

1.0

Application reference:
2/2019/1710/REM - [Simple Search](#)

Location:

Land at E 373794 N 117227, Thornhill Road, Stalbridge, Dorset

Proposal:

Erect 60 No. dwellings, form public open space, local equipped area of play and attenuation pond. (Reserved Matters application to determine appearance, layout, landscaping and scale; and to discharge Condition Nos. 15 - Landscape Environment Plan, 17 - Soft Landscaping, 18 - Footpath Link, 21 - Materials Palette, 22 - Public Art and 24 - Lighting and Signage; following grant of Outline Planning Permission No. 2/2017/1095/OUT). Applicant name

Case Officer:

Robert Lennis

Ward Member(s):

Cllr Graham Carr-Jones

Reason application going to committee:

The Service Manager for Development Management and Enforcement, in consultation with the Planning Committee Chair and VC, considers that this is an appropriate application for consideration in a public forum at Committee given the scale of the proposed development (albeit that the principle has already been established) and the concerns raised by Stalbridge Town Council and local residents.

2.0

Summary of Recommendation:

Approval of reserved matters subject to conditions.

3.0

Reason for the recommendation:

- The proposal is considered to be acceptable in terms of layout, scale, appearance, and landscaping.
- The layout and design would not result in any significant harm to neighbouring residential amenity.
- There are no material considerations which would warrant refusal of this application. In particular, the loss or change in a view cannot be given weight in terms of amenity.
- Details of surface water management must be submitted and agreed prior to commencement of development.

- Delivery of housing following the grant of outline planning permission in the absence of 5 year land supply

4.0

Table of key planning issues

Issue	Conclusion
Principle of development	Accepted at outline stage.
Scale, design, impact on character and appearance.	Acceptable. There are no particular design or heritage concerns with this site. The two-storey scale is appropriate for this development.
Impact on amenity	No significant harm.
Impact on landscape	The proposed landscaping is considered acceptable by your Tree Officer and Landscape Officer.
Conditional details	Acceptable.

5.0

Description of Site

The proposed site is located on the southern edge of the settlement of Stalbridge, on low-lying ground at the base of the western side of the Blackmore Vale. The site consists of two medium fields in use as pasture, typical of the Blackmore Vale Landscape Character Area.

The site is surrounded on three sides by a mix of bungalows, chalets and two storey houses with gardens in medium-sized plots. Immediately to the south are scattered detached properties within large plots with pasture beyond and to the east is an access road with boundary hedge and a large arable field beyond. To the immediate west of the proposed site is A357 known as Thornhill Road along this stretch with 1950's bungalows and semi-detached housing beyond.

6.0

Description of Development

This is a reserved matters application which provides full details of the layout, scale, appearance, and landscaping following the grant of outline planning permission for up to 60no. dwellings on this site.

The details are intended to demonstrate that 60no. dwellings can be accommodated on this site along with open space, a local equipped area of play, attenuation pond, and landscaping. The details also provide information for the discharge of Conditions 15, 17, 21, 22 and 24.

7.0

Relevant Planning History

Application: 2/2017/1095/OUT
Proposal: Outline planning application for access (with all other matters reserved) for up to 60 no. dwellings, dedicated open space and associated works with vehicular access from Thornhill Road.

Decision: Approve
Decision Date: 01.03.2019

Application: 2/2019/0924/DOC
Proposal: Discharge of Condition No. 20 - Design Code; following grant of Outline Planning Permission No. 2/2017/1095/OUT.

Decision: Determined
Decision Date: 30.08.2019

Application: 2/2019/1562/DOC
Proposal: Discharge of Condition No. 20 - Design Code following grant of Outline Planning Permission No. 2/2017/1095/OUT

Decision: Determined
Decision Date: 09.12.2019

Pre-Application: PRE/2019/0255/PREAPP
Proposal: Pre-Application Consultation - Advice on Design Code and Proposed Layout Plan

Outline planning permission was granted on 1 March 2019 establishing the principle of development for up to 60no. dwellings and the detailed design of accessing the site off Thornhill Road (*application reference 2/2017/1095/OUT - Outline planning application for access (with all other matters reserved) for up to 60 no. dwellings, dedicated open space and associated works with vehicular access from Thornhill Road*).

The submission of a Design Code (DC) before a reserved matters application was required by Condition 20 of the outline planning permission with intention of achieving the best possible design. After pre-application discussion with Officers an application to discharge the condition was subsequently made in November 2019 and agreed December 2019.

