

Item No. 9

APPLICATION NUMBER	CB/15/01970/FULL
LOCATION	Land at Shuttleworth Court, Biggleswade, SG18 0QG
PROPOSAL	Construction of 7 two bed houses, 1 three bed house and 2 two bed elderly persons bungalows. Formation of access and associated parking modification of existing parking to provide additional spaces for existing Shuttleworth Court. External works comprising of landscaping to new area and modification to existing.
PARISH	Biggleswade
WARD	Biggleswade North
WARD COUNCILLORS	Cllrs Jones & Mrs Lawrence
CASE OFFICER	Amy Lack
DATE REGISTERED	12 June 2015
EXPIRY DATE	11 September 2015
APPLICANT	Grand Union Housing Group
AGENT	Levitt Partnership Limited
REASON FOR COMMITTEE TO DETERMINE	The application site is partially on Central Bedfordshire Council owned land and neighbour objections have been received.

**RECOMMENDED
DECISION**

Full Application - Approval recommended

Reasons for Recommendation

It is recommended that the application be approved subject to conditions as set out at the end of the following report.

The principle of the residential development of the site, particularly with the provision of 100% affordable housing, is supported by both national and local policies. The scheme is considered to present buildings appropriate in their design, scale and mass to the character and context of the surrounding locality. The scheme will not unduly impact upon the residential amenity currently enjoyed by neighbouring properties, nor will it have any significant adverse impact upon highway safety, ecology or drainage.

The proposal is considered acceptable and in accordance with policies CS1, CS5, CS7, CS13, CS14, DM2, DM3 and DM4 of the Core Strategy and Development Management Policies (2009), Central Government guidance contained within the National Planning Policy Framework (2012) and with supplementary planning guidance in the form of Central Bedfordshire Council's Design Guide (2014).

Site Location:

The application site comprises undeveloped former allotment plots. To the north are the rear gardens of the residential terraces along Anne Street; to the east of the site is the existing sheltered housing scheme on Shuttleworth Court from which the

application site will take access; to the south the common boundary abuts the rear gardens and outbuildings of the residential properties in Lawrence Road; and to the west is the residential development of Railway View.

The site, east of Biggleswade Town Centre, lies within the defined Settlement Envelope. The site does not lie within a designated conservation area and there are no protected trees that shall be impacted upon by the proposals.

The Application:

The application seeks planning permission for the erection of ten affordable residential units comprised of: seven, two bedroom houses; one, three bedroom house; and two, two bedroom elderly persons bungalows.

Access is made from Shuttleworth Court and the application includes both parking for the new development and proposals to modify the existing parking to provide additional spaces for existing Shuttleworth Court.

RELEVANT POLICIES:

National Planning Policy Framework (NPPF) (March 2012)

Emerging Development Strategy for Central Bedfordshire 2014

The draft Development Strategy was submitted to the Secretary of State on the 24th October 2014. After initial hearing sessions in 2015 the Inspector concluded that the Council had not complied with the Duty to Cooperate. The Council has launched a judicial review against the Inspector's findings and has not withdrawn the Development Strategy. The first phase of the legal challenge took place at a hearing on 16th June 2015. This was to consider whether the court would grant the Council leave to have a Judicial Review application heard in the High Court. The Judge did not support the Council's case. On the 22nd June 2015 the Council lodged an appeal against his judgement. The status of the Development Strategy currently remains as a submitted plan that has not been withdrawn. Its policies are consistent with the NPPF. Its preparation is based on substantial evidence gathered over a number of years. It is therefore regarded by the Council as a sustainable strategy which was fit for submission to the Secretary of State. Accordingly it is considered that the emerging policies carry weight in this assessment.

The adopted Core Strategy and Development Management Policies (2009) shall remain to set the main planning context for decisions on planning applications in the north of the Central Bedfordshire jurisdiction. Notwithstanding this, the policies of the emerging Development Strategy relevant to this proposal are considered to be:

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Growth Strategy

Policy 19: Planning Obligations and the Community Infrastructure Levy

Policy 24: Accessibility and Connectivity

Policy 27: Car Parking

Policy 29: Housing Provision

Policy 38: Within and Beyond Settlement Boundaries

Policy 43: High Quality Development

Core Strategy and Development Management Policies - North 2009

CS1	Development Strategy
CS5	Providing Homes
CS7	Affordable Housing
CS13	Climate Change
CS14	High Quality Development
DM1	Renewable Energy
DM2	Sustainable Construction of New Buildings
DM3	High Quality Development
DM4	Development Within and Beyond Settlement Envelopes
DM10	Housing Mix
DM14	Landscape and Woodland

Supplementary Planning Guidance/Other Documents

Central Bedfordshire Design Guide (March 2014)

Planning History

There is no planning history directly relevant to the determination of this proposal to develop the site.

