
2016/0337 and 2017/0520

Applicant: Netherton Homes, C/o John R Paley Associates

2016/0337

Description: Application for approval of reserved matters of outline planning permission 2014/0249 for 46 dwellings including means of access, laying out of internal access roads, open space and associated works.

2017/0520

Description: Erection of 193no. dwellings, including means of access, laying out of internal access roads, suds, open space and associated works (Reserved Matters)

Site Address: Land to the west of Wakefield Road, Mapplewell, Barnsley

Introduction

The two applications follow on from the decision by the Council to grant outline planning permission on the site for a development of up to 250 dwellings in March 2014. Initially a reserved matters application was submitted in respect of part of the site in 2016. However a further reserved application was requested by Officers earlier this year to cover the remainder of the site in order to ensure that the requirements of the outline planning permission could be satisfied in full.

Site Description

The application site is located west side of the A61 Wakefield Road about 400m north-west of the Wakefield Road/Bar Lane traffic light controlled junction. The site which is 9.58ha in size is within Mapplewell on the northern periphery of the Barnsley Urban settlement. On the opposite side of Wakefield Road there is some housing and commercial development close to the Bar Lane junction but thereafter it is mostly characterised by open countryside. The south east boundary of the application site is adjacent to rear gardens of dwellings fronting on to Eastfield Crescent. The south west boundary is adjacent to rear gardens of dwellings fronting on to Cloverlands Drive, Cloudberry Way and Snailsden Way. There is a mixture of a poultry farm, allotments and open land on the west and northern boundaries of the site.

The site is undulating grassland traversed by footpaths and hedgerows. The land slopes down in a southerly direction from the northern boundary and also downwards in an easterly direction from Wakefield Road. The land is currently scrubland that has been used mainly for recreational activities such as dog walking but whilst it has the appearance of a greenfield it was formerly used for open cast mining (abandoned in the early 1950's).

Proposed Development

The two reserved matters applications provide a total of 239 no. dwellings with single point of access from Wakefield Road, open space incorporating SUDS and associated engineering works.

Access is proposed via a T-Junction with Wakefield Road with two lanes within the site for exiting traffic to queue and a single lane entering the site. A ghost island and dedicated right hand turning lane is proposed on Wakefield Road to allow traffic accessing the site safe waiting space.

The internal road layout follows a broadly circular route with a number cul-de-sacs and private drives off the main thoroughfare. A pedestrian link crosses the greenspace through the middle of the site and connections are proposed to existing footpaths to the east and south east of the site.

A large area of greenspace is proposed through the middle of the site, along the route of the existing High Voltage Pylons and there is a smaller area to the southern edge of the site. SUDs are proposed on the greenspace, which along with the existing pylons renders this part of the site as undevelopable. The applicant has proposed biodiversity enhancements on the greenspace and that it would act as open space.

In addition, the layout allows for the retention of a number of hedgerows around the perimeter and within the site.

The housing mix proposed is as follows:

2 x 2 bedroom bungalows
25 x 2 bedroom dwellings
136 x 3 bedroom dwellings
76 x 4 bedroom dwellings

The dwellings range from 2-3 storeys in height, including some 2.5 storey houses and 2 bungalows have been provided. Sections have been provided to show how the development will sit within the existing land levels and relate to neighbouring properties. Off road parking has been provided in the form of driveways and garages.

A total of 11 different house types are proposed across the overall site. These range in size and style with a mix of roof designs and elevational treatments. Whilst materials are not confirmed at this stage the plans show a mix of brick and render being used to break up elevations.

Garden space is provided for all properties with the apartments provided with a shared outdoor amenity space at the rear.

Planning History

2013/1073 – Erection of residential development of up to 250 dwellings, provision of access and associated works including open space and structural landscaping (Outline) – Refused 27/01/2014

2014/0249 – Erection of residential development of up to 250 no. dwellings. (Outline – all Matters Reserved) (Resubmission) – Approved 17/04/2014

Policy Context

Planning decision should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The development plan consists of the Core Strategy and the saved Unitary Development Plan policies. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

The Council has submitted our emerging Local Plan to the Secretary of State but we are at an early stage in the examination process. It establishes policies and proposals for the development and use of land up to the year 2033. The document is a material consideration

and represents a further stage forward in the progression towards adoption of the Local Plan. As such increasing weight can be given to the policies contained within the document although, in accordance with paragraph 216 of the NPPF, the extent of this will depend on:

- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

Saved UDP Policies

The site is designated DT7 Urban Land to Remain Undeveloped (ULTRU) on the UDP and GS11 is the relevant policy.

