

Application Number:	2013/455	Application Type:	Full
Proposal:	Erection of 20 affordable housing units and associated roads	Location:	Land south side of Bacup Hub, Burnley Road, Bacup
Report of:	Planning Unit Manager	Status:	For Publication
Report to:	Development Control Committee	Date:	12 November 2013
Applicant:	Greenvale Homes	Determination Expiry Date:	31 December 2013
Agent:	Hurd Rolland Partnership		

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REASON FOR REPORTING	
Outside Officer Scheme of Delegation	
Member Call-In Name of Member: Reason for Call-In:	
3 or more objections received	YES
Other (please state):	Departure / Major / Council Land

HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:-

Article 8

The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

1. RECOMMENDATION

That Committee grant Permission subject to a Legal Agreement to secure payment of Contributions and the Conditions set out in Section 10.

2. BACKGROUND

At its meeting in July 2013 Committee considered Application 2013/141, which proposed for this site erection of 20 Affordable houses; a copy of that report is appended. Notwithstanding the Officer Recommendation for approval, Committee refused the application for the following reason :

The application proposes development inappropriate for a site that is in part located within Countryside and will result in loss of an open space used for recreation without it being adequately demonstrated how this is to be compensated for. Furthermore, it has not been adequately demonstrated that the erection of houses on this site is compatible with continued use of the adjoining site by Bacup Hub, most particularly by reason of potential noise conflict and displacement of on-street parking by formation of the proposed access. Accordingly, the proposal is contrary to Policies 1 / 7 / 17 / 18 / 24 of the Council's adopted Core Strategy DPD (2011).

The current application is essentially a re-submission of that scheme - there is no difference in the number, type or tenure of the houses proposed and little change in layout (other than in respect of the retaining wall/rear gardens of properties proposed at the rear of the site).

However, the reason for refusal refers to 4 matters and the Agent has responded to each of them as follows :

1. Site is in part located within Countryside

- Whilst 710sq m of the red-edged site is within Countryside, this is only a small part of the application site (of approximately 5,200 sq m) and all but 206sq m of this area lies beyond the gardens of the proposed houses, which will themselves be predominantly soft-landscaped.
- The Urban Boundary in this area has already been recognised as needing review - the adjacent Bacup Hub has a tarmaced car park to its rear that is to be taken out of the Countryside by pushing the Urban Boundary westwards.
- In addition all healthy trees towards the western boundary of the site are to be retained - re-consideration of this area has taken place in regard to site levels and foundation types to ensure that no damage will be done to root protection zones, thereby avoiding harm to the characteristics of open countryside and screening the development from surrounding countryside.

2. Loss of an open space used for recreation without being adequately compensated for

- The application site was formerly occupied by Holmes Mill and should be viewed as 'brownfield' land.
- Since demolition of the mill buildings this area has not been designated as public open space. As it has remained un-fenced it has been used informally by members of the public and the Scouts for recreational purposes, although there is agreement for this or obligation on the Council to continue to allow public access.
- As a result of former use as a mill it is contaminated and Japanese knotweed is present, making it a potential health risk and unwise for the public to be using it in its current state.
- Bacup does have designated open space and sports fields available for public use and is also surrounded by open countryside.
- In order to address the objections in regard to the Scouts informal use of the site the RTB Partnership are currently making alternative arrangements for the Scouts to use the large sports field to the rear of the Scouts hall.

With respect to the latter point the Design & Access Statement states :

The application site is used from time to time by the local scout group on an informal basis. The applicant and its partners are committed to working with the group to ensure a similar arrangement is put in place elsewhere and in close proximity prior to the completion of these proposals. Dialogue between the RTB partnership, Cllr MacNae and the scout group has started with the view to delivering this commitment. A record of the first meeting is given below.

"Following the initial comments by the Scout Group we organised to meet on the 13th September to understand the extent of the concerns as tabled by the Scout Group. Gareth Smith of the RTB Partnership and Barnfield Construction and Cllr Andrew MacNae of the RTB Partnership and Rossendale Borough Council met with Group Leader - Michael Warwick and Matthew Ryder the Scout Group Chairman.