Publicity

Local press advertisement	03.07.15
Site notice	07.07.15

Consultations/Publicity responses

Biggleswade Town Council No objection subject to the consideration of any comments received from local residents.

Highways No objection.

This proposal has been the subject of pre-application highway discussion and agreement to the principle.

The proposal is accessed from Shuttleworth Court, a typical residential estate road and part of the adopted highway. The only highway concern is the lack of continuous footway on the west side of the carriageway over a length of 15m. However, modifications to the surfacing are proposed to ensure that the carriageway is conducive to a shared surface environment and informal crossing points are provided to influence the route for pedestrians. Traffic volumes are not significant and the speed of vehicles will be low. On balance, I am confident that the development does not pose a hazard to highway safety.

Sustainable Drainage	<p>No objection subject to the imposition of conditions to agree an appropriate Surface Water Drainage Strategy and finalised Maintenance and Management Plan.</p> <p>Without these conditions, the proposed development on this site poses an unacceptable risk to the proposed development and adjacent environment.</p>
Trees and landscape	<p>Proposal is for a total of 10 new dwellings to be located on old allotment land. Supplied with the application is a comprehensive tree survey identifying trees on site, their retention category and also root protection areas.</p> <p>It would seem as if the developers are intending to retain a number of the more important trees on site and incorporate them into the new landscaping. This is welcomed and provided that the recommendations and detail shown in the supplied survey are followed, particularly with reference to tree protection fencing and distances then I would suggest the trees identified for retention should suffer minimal stress during the works.</p> <p>Additional landscape and boundary detail will be required.</p> <p>All new service routes and soakaways are to avoid root protection areas of trees to be retained.</p>
Sustainable growth and climate change	<p>No objection.</p> <p>The Ground Union Housing Group is proposing to deliver 10 affordable dwellings to standards meeting requirements of policy DM1: Renewable Energy and DM2: Resource Efficiency. It is proposed that all dwellings will have a PV installation to deliver 10% their energy demand and achieve water efficiency standard of 105 litres per person per day.</p>
Internal drainage board	No comments to make.
Affordable housing	<p>Support the application.</p> <p>This scheme provides 100% affordable housing which is much needed in the area at a tenure split which is acceptable.</p>
Public protection (Contaminated land)	No objection. This is subject to conditions to investigate into potential contamination of the land given the previous use of the site.
Ecology	<p>No objection.</p> <p>Further to the submission of a reptile report I am satisfied</p>

that the development could proceed without causing harm to wildlife on the proviso that a condition is placed on any planning permission to require a Reptile Mitigation Strategy.

The removal of any trees and vegetation from site should of course avoid the bird nesting season.

Landscaping

No objections.

The scheme has incorporated some of the existing trees. It does increase urban density so there is a need to provide useable amenity space for residents.

Conditions should require a detailed planting plan. This should reflect a more "garden" style of planting rather than the more typically used landscape shrub choices. This is suggested practice for landscaping the home environment for the elderly.

Other Representations:

Neighbours

Third party representations have been received from the owners/occupiers of the following addresses:

- 11 Anne Street
- 21 Lawrence Road
- 23 Lawrence Road
- 25 Lawrence Road
- 4 Shuttleworth Court

The representations can be summarised as follows:

- There is a right of way along the southern boundary of the site, the application size will prejudice this which provides access to driveways serving dwellings in Lawrence Way. The application site should extend no further south than the southern elevation of the existing concrete garage to ensure adequate access;
- Solar panels on the southern roof slopes have the potential to result in glare to the rear of properties in Lawrence Road;
- The proposal will result in an increased number of cars and movements along with the impact of other development in the area Lawrence Road should be resurfaced to cope with the pressure;
- Land ownership needs to be established, historic property deeds suggests parts of the application site belongs to properties in Lawrence Road;
- The proposal will result in a loss of open space and landscaping;
- Modifications to parking layout will mean the loss of

parking for residents in flats 1-4 immediately outside their door;

- The introduction of parking outside the living room of flat 1 is not a satisfactory arrangement;
- The area suffers from a lack of parking, this development will exacerbate the problem;
- The proposed houses will overlook properties in Anne Street;
- The application site appears to encroach on a conifer bush within the boundary of No.11 Anne Street.