Core Strategy

CSP 3 & 4 Suds and Flood Risk

CSP10 'The Distribution of New Homes' commits 46% of the Boroughs Housing to be built within Urban Barnsley (9,800 properties).

CSP13 Release of Allocated Land

CSP14 'Housing Mix and Efficient Use of Land' states that priority shall be given to the development of previously developed land with a target of 55% and 60% of the overall amount of new housing. A minimum density of 40 dwellings per hectare will be expected with lower densities only supported when it can be demonstrated that they are necessary.

CSP15 Affordable Housing

CSP 25 'New Development and Sustainable Travel' new development will be expected to be located and design to reduce the need to travel.

CSP26 'New Development and Highway Improvement' new development shall be expected to be design and built to provide safe, secure and convenient access for all road users.

CSP29 'Design' sets out that high quality design shall be expected.

CSP35 Green Space

CSP36 'Biodiversity and Geodiversity' development is expected to conserve and enhance the biodiversity and geological features of the borough.

CSP39 'Contaminated and unstable land' where the future users or occupiers of a development would be affected by contamination or stability issues, or where contamination may present a risk to the water environment, proposals must be accompanied by an appropriate assessment.

CSP40 'Pollution Control and Protection' is that the Council shall not allow development of new housing where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that they can be mitigated against.

CSP42 Infrastructure and Planning Obligations

CSP43 Education Facilities and Community Uses

Local Plan

Policy GD1 'General Development' provides a starting point for making decisions on all proposals for development setting out various criteria against which applications will be assessed.

H3 'Housing Site Policies' Site H14 West of Wakefield Road expects development to retain, buffer and manage all hedgerows; significant areas of the existing grassland and scrub should be retained and managed as the greenspace provision.

H7 'Housing Mix and Efficient Use of Land' seeks to secure a broad mix of housing sizes, types and tenures to help create mixed and balanced communities and a density of 40 dwellings per hectare.

Policy D1 'Design' looks to secure high quality design on all developments.

SPDs

The following LDF Supplementary Planning Documents have been adopted which are relevant to the proposal:-

'Parking' states that the parking standards for new housing development shall be 2 spaces for 3 bed dwellings and above.

'Designing New Housing Development' provides guidance regarding the design of new housing and external space standards.

'Open Space Provision on New Housing Development' provides guidance on open space requirements and off site contributions.

The South Yorkshire Residential Design Guide has been adopted as a best practice guide by the Council and covers issues relating to sustainability, local distinctiveness and quality in design and is underpinned by the principles in the CABI 'Building for Life' scheme.

Consultations

Highways: No objections subject to conditions.

Pollution Control: No objections subject to the condition imposed at the outline stage requiring a Construction Method Statement being adhered to and the imposition of a new condition on the Reserved Matters requiring the noise mitigation set out in the Noise Report on plots nearest to Wakefield Road.

Tree Officer: Initial concerns were raised regarding the extent of removal of existing trees and hedgerows. However, additional mitigation / replacement planting is close to being agreed with the finer details to be dealt with at the condition stage. No objection subject to conditions.

South Yorkshire Police: Guidance offered on layout and security measures.

South Yorkshire Passenger Transport Executive: No comments have been received in relation to the reserved matters applications, however, the SYPTE confirmed at the time of the outline application that the site benefits from good access to Public Transport on Bar Lane / Blacker Road to the south. Improvements to footpaths linking the site to Paddock Road and Blacker Road were suggested by SYPTE and conditioned as part of the Outline Application Approval.

Affordable Housing Officer: 25% affordable housing. However it has been agreed in consultation with the DV that only 22 units is viable (9%). Originally this figure was 27 however a further reduction has been agreed to allow for the off-site greenspace contribution which was not included in the District Valuers original appraisal.

