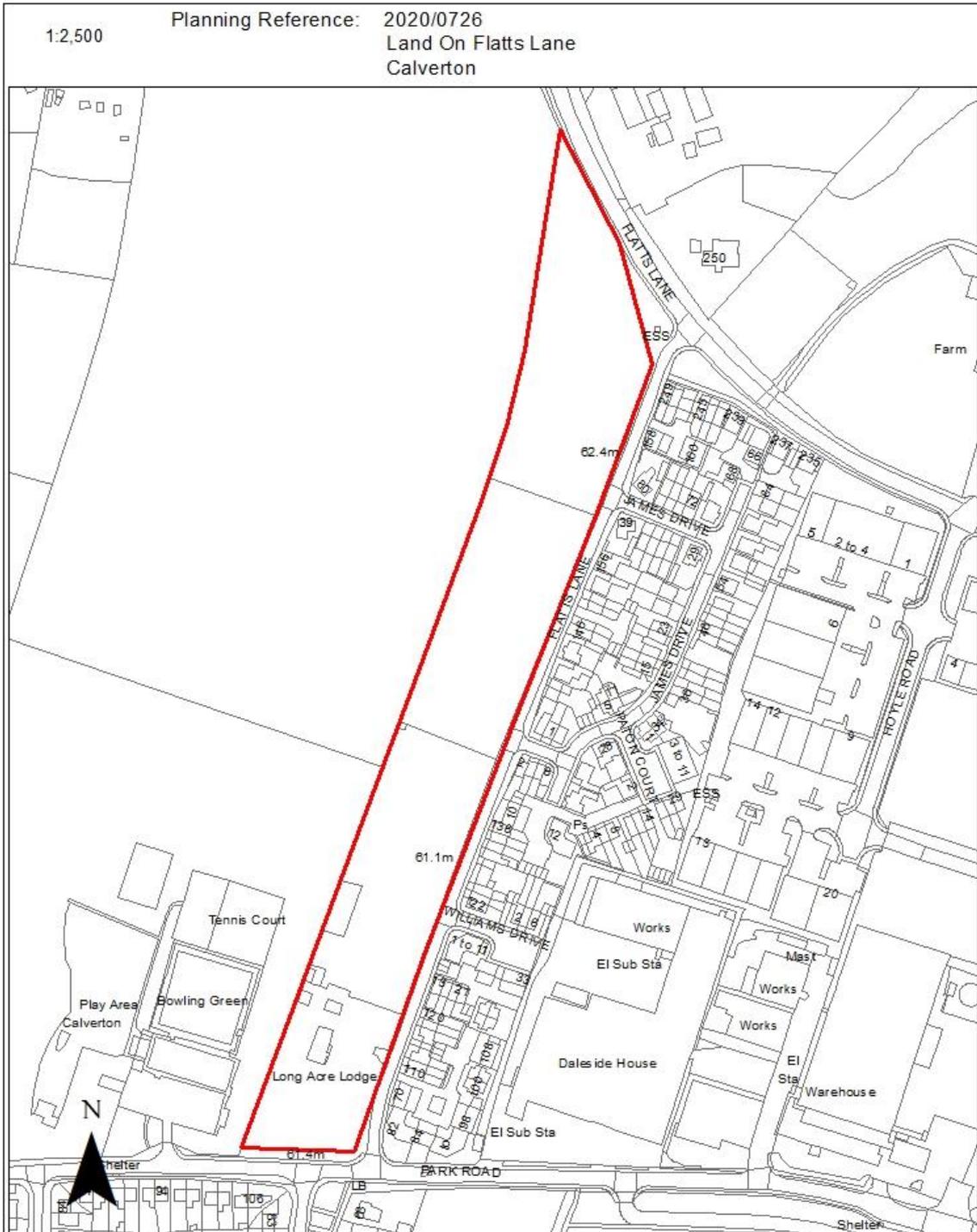


## Planning Report for 2020/0726



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**Report to Planning Committee**

