

Application Number:	P/RES/2021/01582		
Webpage:	https://planning.dorsetcouncil.gov.uk/		
Site address:	Land off Haywards Lane (West of Allen Close) Child Okeford Dorset		
Proposal:	Erect 26 No. dwellings. (Reserved matters application to determine layout, scale, appearance and landscaping, following the grant of Outline Planning Permission No. 2/2019/0318/OUT).		
Applicant name:	ELT Bournemouth Ltd		
Case Officer:	Verity Murphy		
Ward Member(s):	Cllr Sherry Jespersen		
Publicity expiry date:	9 November 2021	Officer site visit date:	
Decision due date:	25 November 2021	Ext(s) of time:	15 th March 2022

1.0 Application is reported to Committee as outline permission 2/2019/0318/OUT was a Committee decision and there is an objection from the Parish Council.

2.0 Summary of recommendation:

Approval of reserved matters relating to scale, layout, appearance and landscaping, subject to conditions.

3.0 Reason for the recommendation: as set out in paras 14.0 to 16.0 at end

- Principle of development accepted under outline consent
- Layout, scale and appearance of the dwellings is reflective of surrounding development and sensitive to the character and appearance of the area.
- Landscaping of the scheme has evolved positively and is considered to be acceptable.
- No harm to Child Okeford Conservation Area or Hambledon Hill
- There is not considered to be any significant harm to neighbouring residential amenity.
- There are no material considerations which would warrant refusal of this application

4.0 Key planning issues

Issue	Conclusion
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Principle of development	Established under outline consent
Layout and Scale	Revisions have been made to the layout to improve the scheme, layout and scale appropriate to site context and reflective of surrounding area
Appearance	Design of the dwellings has been amended in line with officer recommendation. Detailing incorporates traditional elements found within CA.
Landscaping	Landscaping of the site has been amended and is considered to be acceptable. No significant harm on the setting on AONB No significant impact on trees
Heritage	No harm identified in respect of impact on Child Okeford CA No harm on Hambledon Hill
Impact on Residential Amenity	No significant harm identified

5.0 Description of Site

The application site consists of two parcels of land measuring circa 1.31 hectares (ha) and is located on the western edge of Child Okeford. Child Okeford is identified as one of the 'larger' villages within North Dorset. The larger villages are those with a retained settlement boundary and have been identified as areas for future growth – due to the sustainability credentials of each settlement and the need to meet local housing needs.

The site sits to the north of Haywards Lane (forming the sites southern boundary). The sites northern and eastern boundaries are made up of established residential developments consisting of a mix of pre-war, 40's, 50's, and 60's dwellings. The properties are made up of detached properties (those located within Allen Close) terraced and semi-detached properties (those to the immediate north of the site) located in Greenway and Chalwell. The area to the north of Station Road (the area of Child Okeford situated to the east of the application site) is made up of detached properties within a series of cul-de-sacs.

The site is classed as Grade 2 agricultural land, which is currently used for small scale equestrian purposes and is laid to grass. It has well-established hedge lines running along the site boundary and through the centre of the site. The western site boundary is an established field boundary made up of hedging and a number of mature trees. There are two specimen trees within the site, a mature oak tree (subject to a TPO) lying in the boundary between the two parcels, and a large mature walnut tree situated on the eastern boundary, just north of Allen Close. Both of these trees will be retained in the proposals. The site is mainly flat with a slight slope from West to East.

The site lies outside of any defined settlement boundary and does not have any site-specific designation. It is not within a conservation area and there are no listed buildings within its setting. The nearest listed building is a Grade II 'Pilgrims Farm' approximately 300m to the East along Station Road. Hambledon Hill which lies

approximately 800m metres to the east of the village is a Scheduled Ancient Monument.

There is an important view identified in the Child Okeford Village Design Statement which runs through the site out to open countryside through Allen Close.

The site is situated within flood zone 1 (being the lowest risk of flooding). The site falls outside of the Area of Outstanding Natural Beauty but within the North Blackmore Rolling Vales character area and partly within the Clay Vale character area as described in the North Dorset Landscape Character Assessment (as amended) (2008).

6.0 Description of Development

This application is made pursuant to outline consent 2/2019/0318/OUT and is a reserved matters application to determine layout, scale, appearance and landscaping for the erection of 26 dwellings on the site.