Yorkshire Water: Initially objected to the layout due to buildings or other obstructions located over the line of existing water mains, however this has now been resolved and YW have confirmed no objections subject to a condition. YW also recommended a pumping station may be required for foul which has now been included in the layout.

Public Rights of Way: No Comments were made on 2017/0520. However; in response to 2016/0337 the PROW Officer did request that the affected PROW on the western boundary be addressed when that element of the site is under detailed consideration. In addition, conditions were applied to the outline requiring the details of improvement and retention or provision of alternative footpaths and enhancements to PROW linking to Paddock Road and Blacker Road.

Drainage: No objection subject to conditions applied to the outline which will still need to be discharged.

Contaminated Land: No information provided to discharge conditions attached to the outline. These will need to be discharged separately before development commences.

South Yorkshire Mining Advisory Service: No comments have been received in relation to the reserved matters application but conditions were attached to the outline requiring additional investigation.

Coal Authority: No objection and conditions already attached to the outline permission as requested by SYMAS.

Biodiversity Officer: A number of amendments have been made to the Ecology Mitigation and Enhancement Plan and Landscape Masterplan following comments by the Ecology Officer. The proposed is now acceptable and condition 4 of the outline application can be discharged.

Education: Object on the basis of current lack of capacity in Mapplewell schools but suggest an education contribution of £250k in the event that permission is granted.

EA: No objection to 2016/0337 and no comment to 2017/0520.

Representations

At the time of writing the report 36 objections have been received raising the following matters:

- Loss of privacy and overbearing impact on neighbouring properties;
- The village is losing its character and merging with the other villages in the area;
- Impact of increased traffic and increased number of accesses on the A61 which is already heavily used and congested;
- The access onto Wakefield Road is dangerous. A roundabout would be more appropriate;
- Traffic / congestion issues at the Lee Lane, Paddock Road and Stain Cross Common junctions. Paddock Road and Staincross Common will become a rat run to the M1;
- Concerns about air quality from the increased traffic;
- Increased flood risk from the increased in hard surfaces and changes in land levels. Residents report existing drainage issued on the site in the winter months and flooding issues on Wentworth Road and Hope Street (downstream). The drains are already overloaded and flood in peak rainfall;
- Concerns that the SUDs pond(s) won't work and / or will be a danger to children and the use of skelotanks is untested technology;
- The foul sewerage system is at capacity and water pressure is already poor;
- Impact on wildlife, 30+ species of birds, hedgehogs, frogs, newts, bats, weasels and squirrels have been seen on the site along with a variety of plants all of which would be lost;
- Loss of greenspace / greenfield site that is valued and much used by residents. There is a network of footpaths crossing the site and the village already has less greenspace than other areas;
- Schools, Doctors and other services are already overloaded from other developments including the Gawber site. What investment will there be in improving local infrastructure;
- The proposed should provide a range of house types to suit all buyers and budgets;
- Information provided with the application is not sufficient to make comment on;
- Disruption during construction;
- Houses should not be built close to overhead power lines, creates issues regarding access to maintain the lines and from EMFs. Power lines would not be built so close to houses.
- Lack of facilities for children and young people or areas to play.

Assessment

Principle of Development

The principle of the proposed development has been established through the outline planning approval (2014/0249).

Core Strategy Policy CSP14: Housing Mix & Efficient Use of Land

Core Strategy policy CSP14 seeks to ensure that development makes the most efficient use of land. This development does propose to include a range of different house sizes and tenures and complies with this aspect of CSP14.

