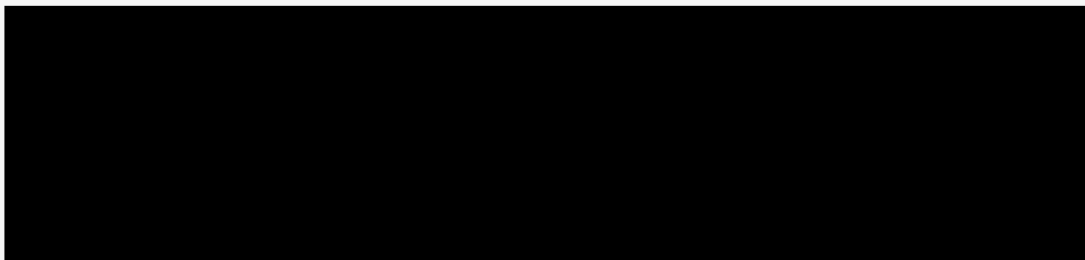




PLANNING APPLICATION REVIEW
Professional Planning Application Review

PLANNING INTELLIGENCE REPORT

Planning Application Review



PROPOSAL DESCRIPTION

Demolition of all buildings and erection of 137 dwellings (residential development) with provision of open space, landscaping, and associated works



REPORT DATE

17 June 2026

PREPARED BY

Planning Application Review UK

Prepared for information purposes. Evidence-led review of submitted planning material.

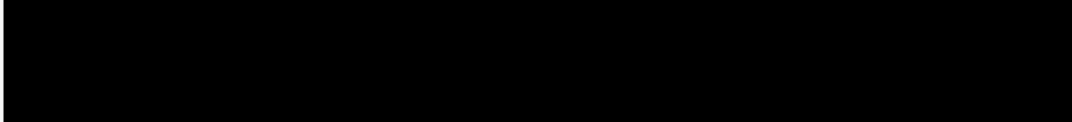


EXECUTIVE SUMMARY

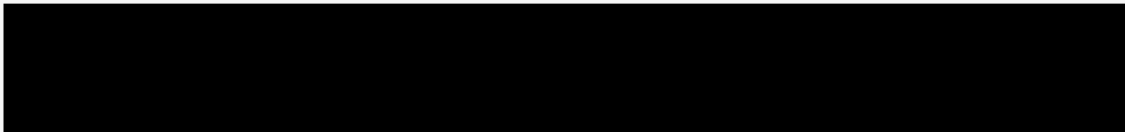
EVIDENCE STRENGTH

Moderate — The CASE BRIEF contains detailed plans and technical reports for key aspects such as drainage, layout, ecology, and landscape, but several implementation details, enforceability mechanisms, and some core technical appraisals (utilities, highways modelling, management regimes) are either not evidenced or are only summarized in a conceptual or strategic form within the extracted documents.

Proposal snapshot

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What is confirmed in the submitted documents

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- The application includes detailed plans on drainage (Proposed Drainage Layout Sheet 1 of 2), boundaries and fencing (BT1000, BT1300, 23-007-402), refuse layout (23-007-410 Refuse Layout Plan Rev C), and a full Travel Plan covering sustainable transport options.
- The Bat Survey provides assessment of bat presence and impact, with a Planting Plan pack evidencing landscape planting and specification.

Main pressure points

- Main pressure points identified are the level of technical demonstration for surface water management (e.g., climate change buffer storage is specified, but the operational details and maintenance arrangements are not evidenced in the CASE BRIEF); the actual mechanism and enforceability of Travel Plan commitments, such as a five-year coordinator and resident welcome packs, are stated but no deliverability mechanism is evidenced; affordable housing compliance and distribution lack quantified evidence (comments referenced in the Consultation Response, but not supported by technical schedules or location plans).
- The CASE BRIEF confirms use of fencing and acoustic barriers but does not evidence calculations, location plan overlays, or measurable acoustic attenuation values.
- No technical document is evidenced on utilities capacity, broadband provision, or community facility phasing within the CASE BRIEF.