7.0 Relevant Planning History

2/2019/0318/OUT – Granted April 2021 - Develop land by the erection of up to 26 No. dwellings, form vehicular and pedestrian access. (Outline application to determine access).

8.0 List of Constraints

Agricultural Land Grade - Grade: GRADE 2

Parish Name - : Child Okeford CP

Ward Name - Ward Name: Hill Forts Ward

9.0 Consultations

All consultee responses can be viewed in full on the website.

Consultees

1. Parish Council - Child Okeford Parish Council

Object to application:

- Harm to valued landscape in which Child Okeford is located
- Harm to local landscape character
- Object to design and materials of the dwellings
- The layout of the dwellings does not reflect the surrounding character

- Density of development is too high
 - No consideration of Child Okeford Village Design Statement
 - Concerns with new pedestrian access from Allen Close
 - Developer has not engaged with PC or local residents
 - Impact on neighbouring amenity
 - Impact of development of foul drain crossing the site
- 2. Ward Councillor - Hill Forts and Upper Tarrant's Ward**
 - No comments received
 - 3. Dorset Police Architectural Liaison Officer**
 - No comments received
 - 4. Dorset Council – Landscape**
 - The revised drawings respond positively to the majority of the issues that were raised Landscape Officer initial comments
 - 5. Dorset Council - Education Officer**
 - No comments received
 - 6. Dorset Council - Natural Environment Team**
 - No comments received
 - 7. Dorset Council - Flood Risk Manager – Highways**
 - No objection to proposal
 - Submitted documents do not conflict with the originally approved Drainage Strategy
 - 8. Dorset Council - Highways**
 - No objection to application subject to conditions.
 - 9. Dorset Council - Dorset Waste Partnership**
 - No comments received
 - 10. Dorset Council - Trees (Team B)**
 - No comments received

12. Dorset Council - Policy - Urban Design

- Supports proposal and revised plans

13. Dorset Council - Housing Enabling Team

- The Local Plan requires 40% of the dwellings to be available as affordable homes which equates to 10.4 properties. The Council would accept 10 houses on site with a financial contribution for the remainder.
- It would be preferable if the affordable homes were spread further apart on the site.

14. Dorset Council - Economic Development and Tourism

- No comments received

15. Dorset Council - Env. Services – Protection

- No objection subject to condition

16. Dorset Council - Building Control North Team

- No comments received

17. Dorset Council - Section 106

- No further comments, on the understanding that this reserved matters application will be determined under the auspices of the S106 agreement relating to outline consent.

18. Wessex Water

- Developer will need to engage with Wessex Water before construction work commences to ensure that there will be no encroachment onto easement requirements for the existing sewer running through the site.
- No objection to surface water drainage
- Wessex Water will agree a foul drainage connection for foul only flows from the development to the public foul sewer in Haywards Lane

19. Dorset Council – Libraries

- Not consulted

Representations received

46 objections received relating to:

- Impact on school traffic
- Development out of keeping with area
- Urban form of development

- Cramped form of development
- Increase in traffic along Haywards Lane
- Impact on local facilities
- Density of development
- Development outside settlement boundary
- Impact on trees
- Parking
- Design not in keeping with surrounding area
- Impact on conservation area
- Impact on Hambledon Hill
- Impact on AONB

10.0 Relevant Policies

North Dorset Local Plan Part 1 (January 2016):

Policy 1 – Presumption in Favour of Sustainable Development

Policy 2 - Core Spatial Strategy

Policy 3 - Climate Change

Policy 4 - The Natural Environment

Policy 6 – Housing Distribution

Policy 7 - Delivering Homes

Policy 8 - Affordable Housing

Policy 13 - Grey Infrastructure

Policy 14 - Social Infrastructure

Policy 15 - Green Infrastructure

Policy 20 - The Countryside

Policy 23 - Parking

Policy 24 – Design

Policy 25 – Amenity

Other Material Considerations:

National Planning Policy Framework:

As far as this application is concerned the following sections of the NPPF are considered to be relevant

1. Introduction
2. Achieving sustainable development
4. Decision-making
5. Delivering a sufficient supply of homes
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
16. Conserving and enhancing the historic environment

North Dorset Landscape Character Assessment (as amended) (2008).