With regard to density, CSP14 requires a site such as this that lies largely within the core public transport network to be built out at a minimum density of 45 dwellings per hectare unless it can be demonstrated that a lower density is necessary. Paragraph 9.78 of the Core Strategy expands on the issues that are relevant where justifying a density lower than that required by CSP14. The scheme proposes 239 dwellings (46 under 2016/0337 and 193 under 2017/0520) which equates to 30 dwellings per hectare taking the applicants net developable area of 7.96ha (9.8ha less 1.84ha greenspace / undevelopable land). This density is below what is required in planning policy CSP 14 and emerging Policy H7, however, it is not substantially below what was approved at outline (250 units) when the lower density was accepted because of site constraints (electricity lines cross the site as do a number of footpaths and hedgerows). The allocation for this site in the emerging Local Plan has taken forward the lower density figure of 250 dwellings. The additional drop in numbers (to 239) has resulted from the replacement of 24 one bedroom flats, which had been proposed to meet the affordable housing requirement on site, with 2 & 3 bedroom houses and the 2 bungalows. This change has resulted in a better mix of affordable units to meet local demand.

A local context analysis demonstrates that architectural styles vary significantly throughout the area. The applicant has responded to this by adopting a broadly simple and traditional housing design. Some interest is provided through varying house types and a mix of property sizes and heights. Taller dwellings (2.5 storey) are interspersed between the more standard 2 storey units, providing some interest in the street scene. The mix of dwellings includes 2, 3 and 4 bed dwellings and two bungalows have been included as the request of the Affordable Housing team. The mix and density as proposed is therefore acceptable.

Section 106 Agreement

No Section 106 was agreed at the outline stage and as such details relating to the quantum of affordable housing on site along with the education and greenspace contributions have been agreed as part of the Reserved Matters process.

Core Strategy policy CSP15 identifies that in Mapplewell, 25% of the proposed dwellings should be affordable and the Education sought a £250,000 contribution to provide additional school places created by the proposed. The application provided a detailed viability assessment with the Reserved Matters Application(s) seeking to reduce the overall level of contributions required. This was assessed by the District Valuer and a reduced affordable housing figure of 27 units (11%) alongside the £250,000 education contribution was agreed to be viable. As discussed above the mix of affordable housing provided on site has been agreed with housing officers and includes: 2 two bed bungalows, 16 two bed houses and 4 three bed houses. However no provision was made for a contribution towards improvements in greenspace in the original assessment.

In accordance with CSP35, CSP42 and the SPD Open Space Provision on New Housing Developments, all developments that exceed 20 residential units are expected to provide a minimum of 15% open space of a type appropriate to the character of the site, its location and the nature of new housing. Section 5 of the SPD sets out what will normally be required on sites dependent on the size and type of development, on the availability of open space in the vicinity of the site (in both quantitative and qualitative terms) and an assessment of the increased pressure on facilities as a result of the development. The development provides a mix of properties in both size and type and it is expected that the residents of the development would be a broad mix of age ranges and as such would require access to informal open space, children's play and formal recreation opportunities. At present the submitted scheme includes open space comprising informal open space and SUDS and provides no play equipment or formal recreation offer. Due to the proximity to Mapplewell Park which is a District Level Park, it is considered appropriate in this instance to seek an off-site contribution for children's play and formal recreation in order to upgrade existing facilities both at Mapplewell Park and within the wider locality. Appendix 2 of the SPD splits the contributions by informal open space, equipped play and formal recreation. The greenspace contribution of £379,612 is on the basis of children's play equipment and formal recreation only, with the informal open space requirement satisfied on site. As this figure was requested after the viability exercise, it was agreed with the applicant that the Affordable Housing could be reduced to 22 units.

Total contributions agreed are:

- £379,612.00 Greenspace
- 22 Affordable Houses
- £250,000 Education Contribution

This is considered to comply with Core Strategy Policies CSP15 (Affordable Housing), Core Strategy policies CSP35, CSP42 and the Supplementary Planning Document (SPD): Open Space Provision on New Housing Developments and Core Strategy Policy 42 (infrastructure and Planning Obligations).

Residential Amenity

There are existing residential properties along the eastern and southern boundaries of the site with the impact of the proposed development on these properties being the main focus of the assessment on residential amenity.

The site is not level. The high point is in the north western corner with levels dropping as much as 20m down towards the south west corner and by circa 14m to the south east corner. There are variations across the site but generally it slopes southwards from Wakefield Road and eastwards. Along the eastern boundary (adjacent to Eastfield Crescent) from Wakefield Road to the south of the site (towards properties on Cloudberry and Cloverlands Drive) the land levels drop less severely with the change being between 1m and 3m.