The DC informs this Reserved Matters application by pulling together elements from the Design and Access Statement (DAS) and provides further information to: identify constraints of the site, make a

contextual study to inform the proposed details of this development, and develop a vision for the site setting key design principles. It also provides a helpful comparison of the proposed layout to the illustrative layout from the outline application.

8.0

List of Constraints

Agricultural Land Grade: GRADE 3
Parish Name - : Stalbridge CP
Public Rights of Way - Route Code: N51/39
Settlement Boundary - Name: Stalbridge
Ward Name: Stalbridge & Marnhull

9.0

Consultations

(Consultee comments here are summarised. Full comments can be found online.)

Stalbridge Town Council

General comments:

The proposed proximity of the new dwellings are not in accordance with a statement made by the Senior Planning Officer (North Dorset District Council Planning Committee Meeting 27th February 2018) that the new properties would need to be at least 20m away from the existing properties in the adjoining Bibbern Row, those of the private drive off Thornhill Road and Greenfields to avoid overlooking and overshadowing in relation to loss of amenity.

Officer response:

There is no requirement that dwellings would need to be at least 20m apart. Consideration should be given to issues of amenity; ie overlooking, loss of light, overbearing/dominant etc. The applicant has amended their scheme to address these concerns and the proposed layout plan shows a separation distance of 20m between the existing properties in Bibbern Row, Greenfields, and Kingsmead and the new dwellings (see Site Layout 18087-PL-2-02 Ref F).

Condition 15.

STC: Dorset Council have declared a Climate Emergency therefore members are very disappointed that there appears to be no specification of generation of energy from renewable resources in relation to PPS18 and as such the development is considered to be of detriment to the environment. It is questionable if the development is sustainable in relation to PPS21. Members would like to see bat and bird boxes on every dwelling and hedgehog highways in all fences.

Officer response:

Condition 15 relate to details of Landscape Environmental Management Plan.

The Council's declaration does not specify that the new development must generate energy nor does any national guidance. Energy efficiency through the use of building material and design is also recognised as addressing climate change. The proposed layout is making the most efficient use of the land in the context of this proposal. Building Regulation will require homes to be built to a high energy efficient standard. (PPS18 and 21 have been superseded by the National Planning Policy Framework and Local Plan Policy 3 – Climate Change.).

The LEMP has been amended to accord with officer advice. Discharge condition.

Condition 17.

STC: Members would like to be assured with regard to the responsible body for the future maintenance of the landscaping on the site. They request that the boundary planning takes place before the development starts and that specific attention is given to detail of the areas of soft landscaping in boundary areas with existing properties to afford the minimum detriment to the residential amenity of residents of existing properties.

Officer response:

The Council's Tree and Landscape Officers have no objections to proposed details of landscaping/planting. Maintenance issues have been addressed by way of conditions. Discharge condition.

Condition 18.

STC: Members request that Footpath 39 is improved from the site access points to Lower Rd to afford ease of pedestrian access as part of the development.

Officer response:

The footpath was addressed at the outline stage by way of a financial contribution secured in the legal agreement toward Rights of Way Improvement Contribution. The terms are to pay 50% of the contribution prior to 50% occupation and the balance prior to occupation of the final dwelling. Discharge condition.

Condition 21.

STC: Members would like to see mixed materials to break up the bland features of the elevations and a high quality development with use of natural stone in the main in preference of the use of flint panelling and render which are not indicative of Stalbridge.

Officer response:

The majority of the dwelling would be constructed in brick which is considered to be a high quality material, and just a few houses rendered. The focal buildings are proposed to be clad in flint which is a quality material as well. As such the proposal does provide a good mix of materials. The site is not within a conservation area nor does it affect the setting of a listed building or CA. In the context of this site it would be onerous to insist on the use of natural stone. Discharge condition.

Condition 22.

STC: Members do not agree with the proposed site for the public art and request that there is further consultation on the location and choice of the art with the Town Council with a preference for a local artist.

Officer response:

The condition requires the applicant to agree a location for public art solely. The access off Thornhill has mature trees which would compromise visibility of any art at this location. The proposed location near the local play area would be suitable and appropriate. Discharge condition.

Condition 24.

STC: Within the constraints of current highways regulations members would like further consideration given to the level of lighting and that this be kept to a minimum, in keeping with the rural area and in order to maintain the dark skies policy.

Officer response:

Stalbridge is not within a designated landscape. There is no dark skies policy here that officers are aware of. The proposed luminance is considered to be acceptable in the context of this site.