<b>Application Number:</b>	<b>2020/0726</b>
<b>Location:</b>	<b>Land On Flatts Lane, Calverton</b>
<b>Proposal:</b>	<b>Variation of conditions 8 (trees) 3, 16 and 17 (highways) of outline permission 2018/1143 - for the demolition of existing buildings and structures and the erection of up to 84 no. dwellings and associated open space and infrastructure.</b>
<b>Applicant:</b>	<b>Bellway Homes Ltd.</b>
<b>Agent:</b>	<b>Pegasus Planning Group</b>
<b>Case Officer:</b>	<b>Nigel Bryan</b>

**The application is referred to Planning Committee to comply with the Councils constitution as the development proposes more than 9 dwellings.**

**1.0 Site Description**

- 1.1 The site consists of an area of mostly open land which runs north from Park Road along the west side of Flatts Lane. All of the site boundaries are formed by mature hedging and vegetation. The northern, eastern and southern boundaries are shared with the public highway (Park Road and Flatts Lane) and the western boundary with open land and with Calverton Village Hall and the William Lee Memorial Park. A recent housing development is situated on the eastern side of Flatts Lane.
- 1.2 There is one residential dwelling, with associated outbuildings, located within the site, all of which would be demolished as part of the proposed development. The land rises gradually when heading in a northerly direction; however, the change is not considered to be significant.
- 1.3 There are two Oak trees on the north-eastern boundary of the site that are protected by a Tree Preservation Order. There is a Scheduled Ancient Monument, (Two Roman Camps 350m North East of Lodge Farm), and a Grade II Listed Building, Lodge Farmhouse and Adjoining Stables, located approximately 200 metres to the north of the site.
- 1.4 The site area is 2.75 hectares.

## **2.0 Relevant Planning History**

- 2.1 2018-1143 - Outline planning application (all matters reserved except for means of access) for the demolition of existing buildings and structures and the erection of up to 84 no. dwellings and associated open space and infrastructure – was granted permission on the 05<sup>th</sup> March 2020 with a S106 Legal Agreement.
- 2.2 Section 52 (Flatts Lane, Calverton) - The application was to allow the removal of an historical Section 52 agreement, which prevented the house on the application site, and adjoining land, from being sold separately. The Section 52 has been granted.
- 2.3 2020-0822 - Reserved matters approval (appearance, landscaping, layout and scale) for the erection of 80 dwellings and public open space pursuant to outline permission 2018/1143 – the application is currently under consideration.

## **3.0 Proposed Development**

- 3.1 The application is made under section 73 of the Town and Country Planning Act 1990 to vary conditions 8 (trees), 3, 16 and 17 (highways) of outline permission 2018/1143. The full wording of the conditions are reproduced below, along summary of the changes proposed.
- 3.2 Condition 8 as approved states *“No development shall commence on site in connection with the development hereby approved (including, tree works, fires, soil moving, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement (AMS) in accordance with BS5837:2012 Trees in relation to design, demolition and construction - Recommendations has been submitted to and approved in writing by the Local Planning Authority and any protective fencing is erected as required by the AMS. The AMS shall include full details of the following:*
- a) Timing and phasing of Arboricultural works in relation to the approved development.*
  - b) Details of a tree protection scheme in accordance with BS5837:2012: which provides for the retention and protection of trees, shrubs and hedges on and adjacent to the site.*
  - c) Details of any construction works required within the root protection area of trees, hedges or shrubs on and adjacent to the site, as defined by BS5837:2012.*
  - d) Details of the arrangements for the implementation, supervision and monitoring of works required to comply with the arboricultural method statement.*

*The development shall thereafter be undertaken in accordance with the approved Arboricultural Method Statement”.*

In support of the application an Arboricultural Method Statement (AMS) has been submitted and the proposed alteration to the condition is to reflect the findings of the report.

- 3.3. Condition 3 as approved states *“This permission shall be read in accordance with drawing number 10\_01 Revision 00 (with regard to the site area only) and drawing number METM3003-01 Revision 01 (with regard to the five access points onto Flatts Lane only). Development shall thereafter be undertaken in accordance with these plans”*.