The site straddles two Landscape types; Clay Vale and Rolling Vales, although the majority of the site lies within the Rolling Vales Landscape Type, which is described as: - *“An undulating transitional area between the low lying vales and the high Chalk, with clay and greens and landform becoming gradually more enclosed, folded and twisted nearer the escarpment to form a series of rolling foothills. There is an abrupt level change between this area and the steep sides of the escarpment but towards the vales, the land flattens out gradually. It is mainly a pastoral landscape with a few arable fields on flatter land interspersed between improved pasture and meadows. There are many small brooks, streams and damp flushes with numerous scattered hamlets and farms. The whole area has a tranquil, secluded and undeveloped character and feel to it”.*

The overall management objective for the Rolling Vales Landscape Type should be to conserve and enhance the diverse pattern of trees and woodland, hedgerow and small scale fields, watercourses and narrow lanes. The conservation of the rural and tranquil nature of the area is also a key objective.

Child Okeford Village Design Statement (COVDS) SPD (2007)

- Part 3 The character of the landscape setting
- Part 8 Guidelines for Future Building and Development
- Part 10 Recommendations

11.0 Human rights

Article 6 - Right to a fair trial.

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

The first protocol of Article 1 Protection of property.

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

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 Public Sector Equalities Duty.

The application site is located in line with the spatial strategy of the local plan, which seeks to locate development close to services. Occupiers of the dwellings would have access to open space and to education and other facilities that are contained within the village.

Officers have considered the requirement of the duty, and it is not considered that the proposal would give rise to specific impacts on persons with protected characteristics.

13.0 Financial benefits

Secured under S106 for the outline consent.

14.0 Planning Assessment

Principle

Outline permission was granted under application 2/2019/0318/OUT for 26 dwellings on the site and access from Haywards Lane along the southern boundary of the site. This outline consent has established the principle of development for 26 dwellings and the reserved matters will consider the layout, scale, appearance and landscaping of the site, following that the principle has already been established on site.

Concerns have been expressed from Child Okeford Parish Council in relation to the density of development and the number of dwellings proposed. However, it is important to note that the quantum of development (26 dwellings) was considered appropriate and found to be acceptable under the outline consent. There is no increase in units on site, therefore the principle of 26 dwellings is still considered to be acceptable.

Affordable Housing Provision and Housing Mix

The outline consent secured 40% affordable housing on the site which equated to 10 dwellings on the site and a 0.4 off-site financial contribution. The affordable dwellings will have a tenure split of 70/30 affordable rent/shared ownership. The reserved matters application still provides 10 affordable units on the site hence there is no conflict with the S106 agreement relating to the outline consent.

The majority of the homes on site will be provided in the form of 2- and 3-bedroom properties, there will be 5 4-bedroom properties on the site. This mix of housing is considered to be consistent with The Bournemouth/Poole Housing Market 2011 Strategic Housing Market Assessment Update, in which the main focus for market housing is for 2- and 3-bedroom properties. The proposal accords with Policy 7 of the Local Plan.

Layout and Scale

Amended plans have been submitted in response to officer and urban design concerns with the original plans. In the amended plans, Plots 1 -3 provide a frontage with Haywards Lane, and plot 3 has been amended to flint which represents an improvement on the previous plans. Not only does the flint tie these affordable units in with the market housing on the

site, it will bolster the sense of the arrival to the scheme and elevate the quality of the frontage onto Haywards Lane.

The remainder of the dwellings on the southern site boundary provide a frontage onto the internal street, and there is sufficient distance between these dwellings and the southern boundary to provide a green buffer, afforded by the residential gardens, and also to ensure the existing trees are retained along this boundary. Plots 21-26 are located away from the northern boundary, to reduce the amount of built form along the countryside edge and to provide a successful interface between the development site and the countryside beyond.

A LEAP and public open space are proposed within the eastern section of the site. The public open space proposed would receive good casual surveillance from the dwellings that are proposed to bound it. Each of the dwellings would benefit from a good-sized amount of rear amenity space in accordance with Policy 25 of the Local Plan.

Concerns have been raised in relation to the layout and density of the development not reflecting that of the surrounding development. Whilst the density has already been approved under the outline consent, it is important to note that 26 dwellings fit comfortably on the site, with adequate space for private amenity, landscaping, parking and areas for public open space. The development does not appear cramped within the site, and the proposal will ensure that the development will soften its impact successfully on the village edge and integrate the development into its surroundings.