STC: Request for Conditions

- Variable height natural stone wall is erected as part of the development on the boundary adjacent to Bibbern Row in

conjunction with neighbouring resident consultation to protect the private land.

Officer response:

The applicant is proposing a low brick wall with piers and close-board timber in-fill panel. In the context of this site and the proposed building materials this is considered to be an onerous request. No condition needed.

- Units 16 & 17 are prohibited from having first floor windows on the north elevation.

Officer response:

The distance between the proposed and existing properties is acceptable to prevent any seriously detrimental loss of privacy. It would be unreasonable to require no windows. However, windows on the flank (north-west) elevation of could be conditioned to be obscure glazed with restricted opening. Condition accordingly.

- The highway is adopted.

Officer response:

The local authority can't require a developer to give over land. The roads should be built to adoptable standards if the developer wishes the LA to adopt the roads but they are not required to. This is a private land matter, therefore beyond the reach of the Town and Country Planning Act. No condition.

- That the site boundary is planted where specified with mature native hedging before the development starts and that specific attention is given to detail of the areas of soft landscaping in boundary areas with existing properties on all sides of the development to afford the minimum detriment to the residential amenity of residents of existing properties.

Officer response:

The planting/landscape details submitted are considered to be acceptable by specialist officers. No condition needed.

Landscape Architect

No objections. Concerns raised have been adequately addressed.

Tree Officer Majors

No objections subject to conditions.

Drainage Flood Risk Management

Holding objection.

Transport Development Management

No objections.

Planning Obligations Manager

No comments.

Natural England

Natural England currently has no comment to make on the approval of reserved matters and discharge of conditions.

Dorset Police Architectural Liaison Officer

No objection.

Representations:

26 letters of representation were received, of which 0 offered comments which neither supported nor objected to the proposal, 26 objected to the proposal and 0 supported the proposal.

Concerns raised relate to:

- Traffic or Highways matters
- Overlooking/Loss of privacy
- Residential amenity
- Design
- Height
- Impact on light
- Economic benefits
- Biodiversity
- Effect on the appearance of the area

Noise/disturbance

10.0 Relevant Policies
North Dorset Local Plan Part 1 2011-2031 (adopted January 2016):

1. 7 Dev. within Settlement Boundaries
- Policy 1 - Sustainable Devt.
- Policy 2 - C Spatial Strategy
- Policy 3 - Climate Change
- Policy 5 - The Historic Env.
- Policy 6 - Housing Distribution
- Policy 7 - Delivering Homes
- Policy 8 - Affordable Housing
- Policy 13 - Grey Infra.
- Policy 14 - Social Infra.
- Policy 15 - Green Infra.
- Policy 20 - The Countryside
- Policy 22 - Renewable Energy
- Policy 23 - Parking
- Policy 24 - Design
- Policy 25 - Amenity

National Planning Policy Framework:

The following sections of the NPPF are considered to be most relevant to this case:

1. Introduction
2. Achieving sustainable development
4. Decision-making
5. Delivering a sufficient supply of homes
6. Building a strong, competitive economy
8. Promoting healthy and safe communities
9. Promoting sustainable transport
11. Making effective use of land
12. Achieving well designed places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment

Particular regard has been given to:

Para 11. Plans and decisions should apply a presumption in favour of sustainable development. ...For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are not relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or asset of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, which assess against the policies in this Framework taken as a whole.

Para 38 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

11.0 Human rights (standard text)

Article 1 - Protection of property (first protocol)

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

This Recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

12.0 Public Sector Equalities Duty (standard text)

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

13.0 Climate Implications

The applicant has provided a Sustainability Statement which is on the file. It concludes:

- 1.20 The applicants approach to development is inherently sustainable, aiming to deliver quality affordable homes which meets the needs and aspirations of owners.
- 1.21 At Land at Thornhill Road, Stalbridge the development has been designed to respond positively to national and local plan policy incorporating measures to deliver social and economic benefits, while also protecting and enhancing the environment where possible. This includes the consideration of measures to mitigate and adapt to the effects of climate change.
- 1.22 Through the provision of the following measures the applicant aims to deliver a sustainable development.

15.0 Planning Assessment

The main issues of this case are considered to relate to:

- Layout;
- Scale;
- Appearance;
- Landscaping;
- Conditions 15, 17, 18, 21, 22, and 24;
- Flood risk.