The condition is not proposed to alter save for the drawing number therein being updated to reflect the updated plan submitted with this application. The key change being that the number of access points to Flatts Lane will reduce from five to four, two of which will be built to an adoptable standard and two of which will be private.

- 3.4 Condition 16 as approved states *“The reserved matters application for the development hereby permitted shall include detailed plans and particulars relating to the following items:*

- (i) A detailed layout plan of the site (for the avoidance of doubt the submitted Layout Plan reference: METM3003-01 Revision 1, shall be considered to be for indicative purposes only) which shall be accompanied by a swept path analyses of an 11.5m long refuse vehicle throughout the proposed highway to become adopted, considering the likelihood of on street parking;*
- (ii) Details of the proposed arrangements and plan for future management and maintenance of the proposed private roads including associated drainage contained within the private part of the development;*
- (iii) Details of the proposed arrangements and plan for future management and maintenance of any hedgerows and other vegetation located between roads, both existing and proposed, and the site boundary;*
- (iv) Bin storage locations at shared private drives.*

*Thereafter, the scheme shall be implemented in full accordance with the approved details”*.

The condition is proposed to alter to reflect the alterations to the highway layout namely that the number of access points to Flatts Lane will reduce from five to four.

- 3.5 Condition 17 as approved states *“Prior to first occupation of the development hereby approved, construction details of the five vehicular site access junctions from Flatts Lane shall be submitted to and approved in writing by the Local Planning Authority. The approved detailed access arrangements shall thereafter be implemented prior to first occupation of the development”*.

As above, the condition is proposed to alter to reflect the alterations to the highway layout namely that the number of access points to Flatts Lane will reduce from five to four.

## Consultations

- 4.1 Environment Agency – note that the application would not impact conditions suggested by the EA so raise no objection to the application.
- 4.2 Nottinghamshire County Council – Lead Local Flood Authority – make a number of observations on the need to comply with relevant drainage guidance.
- 4.3 Gedling Borough Council Conservation Officer – notes the application would not affect heritage impacts and raises no objection to the application.
- 4.4 Gedling Borough Council Scientific Officer – make no observations on the application in that it would not affect conditions suggested by them.
- 4.5 Tree Officer – Raises no objection to the variation of condition 8. No material alteration to the previously submitted tree information or number of trees to be removed.
- 4.6 NHS Clinical Commissioning Group – note that this application would not affect the contributions sought through the S106.
- 4.7 Nottinghamshire County Council Highways – raise no objection to the changes in that adequate visibility is achieved from the access points onto Flatts Lane given the footway that is proposed.
- 4.8 Parks – No additional comments
- 4.9 Calverton Parish Council – Maintain their objection to the application, as they did on the original permission. A summary of their concerns is drafted below;
- *The Local Plan indicated that 60 houses would be built and this proposal is over intensive*
  - *Fewer properties should be proposed*
  - *The mix of properties does not meet with the requirements of the Calverton Neighbourhood Plan*
  - *The Calverton Neighbourhood Plan recommends that development should not exceed 2 storeys and the block of flats at the southern end would not comply with this*
  - *The distribution of affordable housing is not in accordance with the Calverton Neighbourhood Plan*
  - *The width of Flatts Lane is already a problem and the number of accesses would exacerbate this*
  - *The existing hedgerow would have to be removed in several places, one access to the north and one to the south would be preferable*
  - *The Calverton Neighbourhood Plan states that there should be a masterplan for the North West quadrant. The application represents piecemeal development and may make a bus connection onto Flatts Lane impossible*
  - *The William Lee Park will need a secure boundary and a proposed access to the park from the development is not supported*

- *The hedge on Flatts Lane should be enhanced and thickened*
- *More details are required of the planting at the northern end of the site are required to assess the impact on the view from the Scheduled Ancient Monument*

#### 4.10 Members of the Public

A press notice was published, two site notices were displayed and neighbour notification letters posted; 4 objections have been received and these are summarised as follows:

- Loss of sections of hedgerow
- There should be no private drives
- Vehicles will reverse onto Flatts Lane, which will be detrimental to highway safety
- Number of accesses should be reduced
- An access should be taken from Park Road
- Parked cars on Flatts leads to traffic congestion, this will only get worse
- Encroachment into countryside
- Parking on the site is inadequate
- The dwellings opposite existing properties will impact on the privacy of existing residents.
- Inadequate vis-splays are proposed
- Houses should not have direct access points to Flatts Lane
- Flatts Lane should be one-way
- Will social distancing be possible during construction?
- Impact upon local facilities and services
- Increase in traffic
- Noise increase
- Change in the character of the village
- Increase in school class sizes

### 5.0 Assessment of Planning Considerations

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'.

5.2 The most relevant national planning policy guidance in the determination of this application is contained within the National Planning Policy Framework 2019 (NPPF) and the additional guidance provided in the National Planning Practice Guidance (NPPG).

### 6.0 Development Plan Policies

6.1 The following policies are relevant to the application:

6.2 National Planning Policy Framework 2019

Sets out the national objectives for delivering sustainable development. Sections 5 (Delivering a sufficient supply of homes), 11 (Making effective use of land) and 12 (Achieving well-designed places) are particularly relevant.

### 6.3 Greater Nottingham Aligned Core Strategy Part 1 Local Plan

Policy A: Presumption in Favour of Sustainable Development – a positive approach will be taken when considering development proposals

Policy 1: Climate Change – all development will be expected to mitigate against and adapt to climate change including with respect to flood risk.

Policy 2: The Spatial Strategy – states that sustainable development will be achieved through a strategy of urban concentration with regeneration.

Policy 8: Housing Size, Mix and Choice – sets out the objectives for delivering new housing.

Policy 10: Design and Enhancing Local Identity – sets out the criteria that development will need to meet with respect to design considerations.

Policy 17: Biodiversity – sets out the approach to ecological interests.

Policy 19: Developer Contributions – set out the criteria for requiring planning obligations.

### 6.4 Local Planning Document (Part 2 Local Plan)

The Local Planning Authority adopted the Local Planning Document (LPD) on the 18th July 2018. The relevant policies to the determination of this application are as follows:

LPD 4: Surface Water Management – sets out the approach to surface water management.

LPD 7: Contaminated Land – sets out the approach to land that is potentially contaminated.

LPD 11: Air Quality – states that planning permission will not be granted for development that has the potential to adversely impact upon air quality unless measures to mitigate or offset have been incorporated.

LPD 19: Landscape Character and Visual Impact – states that planning permission will be granted where new development does not result in a significant adverse visual impact or a significant adverse impact on the character of the landscape.

LPD 21: Provision of New Open Space – sets out that there will be a requirement for public open space on sites of 0.4 hectares in area and above, which could be on-site or off-site.

LPD 32: Amenity – planning permission will be granted for proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers.

LPD 33: Residential Density – states that planning permission will not be granted for proposals of less than 30 dwellings per hectare unless there is convincing evidence of a need for a different figure.

LPD 35: Safe, Accessible and Inclusive Development – sets out a number of design criteria that development should meet, including in relation to the massing, scale and proportion of development.

LPD 36: Affordable Housing – sets out that a 20% affordable housing provision will be required in Calverton but that a lower requirement may be justified provided there is sufficient evidence which takes account of all potential contributions from grant funding sources and a viability assessment has been undertaken by the Council which demonstrates this.

LPD 37: Housing Type, Size and Tenure – states that planning permission will be granted for residential development that provides for an appropriate mix of housing.

LPD 48: Local Labour Agreements – sets out the thresholds where a Local Labour Agreement will be required.

LPD 57: Parking Standards – sets out the requirements for parking.

LPD 61: Highway Safety – states that planning permission will be granted for developments that do not have a detrimental impact upon highway safety, movement and access needs.

LPD 66: Housing Allocations– identifies the application site as housing allocation X4, for approximately 60 new dwellings.