The above is a summary of the comments received. A full copy of the representations can be viewed on the application file.

Determining Issues:

The development has been assessed in the context of human rights issues and The Equalities Act (2010) and it is considered it would have no relevant implications. As such, from the consultation responses received, third party representations and from an inspection of the application site and surrounding area the main considerations of the application are;

1. Principle of Development
2. Character, context and design of external spaces
3. Residential amenity of neighbouring occupiers
4. Parking and Highway safety
5. Sustainable drainage
6. Sustainable growth
7. Planning obligations
8. Third party representations

Considerations

1. Principle of development

- 1.1 The application site is owned in part by affordable housing provider 'Grand Union Housing Group' and by Central Bedfordshire Council. Located to the west of the existing affordable housing development of Shuttleworth Court, a two storey flatted scheme comprising 20 units, the application site sits as a vacant, under-used parcel of land, which appears out of character with the context of the immediate locality in this sustainable location, that is almost entirely surrounding by residential development abutting each of its boundaries.
- 1.2 Paragraph 49 of the National Planning Policy Framework (2012) states that 'housing applications should be considered in the context of the presumption in favour of sustainable development'.
- 1.3 In the local context, the site falls within the defined Settlement Envelope of Biggleswade as defined by the proposals map. Designated a Major Service Centre by policy CS1 of the Central Bedfordshire Core Strategy and Development Management Policies (2009) Policy DM4 (Development within Settlement Envelopes) of the same document states that the Council will

approve housing schemes that are commensurate with the scale of the settlement, taking account of its role as a service centre.

- 1.4 Further to this, careful consideration must be given to the criteria set out in Policy DM3 (High Quality Development) of the Central Bedfordshire Core Strategy and Development Management Policies (2009), in particular: the size of the site needs to be adequate; there must be sufficient provision of on site car and cycle parking; provisions for the storage of recyclable and residual household waste; the design of the proposed dwellings must be in keeping with their surroundings; and there must not be an unduly adverse impact on the amenities of existing and prospective neighbouring occupiers.
- 1.6 Whilst the principle of residential development in this location is acceptable, how successfully the proposals for this site respond to its constraints, the residential amenity of its prospective occupiers, existing neighbouring occupiers and the character and appearance of the area are matters which shall be addressed within the main body of the report below.

2. Character, context and design of external spaces

- 2.1 Subject to an appropriate selection of external materials and detailing, the design and styling of the proposed dwellings is considered acceptable. The scheme will form a cluster of housing with a common theme, complementing that of the adjacent Shuttleworth Court development that will not have any adverse impact upon the character, appearance, or local distinctiveness of the surrounding area.
- 2.2 The scale and massing of the scheme is considered acceptable and is in keeping with the general character and grain of the local area, given the terraced housing to the south in Lawrence Road and the larger dwellings and plots to the north in Anne Street. The submitted elevations contain a level of detailed design which is considered to contribute to the creation of a sense of place and good quality design.
- 2.3 It is regrettable that the proposal, when read in the context with the existing Shuttleworth Court development may appear 'car dominated' with parking provision made to the front of the existing development, the proposed scheme and further spaces provided for Shuttleworth Court. However, to lessen this visual impact the scheme retains a number of the more important trees on site and incorporates them into the new landscaping. In addition to this a good buffer of landscaping is provided between the front of the proposed dwellings. This defensible, semi-private space is of enough depth to allow for some meaningful planting. As such, it is recommended a condition is imposed which secures a comprehensive landscaping scheme (condition 12) and plan for its maintenance (condition 13) to ensure the provision of this planting.
- 2.4 Subject to the imposition of conditions with respect to landscaping (conditions 12 and 13); and the agreement of the external material detailing (condition 2) the proposal is considered to accord with policy DM3 of the Core Strategy and Development Management Policies (2009).