The dwellings will be two-storey in height, which is considered to be consistent with the existing housing nearby in terms of scale, and will have a limited effect on the perception of the village as rural in character.

The layout and scale of the development has been reviewed and amended in the revised plans to ensure the best outcome is achieved on site. The layout, scale and density of the development is appropriate on the site, reflective of the surrounding development and will ensure that the character and appearance of the locality is preserved.

Appearance

A local context study has been submitted with the application. It notes that there are a range of different housing types within the vicinity of the site. It is considered that the dwellings towards the village centre and within the Conservation Area are traditional in design, and towards the edges of the settlement boundary and in close proximity to the site, there are a wider range of housing styles.

The design and appearance of the dwellings has been amended to address Officer concerns. The original plans proposed certain elements such as buff brick and white render which were not considered to be accord with the character and appearance of the surrounding properties and the prevalent local materials palette. Buff brick has been replaced with red brick, as per the request of DC Urban Designer. Flint has also been added into plots 1-3 to create a more attractive entrance to the site from Haywards Lane, this also reflects the flint used within the Conservation Area in accordance with paragraph 4.20 of Child Okeford Village Design Statement.

The amended plans also contain changes to the windows. Windows have been added to the plans for units 13, 14 and 24 (bathroom), units 15, 16, 21-23 (en-suite) and units 17-20 (bathroom). This will make a significant difference to each dwelling in terms of ventilation and light.

The proposed dwellings have been designed with regard to the traditional architectural elements and features found within the nearby Conservation Area and Child Okeford Village Centre. The proposed dwellings will contain window heads, dental courses, soldier courses to reflect the traditional design elements of the existing properties within Child Okeford.

Officers have worked with the applicant to secure design amendments to ensure that the design and appearance of the dwellings is appropriate to the character and appearance of Child Okeford. The proposed design of the scheme is considered to be acceptable in accordance with Policy 24 of The Local Plan.

Landscape

The site provides an area of circa 0.31 ha of open space and retains the footpath which enters the site from Allen Close and runs to the western site boundary. The existing perimeter hedges are retained except for where the access is proposed, and the proposed open space allows for the retention of the centrally located feature Oak tree.

Paragraph 130 part a) of the NPPF requires development to be visually attractive as a result of good architecture, layout and appropriate and effective landscaping and part f) requires the creation of places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users. Paragraph 131 requires tree lined streets, and that trees are incorporated elsewhere in the development. Paragraph 131 also requires appropriate measures to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible.

Policy 24 of the North Dorset Local Plan requires development to improve the character and quality of the area within which it is located, and to incorporate existing mature trees and hedgerows and other landscape features into the public realm of the development layout and provide sufficient additional landscape planting to integrate the development into its surroundings. Policy CO5 of the Child Okeford Village Design Statement indicates that new hedgerows should consist of native species such as holly, hawthorn, dogwood and hazel and new trees should be of species such as oak, yew, ash and lime in order to respect and maintain the traditional rural character of the village whilst having regard to future crown and root spread and the relationship with existing and proposed buildings.

The landscaping of the site has also been amended in response to officer concerns. The revisions include: the length of the rear amenity for plots 17-20 has been reduced in order to move plots 7-10 further away from Allen Close. A revised boundary treatments plan has been submitted which has removed the 500mm brick wall to the east of the site access has been replaced with a 500mm post and rail fence, which is considered to be a more rural and open form of enclosure and appropriate for the site. Brick walls were originally proposed around the front gardens of the plots, however this has been replaced with hedging reflecting the local character and will benefit the street scene.

Objections have been received in relation to the creation of new access from Allen Close. To confirm, no access to and from Allen Close is proposed under this application and this boundary will be enclosed with a 500m post and rail fence.

The Landscape Officer asked for the climbers to be planted along the north facing aspect of the rear wall for the gardens of plot 7-10. The applicant has not provided these due to ongoing maintenance reasons, however it is not considered that this would be sufficient enough to warrant a reason for refusal based on this alone. Overall, it is considered that the landscaping and planting proposals accord with these requirements in accordance with Policy 4 and 24 of The Local Plan.