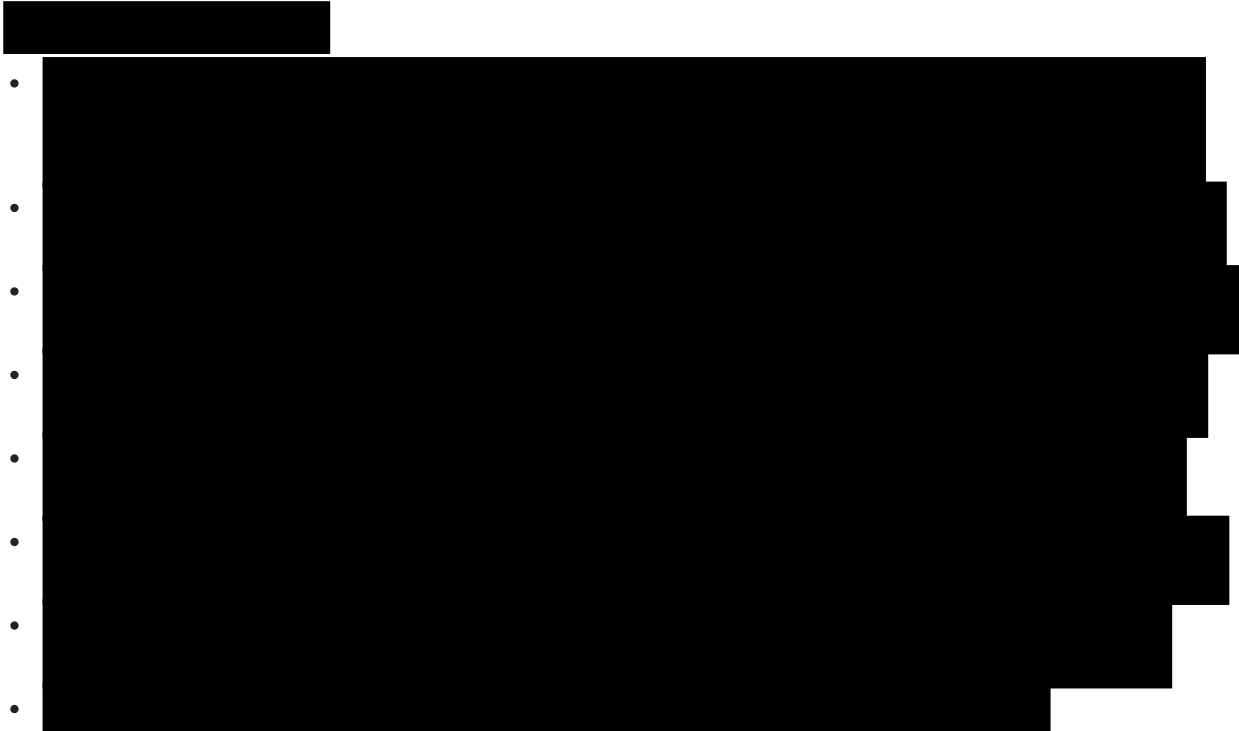
Key uncertainties / missing evidence

- Highways access is described in narrative form within the Design & Access Statement and Travel Plan, but supported swept path analysis or capacity modelling documents are not evidenced.
- [REDACTED]
- Site topography, boundary treatments, and species protection are addressed conceptually, but operational detail for ongoing management regimes is not provided in the evidence reviewed.