The existing overhead lines running through the center of the site impacts on the layout with development pushed out towards the boundaries resulting in plots being located along the eastern boundary and in the south eastern corner; the most sensitive boundaries. A condition was applied at Outline requiring detailed plans of the existing ground levels, finished floor levels of all dwellings and associated structures, road levels and any proposed alterations to ground levels. The applicant has provided a topographical survey and a number of sections running through the site (north to south and east to west) showing the existing and proposed changes in level, finished floor levels and the roof heights of specific

plots with key dwellings located adjacent also included. These allow an assessment of the difference in levels both across the site and in relation to adjacent dwellings along the boundary and show that the site can be developed without creating an overbearing impact on existing dwellings.

Separation distances between the proposed plots and existing dwellings all exceed the minimum distances as set out in the Designing New Housing Development SPD, allowing for the varying heights of the proposed. In addition, a plan showing the boundary treatments on site has been provided with 1.8m close boarded timber fencing providing privacy to rear gardens. In this regard privacy levels maintained as acceptable.

A number of property types are proposed of varying sizes and tenures with the design meeting internal and external space standards as set in the Designing New Houses SPD and accompanying South Yorkshire Residential Design Guidance.

A noise report was submitted with the original outline application which made recommendations regarding noise mitigation along the boundary with Wakefield Road. This includes the use of close boarded fencing (1.8m in height) along boundaries between the road and rear gardens and enhanced specification glazing to achieve the 'good' internal noise standard from BS 8233 with an alternative means of acoustic ventilation in noise sensitive rooms. The applicant has agreed to a condition requiring this as part of the Reserved Matters Application.

The proposed, therefore has an acceptable impact on residential amenity in the context of the relevant assessment policies.

Visual Amenity

The layout responds to the levels on site along with various other constraints including the power lines, a water main in the south west corner, maintaining as much of the mature hedgerows crossing the site as possible and various informal footpaths crossing the site to link with existing Public Rights of Way to the south and west. To address these, the estate is designed around a main loop road, accessed off Wakefield Road, with a number of cul-de-sac's and private drives spurring off this loop. There is a large greenspace through the center of the site (along the lines of the power cables) retaining an element of the existing open character of the site and providing opportunities for an attractive walking route. Existing hedgerows have been retained around the site edges and in part running through the center of the site with additional and replacement planting proposed in the landscaping scheme. A number of properties face onto the greenspaces providing natural surveillance and helping to frame the spaces.

The design of the houses is deliberately traditional and relatively simple, responding to the very mixed character of the surrounding area. House types are varied with 11 different styles proposed including bungalows and 2 ½ storey properties. Materials proposed are not confirmed but can be conditioned for future assessment.

The layout and design of the proposed is therefore acceptable in visual amenity terms and is in accordance with Core Strategy Policy CSP 29.

Trees

The site contains a large number of self-set trees which have colonised the site since agricultural production was ceased. Likewise there are still the field boundary hedgerows present within the site as well as occasional trees close to or on the boundary line. There are

no trees of a significant size or age on the site, however those present do have value and are visible to the public.

Initially the indicative layout with the outline application showed most of the boundary and internal hedgerows as retained which was welcomed. However, whilst the layouts provided with the reserved matters applications show some of the internal hedgerows or parts thereof being retained along with as much of the boundary vegetation as possible, significant sections of the hedgerows are now to be removed. Subject to this loss being mitigated through replacement hedgerow planting (agreed with the applicant) around the boundaries of the open space there are no objections to the proposed development. Conditions securing the protection of trees during construction will also be required.

Highways

The site has previously been granted outline planning consent for up to 250 dwellings. The impact on the highway network and the mitigation measures were determined at that stage. Some widening on Lee Lane is required to improve capacity and a right turn lane into the site with central islands is necessary for the site to be accessed/egressed safely. There are, therefore, no objections to the proposed development in a highway context, subject to a condition relating to visibility splays in internal road junctions.