Impact on AONB

As the development is located outside of the designated area, the provisions of paragraph 177 of the NPPF are not applicable. Paragraph 176 is relevant, however, and the recent update to NPPF added further emphasis on consideration of the setting of AONBs, particularly consideration as to whether a development has been “sensitively located and designed to avoid or minimise adverse impacts on the designated areas”. In terms of evaluating effects of the proposal on the AONB, it should be remembered that the area possesses a number of ‘special qualities’ that underpin its significance as a nationally designated landscape.

The AONB officer considers that the development would not be so significantly of unduly harmful to the special qualities of the AONB to constitute reasonable grounds for refusal. Officers consider that the proposal would accord with the requirements of Policy 4 of the local plan and the NPPF.

Trees

Objections have been received in relation to the impact of development on the trees on site. In response to a neighbour concern with T1 – Walnut, DC Tree Officers have undertaken a site visit. The Arboricultural Statement reports that the T1 is of high quality, however it is apparent with the tree protection plan that a no-dig system is proposed in the vicinity of this tree which is supported by DC Tree Officers. The canopy of this tree will overhang the rear gardens of units 7 and 8 but it is not considered that this will present a major issue as this tree is unlikely to be cast dense shade for any great period of time.

Concerns have been expressed in relation to the wall to units 7 and 8, however it is considered that this could be overcome by using fencing with a concrete horizontal lintel with close board fencing above, or the ground could be ‘bridged’ over significant roots or a pile and raft type system could be used. Condition 14 of the outline consent requires further details of this.

Heritage

Whilst the application site is not located within Child Okeford Conservation Area, significant concern has been expressed in relation to the impact of the development on this CA. The Parish Council have requested that a consultation be undertaken with DC Senior

Conservation Officer, however the PC have been informed that it is not considered necessary in this instance for the reasons set out below.

Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area. The dwellings are situated approximately 300 metres outside the Conservation Area. The dwellings will be located next to existing residential development which is also not located within the Conservation Area, and its visual impact in longer views will be minimal. The proposal, in respect of its appearance, size, siting, detailing and the materials used is not considered to involve the erosion of character of the Conservation Area. Based upon the above assessment it is considered that the proposed development would result in no harm to the character, appearance and historic interest of the Conservation Area in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in compliance with Policy 5 of The Local Plan and section 16 of the NPPF and the historic environment section of the Planning Practice Guidance.

There have also been verbal concerns expressed to the Officer in relation to the impact of development Hambledon Hill (Scheduled Monument). The dwellings will be two storey in height and located next to existing residential properties which are also two storey in height. Concerning views back from Hambledon Hill, the site forms a relatively minor component within an extensive panoramic view. Furthermore, the area forms the backdrop to existing housing, occupying land that is sloping away from the Hill, which will reduce the prominence of the development. Overall, the effects on the outlook from Hambledon Hill are likely to be limited, although the development will be discernible as a new addition to the village, particularly during its early years, due to the likely contrast of the new materials as compared with the more weathered palette of housing materials that are seen in the wider settlement.

The new buildings will not be prominent or otherwise detrimental to the experience of Hambledon Hill's setting over and beyond the existing situation. For the above reasons, it is considered that the proposals will result in no harm to the asset's significance, in accordance with Section 16 para 199 of the NPPF, S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy 5 of The Local Plan and the historic environment section of the Planning Practice Guidance.

Furthermore, there are no listed buildings adjacent or within its setting. The nearest listed building is a Grade II 'Pilgrims Farm' approximately 300m to the East along Station Road. There will therefore be no impact upon local heritage assets given the significant separation distances and lack of intervisibility.

Impact on Residential Amenity

The nearest affected residential properties are those which adjoin the site along its eastern boundary. These are Wynchards on the corner of Haywards Lane and two properties, no's 5 & 6 at the eastern end of Allen Close.

In order to reduce the impact on no's 5 and 6, plots 7-10 have been moved away from the boundary with Allen Close to reduce the impact on this neighbouring residential amenity. There are no windows proposed on the side elevation on Plot 7 which is nearest to Allen Close. Other properties that may have an oblique view of roofs include 13 & 14 Chalwell.

The properties in Greenway are only single storey and therefore unlikely to have any oblique views.