## 6.5 Calverton Neighbourhood Plan

The Calverton Neighbourhood Plan was adopted by Gedling Borough Council on 31 January 2018. As such the Calverton Neighbourhood Plan forms part of the Development Plan for Gedling Borough.

Policy G2: Developer Contributions – sets out that developer contributions will be sought towards education provision (nursery, primary, secondary, 16-18), primary GP healthcare provision and village centre environmental improvements

Policy G5: Housing Mix – states that development should include a mix of dwelling sizes, that planning permission will be granted for developments which provide bungalow and other types of accommodation for elderly and disabled people, that proposals for major development that do not include a mix of dwelling sizes and tenures and accommodation suitable for elderly and disabled people will be refused, that on all major development schemes, planning permission will be granted for the provision of plots for self-build

subject to other policies in the development plan and that affordable housing should be designed and delivered to be indistinguishable from market housing and should be distributed throughout the development as a whole.

Policy ISF1: Sustainable Transport – states that opportunities for the use of sustainable modes of transport must be maximised.

Policy ISF2: Car Parking – states that any new development outside of the Village Centre will only be permitted where it has sufficient parking provision.

Policy ISF3 – Highway Impact – sets out the criteria for assessing highway impact.

Policy ISF4: Infrastructure Provision – states that residential developments will be required to provide the necessary infrastructure, such as education provision, healthcare provision, open space and drainage provision.

Policy BE1: Design & Landscaping – states that all development on the edge of Calverton must provide soft landscaping on the approach into the village and sets out criteria to achieve this.

Policy BE2: Local Distinctiveness and Aesthetics – states that development should be designed to a high quality that reinforces local distinctiveness including that buildings on the fringes of major developments should have variations in height, style and position.

Policy BE3: Public Realm – sets out the approach to the public realm and to landscaping.

Policy BE4: Parking Provision – sets out that adequate parking must be provided.

Policy NE3: Flooding- sets out the approach to preventing flooding and to ensure that adequate drainage is provided.

Policy NE4: Green Infrastructure –sets out the approach to green infrastructure and ecological considerations.

Policy NE5: Biodiversity – sets out the approach to biodiversity.

## 6.6 Other

Parking Provision for Residential Developments – Supplementary Planning Document 2012– sets out the car parking requirements for new residential development.

Open Space Provision SPG (2001) – sets out the open space requirements for new residential development.

Affordable Housing SPD (2009) – sets out the affordable housing requirements for new residential development.

## **7.0 Planning Considerations**

### Principle of the development

- 7.1 The application site benefits from planning permission and this is an application to vary four of the approved conditions, with particular regard to highway and arboricultural considerations. In terms of policy background, the site is allocated for housing by Policy LPD 66 of the Local Planning Document, which was adopted in July 2018. Policy LPD 66 identifies the site as providing approximately 60 dwellings; the outline planning permission indicates that up to 84 dwellings could be erected, although the acceptability of this density of development, or otherwise would need to be considered at reserved matters stage. This report will briefly review other matters previously considered but will primarily focus on the key matters under consideration, namely highway matters and arboricultural impacts.

### Highway matters

- 7.2 The previously approved scheme had five access points from Flatts Lane; however, this application is to reduce the number of access points to four, two of which would be adopted and two private. Based on the indicative layout submitted with this application, a number of drives to individual properties are also proposed but the acceptability of these would need to be assessed through the reserved matters application.
- 7.3 Flatts Lane has a speed limit of 30mph and on the opposite side of the road to the application site are a number of small roads to access dwellings set-back from Flatts Lane, along with individual drives to properties too. The four access roads proposed as part of this application would not be opposite existing access roads and adequate visibility splays would be possible with a footway along the edge of the application site with Flatts Lane. As a result, it is not considered that the amended access points would be detrimental to highway safety and looks to replicate the highway layout of the existing development on the opposite side of the road. The highway authority raise no objection to the application and, as a result, the alterations to the access points are considered to be acceptable and the application deemed to comply with policy LPD61.