Layout

The density of 60no dwellings on this site equates to 28 dph (60/2.11ha). This compares favourably to the nearby development of Hawthorns which has a density of 33 dph (40/1.2ha) and Thrift Close has a density of 45 dph (35/0.78ha). There is less dense development in the area as well. In the context of the site the number of dwellings fits well and does not appear to be too cramped.

The layout has been subject to changes following community engagement and pre-application advice provided by the Council and technical assessments of the site subsequent to the grant of outline planning permission. In particular, issues in relation to Biberne Road have been resolved by moving the dwellings to create

a separation of 20m with the existing dwellings along Biberne Road. These dwellings would face onto open space in the development site. There would be a brick and rail boundary along Biberne Road to secure privacy.

With regard to Biberne Road, Officers have been onsite to consider these matters in context and with local residents. The two closest dwellings proposed, units 16 and 17, would be two storey in height, with no first floor windows proposed on the flank elevation, and decorative brick work to break-up an otherwise plain view. The proposed layout provides good separation distance as such there can be no reasonable claim to loss of light, or over-bearing appearance. There is no right to a view.

Issues with the existing dwelling Greenfield have been resolved by moving the block of flats to another location and having the rear gardens of dwellings back onto this shared boundary. One other minor issue with the original submission and the existing dwelling Kingsmead was resolved by rotating it 90 degrees.

The public open space adjacent to the north-eastern boundary was partially determined by the need accommodate the drainage basin and allow easement for utilities. This space would be overlooked by dwellings 42-49 which improves security and safety.

Access to the site is via the approved new junction to Thornhill Road to the west of the Site. The road layout comprises a primary route running from Thornhill Road eastwards and through the site and wrapping around the eastern end of the site. Secondary routes spur off the primary route to the north and south. A Vehicle Tracking Drawing has been submitted with this application demonstrating that the road geometry can accommodate larger vehicles.

Shared surfaces will be employed at three locations to encourage slow vehicle speeds and more pedestrian/cycle usage. Pedestrian routes run through the site and connect to the public right of way 39 which runs parallel to the site's eastern boundary. The Highway Engineers have noted that the roads are not proposed to be adopted as such they are satisfied with this arrangement.

The housing generally fronts onto the roads with the detached and semi-detached houses towards the western and southern parts of the site, and terraces towards the eastern end. There are two apartment blocks proposed at the eastern end of the site which front onto allocated parking areas.

The design, location and orientation of the new dwellings ensured that the amenity of existing properties is not adversely affected. Gardens dimension and separation distances between new dwellings within the site are generally considered to be good and would provide adequate amenity space for future occupants.

All of the dwellings have allocated parking spaces in line with Dorset Council's standards and there is additional provision for visitors along the roads. The Highway Engineers have not raised any particular issue with parking.

Two new areas of open space are provided totalling 0.44ha. The first is located to the north of the site and will provide a Locally Equipped Area of Play for children. The second is located to the east of the site containing a drainage basin. These are consistent with the approved outline application.

Surface water management is a matter that affects the layout of a development site. The Council's Flood Risk Management team accept the details submitted with this application which support the strategy to remove water from the site.

Scale

The proposed dwellings would all be two-storey houses in height as well as the block of flats. The residential character of Stalbridge consists predominantly of two-storey dwelling and some bungalows and larger barn conversions. Therefore the proposed scale of the buildings would be in keeping with the character of Stalbridge.

Appearance

The site is not within a conservation area nor does it affect the setting of a listed building. The proposed designs of dwellings are intended to be traditional and this is achieved in varying degrees as set out in the agreed Design Code. Focal buildings have been enhanced with the use of brick quoins the use of flint at first floor level, which is different since flint is not a common material in Stalbridge. These focal dwellings are all internal to the site, except for the gatehouse at the entrance to the site off Thornhill Road, and would give the development a unique character. Illustrative streetscene have been submitted in support of the application to provide further information on the design and appearance of the scheme.

The predominant material would be brick under tiled roof as shown on plan and in the Design Code. Windows and doors have a strong appearance with arches and cill generally. Some dwelling have bays which is a nice feature. It is considered that the proposed development would be taking the opportunity to improve the character and appearance of the public realm as set out in policy.

Landscape

The landscaping strategy for the site aims to soften the appearance of the site, and integrate it with the character of the surrounding area. Planting will provide a seasonal sense of place, providing biodiversity opportunities for the site.