Introductions were made and we listened to the initial concerns of the Scout Group which were more about the current use of the site and where else they could use in lieu of the site being used for housing development. Matthew went on to state that the Scout Group was definitely not objecting to the development and would welcome the creation of new housing looking forward to the possibility of new scout members from the family housing.

The site, whilst being convenient, was far from ideal as it was used as an area for dogs to use as a toilet with much of the mess being left on the grass and not cleaned up. It was also noted that given the topography of the site it was not best suited to the playing of ball games which was the major use for the Scout Group. Cllr Andrew MacNae tabled the discussion he had with Bacup Football Club and the opportunity to use the football pitch. The Scout Group stated that they would definitely be interested in the proposed location and they stated that one of the biggest problems with the site over the road by the leisure hub was the safe access to the site across Bumley Road.

The Scout Group stated that the open space was only really required for the summer period and that it was not a problem for them through the winter. Gareth Smith stated that perhaps in the summer months if parents knew you were up at the football field parents could drop off and pick up direct from the football field. The Scout Group said that was a good idea and they could consider that approach. This meant a safe drop off and pick up for parents. Cllr Andrew MacNae also suggested that some spare land by the football club may be made available to facilitate the installation of 3G all-weather pitch.

Cllr MacNae indicated that some funding would be required from the public purse and that he would look into this. The Scout Group stated that they welcome a bespoke facility if they had guaranteed use on a Tuesday night at which Cllr MacNae said would not be a problem. Both Cllr MacNae and Gareth Smith committed to working with the Scout Group to facilitate a new venue and further meetings have been planned."

3. Compatibility of houses with Bacup Hub in terms of noise

- The scheme took into account at an early stage potential noise disturbance for residents of the proposed houses.
- It is intended to erect an acoustic fence on the party-boundary with Bacup Hub and surrounding the gas governor towards the south-eastern corner of the site.
- It is intended that the houses are constructed with double-glazed windows; if the Council consider it appropriate, it would not be averse to a condition requiring that a further acoustic

report be commissioned and triple-glazing be used for any windows requiring additional noise protection.

4. Displacement of on-street parking by formation of the proposed access

- At times patrons of Bacup Hub and the shops on the south side of the site park on Burnley Road and there are concerns that the proposal will result in a loss of on-street parking for them.
- The proposal has been sympathetic to the continued use of Burnley Road for parking - formation of the access road to serve the proposed houses will result in loss of only 2.5 parking spaces at a point midway along the side frontage and the 6 houses to front the main road do not rely on it for parking or vehicular access, each to have 2 off-street parking spaces accessed from the rear.
- Furthermore, Bacup Hub has the hardstanding to park cars above and beyond the LCC parking standards.

3. POLICY CONTEXT

National

National Planning Policy Framework (2012)

Section 1	Building a Strong Competitive Economy
Section 4	Promoting Sustainable Transport
Section 6	Delivering a Wide Choice of High Quality Homes
Section 7	Requiring Good Design
Section 8	Promoting Healthy Communities
Section 10	Meeting the Challenges of Climate Change, Flooding, etc
Section 11	Conserving and Enhancing the Natural Environment
Section 12	Conserving and Enhancing the Historic Environment

Development Plan Policies

Rossendale Core Strategy DPD (2011)

AVP 2	Bacup, Stacksteads, Britannia & Weir
Policy 1	General Development Locations and Principles
Policy 2	Meeting Rossendale's Housing Requirement
Policy 3	Distribution of Additional Housing
Policy 4	Affordable & Supported Housing
Policy 8	Transport
Policy 9	Accessibility
Policy 18	Biodiversity and Landscape Conservation
Policy 19	Climate Change and Low & Zero Carbon Sources of Energy
Policy 22	Planning Contributions
Policy 23	Promoting High Quality Design & Spaces
Policy 24	Planning Application Requirements

Other Material Planning Considerations

LCC Planning Obligations in Lancashire (2008)

RBC Open Space & Play Equipment Contributions SPD (2008)

4. CONSULTATION RESPONSES

RBC (Environmental Health)

No objection.

Satisfied with the provision of high acoustic timber fencing along the boundary with Bacup Hub and the fact that properties on Plots 6 and 13 do not have windows in the gable wall at first-floor level.