### Arboricultural considerations

- 7.4 Condition 8 of the original permission required the submission and approval of an Arboricultural Method Statement prior to development commencing. In support of this application an Arboricultural Assessment (AA) has been submitted which specifically looks to determine which trees are to be removed to facilitate development. The vast majority of trees on the site are to the southern edge of the site where currently there is an existing dwelling. The key area under consideration under this application is whether, in particular, it is acceptable to remove a number of poplar trees that sit along the southern boundary. The AA has identified that all of the Poplar trees are to be removed; they are tall specimens at approximately 23m tall but Poplar trees are notoriously short lived and the AA has classified them as C within the report. Category C trees are identified as those of low quality with a life

expectancy of between 10 and 20 years. They are not currently protected by a Tree Preservation Order (TPO) nor, given that they are considered to be low quality, is it considered that they are worthy of a TPO. The tree officer for the Council has been consulted on the application and concurs with the advice given in the AA and, therefore, it is considered acceptable to remove the trees identified within the report. It should be noted that other trees within the site to be retained would still need to be protected and this can be secured via condition and a more appropriate boundary treatment along the boundary would need to be secured. Furthermore, the loss of the trees can be mitigated through the approval of a landscaping scheme within the wider site. Having regard to the above, the AA submitted in support of this application is acceptable and it is recommended that the variation to the condition be approved, with the proposal deemed to comply with policies LPD19 and ASC10.

#### Other planning considerations

- 7.5 Taking into account the fact that there is an extant planning permission in place and this proposal seeks alterations to it, other matters such as impacts on the ecology, drainage etc, have all been duly considered. In respect of the impacts on the character of the area and residential amenity, these will be considered in greater detail through the reserved matters process.

#### Planning obligations

- 7.6 A planning obligation has been secured from the previous permission and secured contributions toward affordable housing, public open space, education, health, bus stops and a local labour agreement. Typically with this being an application to vary a condition on an approved permission there would be a need have a deed of variation to the approved legal agreement. However, there is a clause in the section 106 legal agreement which means the planning obligations bind any new planning permission granted under Section 73 of the Town and Country Planning Act, provided the parties agree in writing that the development permitted by any new permission granted pursuant to a section 73 application is similar to the development permitted by the original permission, i.e. it does not varying the planning obligations secured by the original section 106 agreement.

### **8.0 Conclusion**

- 8.1 The principle of the development has been established following the grant of planning permission 2018/1143 and with the application site being allocated for residential development under policy LPD66. In respect of the matters specifically under consideration, amendments to the highway network and works to the trees, they are both deemed to be acceptable. It is therefore considered that the granting of outline planning permission would fully accord with the objectives of the relevant planning policies set out in the National Planning Policy Framework, Aligned Core Strategy, Local Planning Document and Supplementary Planning Documents and Calverton Neighbourhood Plan.

**Recommendation: Grant Outline Planning Permission with the matter of Access approved: Subject to the parties to original section 106 confirming in writing that the development permitted is similar to the development permitted by the original planning permission and subject to the conditions listed for the reasons set out in the report.**

## **Conditions**

1. Approval of the details of layout, scale, landscaping and appearance (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority before the commencement of any development.
2. Application for the approval of reserved matters must be made not later than the 5h March 2023 and the development to which this permission relates must be begun within two years from the date of final approval of reserved matters.
3. This permission shall be read in accordance with drawing number 10\_01 revision 00 (with regard to the site area only) and drawing number S0000/100/01 Rev A (with regard to the four access points onto Flatts Lane only). Development shall thereafter be undertaken in accordance with these plans.
4. Prior to the commencement of development details of the existing and proposed ground levels of the site and finished floor levels of the dwellings shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.
5. Development shall not commence until a scheme for the satisfactory disposal of foul and surface water from the site has been submitted to, and approved in writing by, the Local Planning Authority. No part of the development shall then be occupied or brought into use until the approved foul and surface water drainage works are completed in accordance with the approved scheme.
6. Unless otherwise agreed by the Local Planning Authority, development must not commence until the following has been complied with:

### **Site Characterisation**

An assessment of the nature and extent of any potential contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include; a survey of the extent, scale and nature of contamination and; an assessment of the potential risks to: human health, property, adjoining land, controlled waters, ecological systems, archaeological sites and ancient monuments.