Boundary treatment along the south-eastern boundary would be hedging with some emerging trees. Residential gardens backing on to existing properties will have post and wire to allow for flora and fauna habitat. The boundary treatment in Biberne Road is proposed to be a low brick wall with piers and close-board timber in-fill panel. In the context of this site and the proposed building materials this is considered to be a good design solution.

The request for emerging trees within the proposed hedge on the north-eastern boundary cannot be satisfied do to the overhead utility lines.

The Council's Trees and Landscape officer have confirmed that they are satisfied with the amended plans which have addressed her concerns. The TLO's request for notification after plant should be dealt with by way of an informative.

Conditional details

Condition 15 - Landscape Environment Plan, details agreed by Officers, discharge.

Condition 17 - Soft Landscaping, details agreed by Officers, discharge.

Condition 18 - Footpath Link, details agreed by Officers, discharge.

Condition 21 - Materials Palette, the condition states that the "...housing design shall reflect a palette of materials...in Stalbridge...", generally this has been achieved. While it has been noted that the use of flint is not part of the local vernacular, this is a single access site and there is no through road or other connection, there is no special designation nearby which would require a ridged adherence to materials, as such the details are considered to be acceptable, discharge.

Condition 22 - Public Art, this condition requires a "location and opportunity" for public art. This has been achieved; discharge.

Condition 24 - Lighting and Signage. This conditions seeks to satisfy the requirements of transport and biodiversity. The applicant's Outdoor Lighting Report demonstrate proper lighting for the future housing in terms of vehicles and pedestrians. The applicant's ecological survey submitted at outline stage recommends that no light spillage on the attenuation basin and bat roosting features. The Outdoor Lighting Plan demonstrates this will be achieved. No signage is required for a scheme of this size and layout. Discharge.

Flood risk

The Flood Risk Management team are maintaining a holding objection on the proposed development. However, matters relating to surface water drainage,

management and maintenance of any system, and disposal of foul water drainage have been addressed by conditions 11, 12, and 13 of the outline planning permission (ref: 2/2017/1095/OUT). These three conditions are all pre-commencement conditions which means no development can commence on site until these details have been submitted and approved in writing by the Local Planning Authority and by extension the Flood Risk Management team. Hence, this could not be grounds for refusing the application. If the details submitted are inadequate then the applicant may need to change the layout of the development as proposed in this application. This would require a fresh application to consider any changes to the layout.

Your FRM team have noted that the applicant's grounding investigation report (GI) identifies a permeable section of ground now proposed for an infiltration basin. However, the vast majority of Stalbridge is considered impermeable – this has been evidenced on other sites – as such it is puzzling that a pocket of geology was found which apparently shows that infiltration is feasible here. The GI report has been undertaken by relevant specialist and appears to have followed BRE 365 processes and undertaken the testing three times as required via this method. However, the report also notes significant variability with respect to geology on this site. In addition, the ground water observations made in October, do not represent a time where ground water levels would be at their highest.

Given that this GI report was available to RMA (who acted as drainage consultant for the outline application), it would have been logical for RMA to propose the infiltration basin, however, RMA's cover letter in respect of the Ruddlesden Geotechnical report recommends further investigation rather than moving immediately to an infiltration based drainage solution without further GI, particularly in light of the variability found.

The applicant has focussed their SuDs area to one location however, this soakaway may only be representative of one end of the basin. The FRM have advised that given its size, the applicant should undertake three tests along the basins length (1 at each end and 1 in the centre). Ground Water monitoring over January and February, where the water table is at its highest, will also be required to substantiate this significant change to the previously approved Drainage Strategy.

At this time we can only flag up our concerns as the applicant has not asked for the discharge of the above-mentioned conditions previously imposed. As such, it is accepted that this a risk for the developer if the infiltration basin proves to be inadequate, and not a risk to the Council or local residents.

16.0

Conclusion

The applicant has adequately addressed the concerns raised by local residents and STC.

In the context of this site, Officers are satisfied with the details of layout, appearance, scale, and landscaping.

17.0 RECOMMENDATION

Approval of reserved matters subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of two years from the date of this approval.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act, 1990.