Public Rights of Way

There are no formal Public Rights of Way crossing the site, however, Footpaths 30 and 31 are located to the west with Footpath 31 running along the western boundary (within the red line boundary). In addition, a number of informal footpath routes appear to cross the site providing links from Wakefield Road to these adopted routes. A condition of the outline planning permission required details to be provided with the Reserved Matters applications showing the retention and enhancement of footpaths or their replacement.

The Planning Layout(s) show the line of footpath 31 as retained with links to this from the estate roads at various points across the site. In addition, a new footpath route is shown running down the centre line of the site, around the central greenspace which provides opportunities for an attractive walking route for both existing and new residents. This is considered to be sufficient to discharge condition 12.

Enhancements to footpaths 30 and 31 are already secured under condition 25 of the outline application.

Ecology

A Biodiversity Mitigation and Enhancement Plan for phases 1 and 2 has been submitted and agreed with these Reserved Matters applications. The Plan sets out a range of mitigation and enhancement works including:

- The retention of sections of hedgerows across the site and replacement planting of native species hedgerows in and around greenspaces on the site;
- The translocation of orchids from parts of the site being developed to the greenspaces;
- Creation of flower rich meadow and marshy grassland;
- Retention of trees where possible and replacement planting;
- Bird and bat boxes;
- Employment of an Ecological Clerk of Works during works in sensitive areas.

Where appropriate the Landscape Masterplan reflects the proposed mitigation and enhancements and along with the Biodiversity Mitigation and Enhancement Plan. These works are secured through condition 2 of both reserved matters decisions.

A Landscape Management Plan is conditioned as part of the outline approval as a requirement prior to occupation. This will set out details for the long term maintenance of the landscaping by a Management Company and should refer back to the Biodiversity Mitigation and Enhancement Plan.

Conclusion

In summary the decision to allow the site to be developed for housing purposes was established by the decision by the Council to grant outline planning permission for a development of up to 250 dwellings in April 2014. These two applications relate to the details of the development that were reserved for subsequent approval:-

- (a) the layout of the proposed development.
- (b) scale of building(s)
- (c) the design and external appearance of the proposed development.
- (d) means of access
- (e) landscaping

The assessment of the plans in relation to these considerations have concluded that the detailed plans for the development are acceptable in relation to the relevant assessment policies, including the Designing Residential Development, Parking and Provision of Open Space SPD's and the relevant Core Strategy policies including CSP26 and CSP29. Whilst the overall number of dwellings has reduced to 239 this has been necessary to ensure the types of affordable housing unit types which would better serve local needs.

In addition the plans are considered acceptable against other material considerations including highways, drainage, ecology and trees matters. However this recommendation is subject to the completion of a S106 Agreement requiring contributions in relation to education, public open space and education.

Recommendation

Grant both applications subject to conditions and S106 Agreement relating to the following provisions:-

- £379,612.00 Greenspace
- 22 Affordable Houses
- £250,000 Education Contribution

2016/0337

- 1 The development hereby approved shall be carried out strictly in accordance with the plans
P14-4905-01G (Planning Layout)
P14-4905-02 (Redline Boundary)
P14-4905-06 (Site Sections)
14/369/DE/100/001 Rev C (Proposed Highway Improvements General Arrangement)
P14:4905:101 REV C (Landscape Masterplan)
P14-4905-03 (Boundary Treatments)
P14-4905-04 (Garage Details)
Housetype Drawings:

P14-4905-15
P14-4905-16
P14-4905-17
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P14-4905-34

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and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.

- 2 No development shall take place until full details of the proposed external materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 29, Design.
- 3 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with other of similar size and species.
Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 36, Biodiversity and Geodiversity.
- 4 Visibility splays, having the dimensions 2.4m x 43m, shall be safeguarded at all internal road junctions such that there is no obstruction to visibility and forming part of the adopted highway
Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.