Submission of Remediation Scheme Where required following the site characterisation assessment, a detailed remediation scheme (to bring the site to a condition suitable for the intended use by removing unacceptable risks to critical receptors) shall be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options,

and proposal of the preferred option(s), and a timetable of works and site management procedures.

In the event that remediation is required to render the development suitable for use, the agreed remediation scheme shall be implemented in accordance with the approved timetable of works.

Prior to occupation of any building(s) a Verification Report (that demonstrates the effectiveness of the remediation carried out) must be submitted and approved in writing by the Local Planning Authority.

7. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements set out in Condition 6 above, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Local Planning Authority. Any remediation works and verification reports shall be undertaken in accordance with the approved remediation scheme.

8. The development shall be carried out in accordance with the findings of the Arboricultural Assessment produced by FPC ref 9143AA.

No development shall however commence on site in connection with the development hereby approved (including, tree works, fires, soil moving, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement (AMS) in accordance with BS5837:2012 Trees in relation to design, demolition and construction) Recommendations has been submitted to and approved in writing by the Local Planning Authority and any protective fencing is erected as required by the AMS. The AMS shall include full details of the following:

- a) Timing and phasing of Arboricultural works in relation to the approved development.
- b) Details of any construction works required within the root protection area of trees, hedges or shrubs on and adjacent to the site, as defined by BS5837:2012.
- c) Details of the arrangements for the implementation, supervision and monitoring of works required to comply with the arboricultural method statement.

The development shall thereafter be undertaken in accordance with the approved Arboricultural Method Statement.

9. Prior to commencement of any above ground construction works, details of Electric Vehicle charging points to be provided at each dwelling, to include their location and specification shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details prior to the first occupation of the development.

10. Prior to the commencement of the development a detailed Noise and Dust Management Plan shall be submitted to and be approved in writing by the Local Planning Authority. The Noise and Dust Management Plan shall identify the types and locations of works which are likely to cause noise and dust disturbance to sensitive receptors and: -Minimise noise and dust arising from such works by technical and physical means, and through work scheduling & management best

practice - Identify (and make stakeholders aware of) the person responsible for recording, investigating & dealing with complaints from residents - Set out a communication strategy to keep regulators, resident and other stakeholders advised well in advance of specific works which are likely to cause noise and dust disturbance - Ensure that as much of the disruptive / noisy / dust generating work as possible is carried out during the normal construction operating hours - Regularly review the Noise and Dust Management Plan. Any amendments which may have an impact on noise or dust sensitive receptors shall be agreed in advance with the Local Planning Authority and communicated to all other stakeholders. The approved Noise and Dust Management Plan shall be implemented throughout the construction and demolition works undertaken on site.

11. The development shall be undertaken in accordance with the recommendations set out in Section 5 of the submitted Ecological Assessment Report (Document Ref 6710.002) dated October 2018.

12. Prior to the erection of any external lighting (other than within the curtilages of the approved dwellings) there shall be submitted to and approved in writing by the Local Planning Authority details of all such lighting, including levels of illumination and a lux plot of the estimated luminance. Any lighting to be installed along the site boundaries should be kept to a minimum and directed away from the building and retained boundary features to maintain 'dark' areas and corridors. The external lighting shall be provided in accordance with the approved details and shall be retained as such thereafter for the lifetime of the development.

13. No above ground construction works shall commence until details of bat and bird boxes to be incorporated within the fabric of the buildings and/or within the site have been submitted to and approved in writing by the Local Planning Authority. The bat and bird boxes shall thereafter be provided in accordance with the approved details prior to the first occupation of the development hereby approved.