3. Residential amenity

- 3.1 The relationship between the proposed development and the existing neighbouring properties surrounding the site is considered acceptable.
- 3.2 The site is currently undeveloped land previously associated with Shuttleworth Court and used as allotments. As such the occupation of this site with ten residential units will undoubtedly have some impact upon the level of amenity currently enjoyed by nearby occupiers. The introduction of a cul-de-sac development on this land will intensify the use of the site and result in an increased number of comings and goings and in turn noise and disturbance. However, given the density of the existing development surrounding the site which is almost wholly residential the proposal is considered to fit with this area both in terms of density and scale and so it is considered appropriate to the size of the site and that any resultant noise or disturbance can be satisfactorily absorbed into this existing residential environment, unlikely to cause any significant disturbance which is not typical of a residential setting.
- 3.3 Private amenity space has been provided in accordance with the design guide, which stipulates a minimum depth of 10m and a minimum space of 50m² for two bedroom dwellings and 60m² in overall size for three bedroom dwellings. It is noted that the bungalow proposed to Plot 1 (as annotated on drawing number 12450/01/J) falls short of this with an overall garden size of 42m², however given the existing garage which is to be retained for use in connection with a Lawrence Road property, an adequate separation distance is retained from the dwelling to the rear of the closest properties in Lawrence Road to the south. To protect this garden space and the amenity of neighbouring occupiers it is recommended that a condition be imposed to preclude any further permitted development (condition 11).
- 3.4 The plot layout has ensured that external access is available to the rear of all dwellings allowing for the provision of on site refuse and recycling wheelie bin storage in accordance with the Council's current waste strategy and secure and covered cycle parking provision which accords with the Council's cycle parking standards.
- 3.5 Generally, the proposed dwellings remain a considerable distance from the surrounding dwellings in the area and as such the proposal will not give rise to an unacceptable level of overlooking or loss of light. It is noted that the proposal will be in close proximity to both No. 6 and No.7 Railway View adjacent to the west. However, further to pre-application discussions a bungalow unit (Plot 6) is now proposed adjacent to the common boundary. This significantly reduces the impact of the development upon the residential amenity of occupiers immediately to the west, ensuring an acceptable relationship between proposed and existing that will not allow for any undue overlooking of these properties or their amenity space.
- 3.6 With respect to the residential amenity afforded to the prospective occupiers internally the dwellings have been designed to meet Lifetime Home Standards and as such the internal space standards are considered acceptable, the units comply with the Council's current internal space standards as set out in the Central Bedfordshire Design Guide (2014).
- 3.7 Subject to the imposition of a condition requiring the proposed windows at first floor level on the: west flanks of Plot 3 and Plot 8; and the east flanks of Plot 4

and Plot 7, serving bathrooms in all respects, to be first installed with obscure glazing and for any opening to be at least 1.7 metres above finished floor level, the relationship between the proposed units is considered acceptable (condition 9).

3.8

For the above reasons the proposed development is considered to have successfully recognised and addressed the constraints of the site by providing an adequate level of residential amenity for the existing neighbouring and prospective occupiers of the development, thereby according with policy DM3 which seeks to provide high quality developments. Further to which the proposal is considered to bring forward the residential development of this site contributing positively to making places better for people as required by the NPPF (2012).

4. Parking and Highway safety

4.1 Notwithstanding the concerns raised by the third party representations received regarding access, parking and safety, it is considered that there is sufficient space to make on site parking provision in the manner proposed and the modifications to the layout and provision afforded to the existing development of Shuttleworth Court is unlikely to give rise to any adverse impact upon highway safety, thereby complying with policy DM3 of the Core Strategy and Development Management Policies (2009).

5. Sustainable drainage

5.1 In line with para 103 of the NPPF, when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere. It is considered that the final design, sizing and maintenance of the surface water system for this site can be agreed by condition requiring an appropriate Surface Water Drainage Strategy and finalised Maintenance and Management Plan being submitted (conditions 4 and 5).

6. Planning obligations

6.1 It is noted that paragraphs 012-023 of the National Planning Practice Guidance which formed an update to the NPPG following a Ministerial Statement, outlining specific circumstances where contributions for affordable housing and tariff style planning obligations (section 106 obligations) should not be sought from small scale and self-build development, will be removed following the judgement in R (on the application of West Berkshire District Council and Reading Borough Council) v Secretary of State for Communities and Local Government [2015] EWHC 2222 (Admin).