- 5 Development shall not commence site until details of the means of protecting the strategic water supply pipes, that are located within the site boundary , during the construction phase of the development have been submitted to and approved by the Local Planning Authority . Furthermore construction in the relevant part of the site shall not commence until the approved measures have been implemented to the satisfaction of the Local Planning Authority.
Reason: To prevent damage to the existing sewer or watercourse and to allow sufficient access for maintenance and repair work at all times.
- 6 No development or other operations being undertaken on site shall take place until the following documents in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations have been submitted to and approved in writing by the Local Planning Authority:
- Tree protective barrier details
Tree protection plan
Arboricultural method statement
Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality in accordance with Core Strategy Policy CSP 36 Biodiversity and Geodiversity.
- 7 The erection of barriers and any other measures specified for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced off in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.
Reason: To safeguard existing trees, in the interest of visual amenity.
- 8 No hedges or trees on the site existing or proposed (except those shown to be removed on the approved plan), or their branches or roots, shall be lopped, topped, felled, or severed. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such a size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.
Reason: To safeguard existing trees/hedges, in the interests of the visual amenities of the locality.
- 9 The building envelope of plot number(s) 14, 15, 28, 29 and 30 shall be constructed so as to provide sound attenuation against external noise not less than 35 dB(A), with windows shut and other means of ventilation provided.
Reason: In the interests of the amenities of local residents and in accordance with Core Strategy Policy CSP 40.
- 10 Prior to the commencement of development plans to show the following levels shall be submitted to and approved by the Local Planning Authority; finished floor levels of all buildings and structures; road levels; existing and finished ground levels. Thereafter the development shall proceed in accordance with the approved details.
Reason: To enable the impact arising from need for any changes in level to be assessed and in accordance with LDF Core Strategy Policy CSP 29, Design.

2017/0520

- 1 The development hereby approved shall be carried out strictly in accordance with the plans

P14-4905-200H (Planning Layout)

P14-4905-201 (Redline Boundary)

P14-4905-211 (Site Sections)

P14:4905:101 REV C (Landscape Masterplan)

P14-4905-203 (Boundary Treatments)

P14-4905-204 (Garage Details)

Housetype Drawings:

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P14-4905-45

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and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.

- 2 No development shall take place until full details of the proposed external materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 29, Design.

- 3 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with other of similar size and species.

Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 36, Biodiversity and Geodiversity.

- 4 Visibility splays, having the dimensions 2.4m x 43m, shall be safeguarded at all internal road junctions such that there is no obstruction to visibility and forming part of the adopted highway

Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.

- 5 Development shall not commence site until details of the means of protecting the strategic water supply pipes, that are located within the site boundary, during the construction phase of the development have been submitted to and approved by the Local Planning Authority. Furthermore construction in the relevant part of the site shall not commence until the approved measures have been implemented to the satisfaction of the Local Planning Authority.

Reason: To prevent damage to the existing sewer or watercourse and to allow sufficient access for maintenance and repair work at all times.

- 6 No development or other operations being undertaken on site shall take place until the following documents in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations have been submitted to and approved in writing by the Local Planning Authority:

Tree protective barrier details

Tree protection plan

Arboricultural method statement

Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality in accordance with Core Strategy Policy CSP 36 Biodiversity and Geodiversity.

- 7 The erection of barriers and any other measures specified for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced off in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: To safeguard existing trees, in the interest of visual amenity.

- 8 No hedges or trees on the site existing or proposed (except those shown to be removed on the approved plan), or their branches or roots, shall be lopped, topped, felled, or severed. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such a size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason: To safeguard existing trees/hedges, in the interests of the visual amenities of the locality.

- 9 The building envelope of plot number(s) 174-183 shall be constructed so as to provide sound attenuation against external noise not less than 35 dB(A), with windows shut and other means of ventilation provided.
Reason: In the interests of the amenities of local residents and in accordance with Core Strategy Policy CSP 40.
- 10 Prior to the commencement of development plans to show the following levels shall be submitted to and approved by the Local Planning Authority; finished floor levels of all buildings and structures; road levels; existing and finished ground levels. Thereafter the development shall proceed in accordance with the approved details.
Reason: To enable the impact arising from need for any changes in level to be assessed and in accordance with LDF Core Strategy Policy CSP 29, Design.
- 11 Notwithstanding the Landscape Masterplan (P14 4905 10 Rev C) submitted upon commencement of development, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained shall be submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping details shall be implemented prior to the occupation of the building(s).
Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 36, Biodiversity and Geodiversity.

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