THE PROPOSAL IN PLAIN ENGLISH

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- The proposal is for the erection of 137 homes, with provision for open space, landscaping, and associated site works (Planning Notice; Design & Access Statement; Waste Management Strategy Template).
- The current use of the land is agricultural, assessed as subgrade 3b with poor drainage and seasonal waterlogging (Agricultural Quality Report).
- The total site area is cited as 5.0 ha in the agricultural survey, 4.1 ha as developable area in the drainage layout, and a total site area of approximately 12.90 acres in the Design & Access Statement.
- The site is allocated for housing in the Local Plan (Policy MD2, Local Plan 2012–2026/Policy Map 2025), as referenced within the Design & Access Statement.
- The homes are proposed as a mix of 1 to 5 bedroom units, 2–3 storeys, in red brick and grey roof tiles (Design & Access Statement).
- Vehicular access is proposed via Canon Close, with proximity to the M6/M55 motorway network (Design & Access Statement).
- The sustainable transport strategy includes walking and cycling links, public transport connectivity, provision of secure cycle storage (2 per house, 1 per apartment), electric vehicle charging, and a Travel Plan Coordinator appointed for five years (Travel Plan).
- Resident measures include welcome packs and initial/annual travel surveys to encourage sustainable transport options (Travel Plan).
- The site landscape and open space scheme is evidenced with detailed planting plans and boundary treatment layouts (Planting Plan, Schedule and Specification Notes; Boundary Treatments BT1000; Boundary Treatment Plan Rev B).
- Refuse and recycling provision is confirmed via a detailed Waste Management Strategy and Refuse Layout Plan (Waste Management Strategy Template; Refuse Layout Plan Rev C).
- Drainage design parameters are specified, including limits for Greenfield runoff, climate change storage volumes, and proposed pump station details, with discharge to a watercourse (Proposed Drainage Layout).
- Ecological considerations include detailed reporting on bat activity and site surveys (Bat Survey).
- Affordable housing requirements are referenced via consultee comment in the Consultation Response.

SITE & SURROUNDING AREA



- No comprehensive description of the topography, gradient, or elevation change across the overall site area is evidenced within the CASE BRIEF.
- Absence of quantified distances to local amenities, services, or public transport stops; only conceptual references to “sustainable transport” appear (Travel Plan; Design & Access Statement).
- No photomontages, visual impact illustrations, or section drawings referenced within the CASE BRIEF for characterising site visibility in the wider context.
- Immediate land uses directly bordering the red line boundary are not described in detail; only motorway proximity is referenced.
- No details are evidenced on existing landscape features such as ponds, hedgerows, mature trees, or ecological resources other than references within the Planting Plan and Bat Survey.
- No information is provided within the CASE BRIEF on recorded site constraints such as protected habitats, heritage assets, or flood zones; only basic site allocation and surface water drainage limitations are noted.
- No supporting document is identified that provides a site context or constraints plan.

3) WHAT THIS PREVENTS CONCLUDING

- Unable to verify variations in ground level or slope affecting layout and design.
- Cannot confirm the character, type, or use of immediately adjacent land parcels.
- The visual relationship of the development with the wider landscape and key views is not established.
- Proximity and ease of access to schools, shops, healthcare, or community facilities cannot be



precisely determined.

- No confirmation of the presence or absence of existing ecological, heritage, or amenity constraints on or near the site (beyond what is covered in Planting Plan and Bat Survey).

3A) PLAIN ENGLISH MEANING

- It is not shown whether the ground is flat or sloping across the whole site.
- The plans do not make clear what surrounds the site other than main roads.
- No specific information is given about walking distances to shops or services.
- There is no information confirming if there are special features, trees, or habitats to protect.

4) WHAT WOULD EVIDENCE THIS

- Topographical survey with contours and levels.
- Contextual site analysis plan.
- Site constraints and opportunities map.
- Visual assessment supported by photomontages or section drawings.
- Walking distance/accessibility plan showing key amenities.
- Ecological/heritage constraints report.

5) KEY CLARIFICATIONS A READER MAY WISH TO RAISE

- What are the ground conditions and slopes across different parts of the site?
- How close is the site to local shops, schools, and services in terms of walkable routes?
- What are the detailed uses of land and buildings directly next to the site boundary?
- Are there any important trees, water features, or habitats within or adjoining the site?
- Is the site affected by any recorded environmental, heritage, or flood constraints?
- How does the new development relate visually to its surroundings—are views open or screened?

6) EVIDENCE STRENGTH

Evidence strength: Moderate

Justification: Basic site address, area, allocation, use, and access are confirmed with appropriate document anchors. However, absence of site context, topographical, and neighbouring land use details prevents a fully robust understanding of the setting and immediate impacts.