14. a) No development shall take place until a Written Scheme of Investigation for archaeological work has been submitted to and approved in writing by the Local Planning Authority, and until all pre-start elements of the approved scheme have been completed to the satisfaction of the Local Planning Authority. The scheme shall include an assessment of significance and research questions; and: i) The programme and methodology of site investigation and recording ii) The programme for post investigation assessment iii) Provision to be made for analysis of the site investigation and recording iv) Provision to be made for publication and dissemination of the analysis and records of the site investigation v) Provision to be made for the archive deposition of the analysis and records of the site investigation vi) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation b) The development shall not take place other than in accordance with the Written Scheme of Investigation for archaeological work approved under part a). c) The new dwellings shall not be brought into use until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation for archaeological work approved under part a) and the provision to be made for analysis, publication and dissemination of results has been secured.

15. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by

the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: i) the parking of vehicles of site operatives and visitors ii) loading and unloading of plant and materials iii) storage of plant and materials used in constructing the development iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate v) wheel washing facilities vi) measures to control the emission of dust and dirt during construction vii) a scheme for recycling/disposing of waste resulting from demolition and construction works

16. The reserved matters application for the development hereby permitted shall include detailed plans and particulars relating to the following items: (i) A detailed layout plan of the site (for the avoidance of doubt the submitted layout plans reference S0000/100/01 Rev A, shall be considered to be for indicate purposes only) which shall be accompanied by a swept path analysis of an 11.5m long refuse vehicle throughout the proposed highway to become adopted, considering the likelihood of on street parking; (ii) Bin storage location at shared private drives.

17. Prior to first occupation of the development hereby approved, construction details of the four vehicular site access junctions from Flatts Lane shall be submitted to and approved in writing by the Local Planning Authority. The approved detailed access arrangements shall thereafter be implemented prior to first occupation of the development.

18. Prior to first occupation of the development hereby approved details of the two uncontrolled pedestrian crossings, across Flatts Lane, including dropped kerbs and tactile paving, as illustratively shown on drawing reference: "METM300301/Revision 1" shall be submitted to and approved in writing by the Local Planning Authority. The crossings shall be provided in accordance with the approved details prior to first occupation of the development hereby approved.

19. Prior to first occupation of the development hereby approved construction details of the proposed 2.0m wide footway on the western side of Flatts Lane along the sites frontage, as illustratively shown in outline on plan titled: "METM3003-01/Revision 1", shall be submitted to and approved in writing by the Local Planning Authority. The approved footway arrangement and associated works shall thereafter be implemented prior to first occupation of the development hereby approved.

20. Occupation of the proposed dwellings shall not take place until their respective driveways have been surfaced in a bound material (not loose gravel) for a minimum distance of 5.0 metres behind the highway boundary, and which shall be drained to prevent the discharge of surface water from the driveway to the public highway. The bound material and the provision to prevent the discharge of surface water to the public highway shall be retained for the lifetime of the development.

## **Reasons**

1. To comply with the requirements of Section 92 of the Town and Country Planning Act 1990. The application is expressed to be in outline only in accordance with Article 5 of the Town and Country Planning (Development Management Procedure)(England) Order 2015.

2. To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.

3. To define the permission, for the avoidance of doubt.
4. To ensure that the development does not have a detrimental impact upon visual amenity or upon the occupiers of adjacent dwellings.
5. To ensure that the drainage scheme is appropriate to meet the needs of the site and the approved development.
6. To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 178 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.
7. To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 178 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.
8. To ensure that existing trees and hedges are adequately protected.
9. To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough, and takes into consideration policy LPD11 of the Councils Local Plan.
10. To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan and in the interests of residential amenity.
11. In the interests of protecting ecological interests
12. In the interests of protecting ecological interests.
13. In the interests of enhancing ecological provision on the site.
14. To safeguard any potential archaeological remains.
15. In the interest of highway safety.
16. To ensure the development is designed and constructed to adoptable standards and appropriately maintained.
17. In the interest of Highway Safety, to ensure adequate access, operational capacity, and associated visibility is provided to the development, along with safe pedestrian access.
18. In the interest of sustainable travel.
19. In the interest of sustainable travel.
20. In the interests of highway safety.