Do however recommend the standard contaminated land condition is attached to any permission granted to ensure the land is remediated.

LCC (Highways)

In respect of Application 2013/141 it advised as follows :

No Objection subject to :

- provision of the roads in accordance with LCC standards & specifications for adoption and for provision of the proposed parking spaces with a hard/permeable surface
- details of the siting for the construction compound & provision of wheel washing facility first being submitted and approved
- a contribution of £1,500 for a Traffic Regulation Order on Burnley Road at the junction of the new access road, to ensure adequate sightlines are maintained. If there is need to move a street lighting column on Burnley Road the cost of this would need to be borne by the applicant.

National Grid

No objection in principle.

An assessment has been carried out in respect of its electricity and gas apparatus.

United Utilities

No objection subject to conditions to ensure :

- No surface water from the development discharges directly or indirectly to the combined sewer network.
- Surface water discharges to the nearby 300mm diameter surface-water sewer located in Burnley Road at a rate not exceeding 40 litres per second.
- Only foul drainage is connected into the foul drainage sewer.
- The applicant undertakes a complete soil survey and this is used to properly design the drainage scheme.

Environment Agency

In respect of Application 2013/141 it advised as follows :

No objection in principle to the proposed development.

Flood Risk

Given that the site area is below 1 hectare and the site is partly within Flood Zone 2, our Flood Risk Standing Advice (FRSA) provides guidance on what would represent an acceptable

The risk of flooding from the River Irwell is identified as low within the submitted FRA, but it also identifies a risk of flooding from a culverted ordinary watercourse through the site. The FRA makes reference to the provision of a 3 metre wide buffer around the culvert for future maintenance and/or repair and it would also provide a flood flow route in the event of a blockage. Having reviewed the proposed site layout, it is not clear that it provides the 3 metre buffer around the watercourse advocated in the FRA. You may wish to seek the advice of your drainage team in relation to this issue.

The proposed drainage arrangements would appear to include 3 new outfalls to the culverted ordinary watercourse. The Environment Agency have no responsibility for consenting works that affect the flow of ordinary watercourses as this has been transferred to Lancashire County Council as the Lead Local Flood Authority. Again, you may wish seek the advice of your drainage team in relation to the proposed drainage arrangements.

Biodiversity

The proposed development site contains the invasive species Japanese knotweed. Accordingly, the following Condition is recommended :

Prior to the commencement of development a detailed method statement for the removal or the long-term management / control of Japanese knotweed on the site shall be submitted to and approved in writing by the local planning authority. The method statement shall include proposed measures that will be used to prevent the spread of Japanese knotweed during any operations e.g. mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981, as amended. Development shall proceed in accordance with the approved method statement.

Based on current scheme, the proposal will require the removal of some well established trees and a loss of greenspace. We would recommend that the adjoining woodland plantation directly to west of site is protected and preferably enhanced, with advice and guidance from Woodland Trust or Lancashire Wildlife Trust.

RBC (Drainage)

In respect of Application 2013/141 it advised as follows :

The latest Layout Plan proposes that the new length of culvert which is to replace the existing culvert towards the southern boundary of the site is to run within a 3m buffer. Accordingly, it is satisfied the submission provides a suitable basis on which planning permission can be granted, subject to a Condition requiring submission and approval by the Council of full details of the drainage scheme to be provided prior to the commencement of development.

LCC (Education)

This consultation response seeks to draw the Council's attention to impacts associated with the above development and propose mitigation for these impacts through a planning obligation. The contribution described is directly linked to the development described above and would be used in order to provide education places within a reasonable distance of the development for the children expected to live on the development.

The latest information available at this time was based upon the 2013 annual pupil census and resulting projections through to 2018.

Secondary School Places (within 3 miles of development)

Latest projections for the local secondary schools show there to be 325 places available in 5 years' time. With an expected yield of 1 pupil from this development, adequate capacity is

expected to exist to accommodate them at a local secondary school without the need for a contribution from the developer to add to capacity.