6.2 Policy CS2 of the Core Strategy and Development Management Policies (2009) seeks developer contributions, in accordance with the Planning Obligations Strategy for the North. This strategy follows a tariff based approach to obligations which are no longer in accordance with the regulations. Contributions are determined on a case by case basis in accordance Part 11 of the Community Infrastructure Levy Regulations 2010 (as amended). When considering that this development relates to 10 affordable units within the Major Service Centre of Biggleswade, it is judged that in this instance no planning obligations are necessary for either on or off site, to ensure the proposed

development is acceptable in planning terms. Therefore no Planning Obligations have been sort.

- 6.3 Policy CS7 of the CSDMP sets out the Council's approach to the provision of affordable housing within the District. This scheme is proposing to provide for 10 affordable homes which reflects 100% affordable housing. It would therefore be in accordance with policy CS7.

7. Sustainable growth

- 7.1 The scheme complies with policy DM1 (Renewable Energy) and DM2 (Resource Efficiency) of the Core Strategy and Development Management Policies (2009) with all residential units dwellings benefiting from PV installation in order to deliver 10% of their energy demand and shall achieve water efficiency standard of 105 litres per person per day.

8.0 Third Party Representations

- 8.1 With respect the proposed Solar panel installations potentially resulting in glare that shall adversely impact upon the residential amenity of properties in Lawrence Road, south of the development scheme it is considered that this is unlikely to be so significant as to compromise the residential amenity that nearby occupiers should reasonably expect to enjoy or would warrant the refusal of the application. Further to this such installations could otherwise be carried out without the need for planning permission from the local planning authority.

- A couple of the third party representations received from owners/occupiers of Lawrence Road suggest that parts of the application site may be linked to Lawrence Road properties and historic title deeds have been submitted to evidence this. The applicant has in turn provided more recent title to evidence land ownership by the applicant and Central Bedfordshire Council.
- 8.2

- The development does not impinge upon the informal access to the outbulidings and garage to the rear of Lawrence Road which backs onto the application site.
- 8.3

Recommendation:

That Planning Permission be approved subject to the following:

RECOMMENDED CONDITIONS / REASONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 **No development shall commence, notwithstanding the details submitted with the application, until such time as details of the materials to be used for the external walls, roofs, windows and doors of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.**

Reason: Details are required prior to the commencement of development in order to control the appearance of the buildings in the interests of the visual amenities of the locality (Policy DM3 Core Strategy and Development Management Policies 2009).

- 3 No development shall commence until such time as details of the existing and final ground and slab levels of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such details shall include sections through both the site and the adjoining properties, the location of which shall first be agreed in writing with the Local Planning Authority. Thereafter the site shall be developed in full accordance with the approved details.**

Reason: Details are required prior to the commencement of development to ensure that an acceptable relationship results between the new development and adjacent buildings and public areas (Policy DM3 Core Strategy and Development Management Policies 2009).

- 4 No development shall commence until such time as a Surface Water Drainage Strategy with the detailed design and associated management and maintenance plan of surface water drainage for the site, using sustainable drainage methods and site-specific percolation tests, has been submitted to and approved in writing by the Local Planning Authority. Thereafter the scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme and maintenance plan, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.**

Reason: Details are required prior to the commencement of the development in order to prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to reduce the risk of flooding to others downstream of the site (Policy DM3 of the Core Strategy and Development Management Policies (2009).

- 5 Prior to the first occupation of any of the residential units hereby approved the developer shall submit, in writing to the Local Planning Authority, confirmation that the approved scheme has been checked by them and has been correctly and fully installed as per the approved details. Thereafter the sustainable urban drainage scheme shall be managed and maintained in accordance with the agreed management and maintenance plan in perpetuity.**

Reason: To ensure that the construction of the surface water drainage system is in line with what has been approved (Policy DM3 of the Cores Strategy and Development Management Policies 2009).

- 6 No site clearance or works on site shall commence until such time as a Reptile Mitigation Strategy has been submitted to the Local Planning Authority detailing how the works will proceed without breaching wildlife legislation, and will ensure that:
- Reptiles will be protected from harm that might arise during development work;
and,**

- Sufficient quality, quantity and connectivity of habitat is provided to accommodate the reptile population, either on-site or at an alternate site, with no net loss of favourable conservation status.

Reason: To ensure that works proceed in compliance with wildlife legislation and policy DM15 of the Core Strategy and Development Management Policies (2009).

