

SUMMARY OF INFORMATION FROM PLANNING APPLICATION

Item no	Application Number	Address	Purpose	Note
71	21/00826/FUL	Land North Of 21 Badger Wood Badger Wood Todmorden Calderdale	Residential development of nine bungalows.	<p>The proposal is to build 9x2 bedroom bungalows, 3 will be detached, the other 6 will be semi-detached. Each will have two parking spaces and an electric charging point. It is stated that the proposal is designed to meet the needs of elderly / less mobile occupants although there are no proposals to specifically restrict occupancy to any particular age group or demographic.</p> <p>The site is designated as a New Housing Site (ref: LP0053) in the Local Plan Publication Draft 2018. The is site designated as brownfield land which is favoured for development through regeneration. As the site is near public transport and facilities it is described as a good site for sustainable development.</p> <p>It is proposed that the bungalows will have traditional architectural features (mullioned windows) and have stone walls, slate roofs and grey pvcu windows and doors to match Badger Wood building site above.</p> <p>It is stated that the bungalows will be in keeping with both the traditional stone terraces to the east, as well as the modern detached properties to the south. The site is bordered by the canal and a pond to which streams from the uplands flow, the waters are held there and then drain into the canal.</p> <p>It is proposed that access to the site would be via Eldon Street. The new access road would extend across the site from Eldon Road in a south-westerly direction ending in a turning head.</p> <p>The whole of the application site is located within a Wildlife Corridor. Longfield Wood 39m to the south, is a designated ancient woodland. The site is situated within an SSSI Impact Risk Zone.</p> <p>The preliminary ecological survey states:</p>

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				<ul style="list-style-type: none"> • Given the location of the site, there is a high suitability for commuting and foraging bats. • Precautionary avoidance mitigation is recommended in relation to invasive plant species, badger, otter, hedgehog, common toad and nesting birds. • Biodiversity enhancements are recommended and include new native planting, bird and bat boxes and creation of a hedgehog highway. • Recommendations to protect and enhance the wooded boundary to the north-east and the stream along the south-west boundary have been made and include installation of fencing during construction to prevent unnecessary damage to the woodland and new native planting. <p>The trees on the edge of the canal are to be retained and further planting has been suggested to compensate for the loss of immature/scrubby trees to the south-east of the site.</p> <p>The Council has already confirmed (through pre-application) that:</p> <p>‘The report has flagged up the importance of the stream and canal and adjacent habitats for foraging and commuting bats and has recommended a bat activity survey. Providing that agreed mitigation measures (such as a lighting scheme to minimise illumination of these areas) are implemented, I do not consider it essential for such a survey to be performed.’ As such, it is considered that the matter of possible bat activity along the water corridor can be mitigated and addressed during the application process through suitable planning conditions, in the event planning permission is granted’.</p> <p>The application states that the site is in flood risk zone 1 although elsewhere it is stated that the lower edges of the site near the canal are flood risk 2/3. It is proposed that the building will be on the higher level. The desk survey also states that it is likely that attenuation and off-site drainage will be required. The application states that the surface water will drain into the existing water course.</p>
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