2. The development hereby permitted shall be carried out strictly and only in accordance with the following approved drawings and details:

Site Location Plan – 8087-PL-2-01

Site Layout Plan 18087-PL-2-02 Rev F

Site Layout Plan Tenure 18087-PL-2-03 Rev E

Site Layout Plan Building Materials 18087-PL-2-05 Rev E

Site Layout Plan Boundary Materials 18087-PL-2-06 Rev G

Site Layout Plan Parking/Bins and Cycle 18087-PL-2-07 Rev E

Housetype Pack Rev 5:

- 1 BED FLAT – PLANS, 18087-PL-HT-1-01
- 1 BED FLAT – ELEVATIONS, 18087-PL-HT-1-02
- FLATS BIN ENCLOSURE - PLAN & ELEVATIONS, 18087-PL-HT-1-03
- 2 BED - WITH BAY - PLANS & ELEVATIONS, 18087-PL-HT-2-01 rev A
- 2 BED - WITH BAY - PLANS & ELEVATIONS, 18087-PL-HT-2-02 rev B
- 2 BED - BRICK/RENDER - PLANS & ELEVATIONS, 18087-PL-HT-2-03 rev A
- 2 BED - BRICK DETAIL - PLANS & ELEVATIONS, 18087-PL-HT-2-04
- 2 BED - MID-TERRACE - PLANS & ELEVATIONS, 18087-PL-HT-2-05 rev A
- 2 BED - BRICK/RENDER - PLANS & ELEVATIONS, 18087-PL-HT-2-06
- 3 BED - TYPE A - PLANS & ELEVATIONS, 18087-PL-HT-3A-01 rev A
- 3 BED - TYPE A - DETACHED - PLANS & ELEVATIONS, 18087-PL-HT-3A-02 rev A
- 3 BED - TYPE A - HIPPED - PLANS&ELEVATIONS, 18087-PL-HT-3A-03 rev B
- 3 BED - TYPE B - PLANS & ELEVATIONS, 18087-PL-HT-3B-01 rev A

- 3 BED - TYPE B - BRICK/RENDER - PLANS & ELEVATIONS, 18087-PL-HT-3B-02 rev A
- 3 BED - TYPE B - BRICK/RENDER EOT - PLANS & ELEVATIONS, 18087-PL-HT-3B-03
- 3 BED - TYPE B - BRICK/FLINT EOT - PLANS & ELEVATIONS, 18087-PL-HT-3B-04
- 3 BED - TYPE C - PLANS & ELEVATIONS, 18087-PL-HT-3C-01
- 4 BED - TYPE A - PLANS & ELEVATIONS, 18087-PL-HT-4A-01 rev B
- 4 BED - TYPE B - PLANS & ELEVATIONS, 18087-PL-HT-4B-01 rev A

Materials Schedule – 18087_9_10 PL Rev D

Naturally Equipped Play Area Details – DD368C_LP03.01

Landscape Ecological Management Plan (as amended) received 29 July 2020.

Detailed Landscape Plan Sheet 1 – 4 – DD368E_LP01.01

Detailed Landscape Plan Sheet 2 – 4 – DD368E_LP01.02

Detailed Landscape Plan Sheet 3 – 4 – DD368E_LP01.03

Detailed Landscape Plan Sheet 4 – 4 – DD368E_LP01.04

Hard Landscape Plan Sheet 1 – 3 – DD368D_LP02.01

Hard Landscape Plan Sheet 2 – 3 – DD368D_LP02.02

Hard Landscape Plan Sheet 3 – 3 – DD368D_LP02.03

Surface and Foul Water Drainage – J005-PL-DS-101-C

General Arrangement Layout - J005-PL-GA-101-C

Highway Long Sections Sheet 1 – 2 J005-PL-LS-101B

Highway Long Sections Sheet 1=2 – 2 J005-PL-LS-102B

Horizontal Luminance (lux) – 14788-2-C dated 25 March 2020, (plan of street lighting layout);

forming the approved application.

Reason: For the avoidance of doubt and to clarify the permission.

3. Notwithstanding the details on the approved plans, no streetlighting (i.e. luminance) shall be used from a pole greater than two meters in height between the hours of 00:00 and 06:00.

Reason: in the interest of ecology and character of the area.

4. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), no window or other openings shall be created at first floor level or above on units 16 and 17 on the flank (north-west) elevation without the prior grant of planning permission from the Local Planning Authority.

Reason: in the interest of neighbour amenity.

5. Notwithstanding the details on the approved plans, details or samples of external brick, flint, stone, and tile to be used in the construct of dwellings hereby approved shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed details.

Reason: to ensure proper planning and that the development takes the opportunity for improving the character and quality of the area.

6. Prior to first occupation of any dwelling on site, and notwithstanding the details approved drawing number 18087-PL-HT-1-02, details of design and materials for window cills, arches, and lintel shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the agreed details.

Reason: to ensure proper planning and that the development takes the opportunity for improving the character and quality of the area.