed development includes residential development and public open space. Other uses and community facilities are planned elsewhere within the Keresley SUE.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	
9c. Does the proposed development provide opportunities for the voluntary and community sectors?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Initial discussions with the Council have been held on how public open space will be managed and maintained, with various options open for further consideration during the course of the determination of the planning application. This potentially could include the involvement of the community and voluntary sector.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate and subsequent reserved matters.
9d. Does the proposed development address the key components of Lifetime Neighbourhoods?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The indicative masterplan and design and access statement demonstrates how an accessible and inclusive development can be achieved.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate and subsequent reserved matters.
9e. Do the effects of the proposed development on <i>social cohesion</i> impact on health inequalities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The proposed development has potentially positive impacts on social cohesion, with the potential for key linkages, accessible and inclusive spaces.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate and subsequent reserved matters.

Category 10: Minimising the use of resources

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
10a. Does the proposed development make the most efficient and effective use of existing land?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The proposed density of development will make efficient use of the land, whilst protecting features of interest within and adjacent to the site and creating a well-designed, attractive and healthy place.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate and subsequent reserved matters.
10b. Does the proposed development encourage recycling (including building materials)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The layout and orientation of development is a reserved matter, however appropriate provision will be made to encourage recycling at the reserved matters stage.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate and subsequent reserved matters.
10c. Does the proposed development incorporate sustainable design and construction techniques?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The layout and orientation of development is a reserved matter, however the development will be designed in a sustainable manner in accordance with the Local Plan and building regulations	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate and subsequent reserved matters.
10d. Do the effects of <i>minimising the use of resources</i> for the proposed development impact on health inequalities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The proposed development has potentially positive impacts in relation to minimising the use of resources, by making best use of land, designing and constructing buildings in sustainable manner and encouraging recycling.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate and subsequent reserved matters.

Category 11: Climate Change

Criteria	Relevant to this proposal?	Details/evidence	Potential health impact?	Recommended mitigation or enhancement actions
11a. Does the proposed development incorporate renewable energy?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Sustainability requirements of the proposed development are a reserved matter. Development will be in accordance with the Local Plan and national policy in this regard.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input checked="" type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate and subsequent reserved matters.
11b. Does the proposed development ensure that buildings and public spaces are designed to respond to winter and summer temperatures, i.e. shading, ventilation and landscaping	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Layout and orientation including related sustainability requirements of the proposed development are a reserved matter. Development will be in accordance with the Local Plan and national policy in this regard.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input checked="" type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate and subsequent reserved matters.
11c. Does the proposed development maintain and/or enhance biodiversity?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The biodiversity chapter of the environmental assessment demonstrates how ecology will be enhanced and maintained.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate and subsequent reserved matters.
11d. Does the proposed development incorporate sustainable urban drainage techniques?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The flooding, hydrology and water resources chapter of the environmental assessment demonstrates how SUDS will be utilised. The parameters plan identifies the location of SUDS.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate and subsequent reserved matters.
11e. Do the effects of considering <i>climate change</i> impact on health inequalities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The proposed development has potentially positive impacts in relation to mitigating the effects and adapting to the impacts of climate change.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	To address in Section 106 legal agreement or planning condition as relevant and appropriate and subsequent reserved matters.