There will be an inevitable change to the nature of the site, with increased vehicular movement and domestic noise and activity. However, this is unlikely to adversely impact adjacent neighbours to the extent that would warrant the refusal of this application.

The amenity of adjacent residents would be protected by providing adequate space, respectful orientation between proposed and existing properties. The proposal accords with Policy 25 of The Local Plan.

Flooding and Drainage

The flooding risk for the site and proposed drainage has been assessed and approved under the outline consent. DC Flood Risk Management Team have no objection to this reserved matters scheme given that conditions for detailed drainage design have already been attached to the outline consent.

Biodiversity

Impact on the biodiversity of the whole site was a principle matter considered at the outline stage. In this regard an Ecological Impact Assessment and certified Biodiversity Mitigation Plan offer a number of site wide mitigation measures which will continue to apply to the site. It is considered this would continue to satisfactorily mitigate the impact of the development and result in a bio-diversity net gain on site

15.0 Conclusions

The principle of residential development on the site has been established under the outline consent which permitted 26 dwellings with access only approved.

The layout, scale, appearance and landscaping of the site have evolved positively through discussions between the officer and the applicant and through the submission of amended plans. The proposed dwellings are reflective of the surrounding development and have been orientated and designed to limit adverse impacts on the character of the area and on neighbouring residential properties.

Overall, on balance, the proposed development is found to be acceptable and accords with relevant policies of The Development Plan, NPPF, and Planning Practice Guidance.

16.0 Recommendation

Approve the reserved matters of 'Appearance', 'Layout', 'Scale' and 'Landscaping', subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

18083 P212 Rev A Proposed Elevation Unit 13
18083 P201 Rev B Proposed Elevations Units 1 3
18083 P210 Rev A Proposed Elevations Unit 21
18083 P208 Rev A Proposed Elevations Units 16 & 22
Haywards Lane Cs 658 Cs 658 Rev C Proposed Planting Layout Jan 22 A
18083 P205 Rev C Proposed Elevations Unit 14 & 24
18083 P107 Rev C Proposed Floor Plans Unit 15(1)
18083 P302 Rev B Proposed Site Section D D
18083 P112 Rev A Proposed Floor Plans Unit 13
18083 P109 Rev C Proposed Floor Plans Unit 17 20
18083 P111 Rev B Proposed Floor Plans Unit 23
18083 P103 Rev D Proposed Floor Plans Unit 7 10
18083 P108 Rev B Proposed Floor Plans Unit 16 & 22
18083 P110 Rev C Proposed Floor Plans Unit 21
18083 P211 Rev A Proposed Elevations Unit 23
18083 P209 Rev B Proposed Elevations Units 17 20
18083 P105 Rev C Proposed Floor Plans Unit 14 & 24
18083 P207 Rev A Proposed Elevations Unit 15
18083 P107 Rev C Proposed Floor Plans Unit 15
18083 Schedule Of Accommodation Rev B
18083 P302 Rev A Proposed Site Section D D
18083 P301 Rev A Proposed Site Sections
18083 P003 Rev M Proposed Site Layout
18083 P004 Rev B Parking Refuse & Cycle Strategy
18083 P005 Rev B Boundary Treatment Plan
18083 P006 Rev B Hard Landscape Plan

Reason: For the avoidance of doubt and in the interests of proper planning

2. Prior to development above damp-proof course level, details and samples of all external facing materials for the walls and roofs shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in accordance with such materials as have been agreed.

Reason: To ensure a satisfactory visual appearance of the development.

3. Prior to the commencement of any development hereby approved, above damp course level, a landscape management plan shall, by reference to site layout drawings of an appropriate scale, be submitted to and approved in writing by the Local Planning Authority and shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens. The subsequent management of the development's landscaping shall accord with the approved plan.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by the landscape features of communal, public, nature conservation or historical significance

4. All hard and soft landscape works shall be carried out in accordance with the approved drawing numbered : Haywards Lane Cs 658 Cs 658 Rev C Proposed Planting Layout Jan 22 A, 18083 P005 Rev B Boundary Treatment Plan and 18083 P006 Rev B Hard Landscape Plan. No part of the development shall be occupied until work has been completed in accordance with the approved details. Any trees or plants that 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 it is reasonably practical with others of species, size and number as originally approved.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.