- 7 **No development shall commence until such time as a Phase 1 Desk Study report documenting the ground conditions of the site with regard to potential contamination, incorporating appropriate soils and gas sampling and adhering to BS 10175 has been submitted to and approved in writing by the Local Planning Authority.**

Reason: To protect human health and the environment (Policy DM3 of Core Strategy and Development Management 2009).

- 8 Prior to the first occupation of any of the residential units hereby approved the following shall be submitted to and approved in writing by the Local Planning Authority:

Where shown to be necessary by the Phase 1 Desk Study, a Phase 2 Site Investigation adhering to BS 10175.

Where shown to be necessary by the Phase 2 Site Investigation a detailed Phase 3 remediation scheme with measures to be taken to mitigate any risks to human health, groundwater and the wider environment. Any works which form part of the Phase 3 scheme approved by the local authority shall be completed in full before any permitted building is occupied.

The effectiveness of any scheme shall be demonstrated to the Local Planning Authority by means of a validation report (to incorporate photographs, material transport tickets and validation sampling), unless an alternative period is approved in writing by the Authority. Any such validation should include responses to any unexpected contamination discovered during works.

The British Standard for Topsoil, BS 3882:2007 and The British Standard for Subsoil, BS 8601 Specification for subsoil and requirements for use, shall be adhered to.

Reason: To protect human health and the environment (Policy DM3 of Core Strategy and Development Management 2009).

- 9 Notwithstanding the details provided on the plans hereby approved the proposed window openings at first floor level on the: west flank elevation of Plots 3 and 8; and the east flank elevation of Plots 4 and 7 shall be first installed with obscure glazing only, and any opening shall be at least 1.7 metres above the internal finished floor level or the window(s) shall be fixed shut. Thereafter these windows shall remain as first installed in perpetuity.

Reason: To protect the amenities of neighbouring occupiers (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 10 The proposed development shall be carried out and completed in all respects in accordance with the access, siting and layout, surfacing of permeable paving laid in accordance with the manufacturers instructions, car parking provision, turning area for service/delivery sized vehicles, pedestrian access to the rear of each plot, and the refuse collection point illustrated on the approved drawing no. 12450/01 Revision J and defined by this permission and, notwithstanding the provision of the Town and Country Planning General Permitted Development Order 2015, (or any Order revoking or re-enacting that Order) there shall be no variation without the prior approval in writing of the Local Planning Authority.

Reason: To ensure that the development of the site is completed insofar as its various parts are interrelated and dependent one upon another and to provide adequate and appropriate access arrangements at all times (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, or additions or garages shall be erected within the curtilage of any of the dwellings hereby approved other than those expressly authorised by this permission.

Reason: To protect the amenity of adjoining properties, and to prevent overdevelopment of the site (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 12 **No development shall commence until such time as full details of both hard and soft landscaping have been submitted to and approved in writing by the Local Planning Authority. These details shall include:-**

- **proposed finished levels or contours;**
- **materials to be used for any hard surfacing;**
- **minor structures (e.g. furniture, play equipment);**
- **proposed and existing functional services above and below ground level;**
- **planting plans, including schedule of size, species, positions, density and times of planting;**
- **cultivation details including operations required to establish new planting;**

Thereafter the development shall be carried out in accordance with the approved details.

Reason: In order to ensure that the landscaping is carried out within a reasonable period in the interest of the visual amenities of the area (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 13 All hard and soft landscape works shall be carried out in accordance with the approved details, and to a reasonable standard in accordance with the relevant recommendation of the appropriate British Standard or other recognised code of good practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the

Local Planning Authority in writing. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that are part of the approved landscaping works, within a period of five years after planting, are removed, die or become in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 14 Prior to the first occupation of any of the residential units hereby approved details of the design of the structures proposed for the secure and covered cycle storage, including a scheme for two short stay cycle spaces, and storage of refuse and recycling bins shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be fully implemented before the development is first occupied and thereafter retained for this purpose.

Reason: To ensure the provision of adequate cycle parking to meet the needs of occupiers of the proposed development in the interests of encouraging the use of sustainable modes of transport (Policy DM3 of the Core Strategy and Development Management Policies 2009).

- 15 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: 12450/01/J; 12450/03; 12450/04/A; 12450/05; 12450/06/A; 12450/07/A; 12450/08/A; Plan200/A

Reason: To identify the approved plan/s and to avoid doubt.

Notes to Applicant

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35

The Council acted pro-actively through early engagement with the applicant at the pre-application stage which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

DECISION

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