Local primary schools (within 2 miles of development)

Latest projections for the local primary schools show there to be 1948 places available in 5 years' time. With an expected yield of 2 pupil from this development, inadequate capacity is expected to exist to accommodate them at a local primary school without a contribution from the developer to add to capacity.

With an expected yield of 2 places from this development the shortfall in primary school capacity would increase to 83. Accordingly, it seeks a contribution of £23,761 to add 2 places to capacity.

Failure to secure the contributions sought would mean that the County Council cannot guarantee that children living on this development would be able to access a school place within a reasonable distance from their homes.

5. NOTIFICATION RESPONSES

To accord with the General Development Procedure Order a press notice was published on 18/10/13, 3 site notices were posted on 8/10/13 and 52 letters were sent to neighbours (including Bacup Hub and the Scouts).

No comments have been received from Bacup Hub and the Scouts. However, 24 letter/emails have been received that object to the proposal for the following reasons :

- Bacup already has enough new housing development going on / Affordable housing - there are many empty houses in Bacup and people moving into these houses will come from/work/spend their disposable income outside the town.
- Too many new detached houses being built that are too small and too close together
- These houses could potentially be left unoccupied due to the bedroom tax
- Construction of the proposed houses in brick would be damaging to the area - most of the surrounding buildings are stone.
- The site only gets natural light in the mornings.
- Will de-value nearby properties
- Will add to traffic on Burnley Road, which is already very busy and crumbling under the weight of traffic.
- Residents of houses here will experience noise disturbance as too near to Bacup Hub, which has a 24 hour license, and smells from the hot food take away to the other side of the site.
- One of the few 'positives' of Bacup is its countryside and green space, and they are systematically being built upon.
- The site should be designated a Village Green - it contributes to quality of life, health and well being of a significant number of people.
- Long used by local residents for recreation, including ball games picnics, walking the dog, etc as nearby houses have little/no garden and it is a safe/visible space for children to play, and no other nearby space they can use.
- Used by the band at St Johns, Scouts, cubs, beavers, brownies and other groups.
- Will lose view of an attractive green space and peoples recreational activities.
- My business is unlikely to survive iif customers are unable to park outside the shop.
- Concern about flooding of their cellar and Burnley Road if culvert through the site is compromised

6. ASSESSMENT

The main considerations of the application are :

- 1) Principle; 2) Housing Policy; 3) Visual Amenity; 4) Neighbour Amenity;
- 5) Access/Parking; 6) Contamination/Drainage; & 7) Planning Contributions.

Principle

The site is, for the most part, within the Urban Boundary of Bacup and is in a sustainable location, being relatively near to its town centre and bus services.

An 11m-14m wide strip of land adjacent to the rear boundary is presently designated as Countryside. As originally submitted the Layout of the site proposed in Application 2013/141 would have resulted in removal of all trees within this strip of land (and loss/harm to others beyond the boundary), reduction in levels/construction of retaining wall up to the site boundary in order to provide 7 of the proposed houses with rear gardens. However, the Layout now proposed means that rear gardens of the proposed gardens will not now push back so far. Consequently, the reduction in levels/construction of retaining walls, and tree loss, will not be so great.

Thus, whilst it remains the case that the red-edged application site continues to include a strip of land that is designated as Countryside, the works proposed within the Countryside as presently designated are now very limited. Furthermore, the existing Urban Boundary does not reflect any feature on the ground and for this reason is being considered for change as part of the Borough-wide review of Urban Boundaries currently being undertaken by the forward Planning Team.

Whilst objectors have commented on the loss of this greenspace, it is not designated as a Public Open Space/Play Space.

Accordingly, it is not considered that there is reason to refuse the application due to the extent of works/extent to which gardens will be within the Countryside.

Housing Policy

The Council's Core Strategy states that housing development within the Urban Boundary is not inappropriate and Bacup is identified as a settlement in the Borough to have a significant number of additional houses to meet the Council's Housing Requirement for the period 2011-2026.

The Core Strategy also expresses a preference for use of brownfield sites, rather than greenfield sites; the target is for 65% of the overall amount of new dwellings to be on previously developed land. Although this site was previously occupied by substantial mill buildings, they have long since been removed and the site top-soiled and seeded with grass. This being the case, the site cannot be said to be 'brownfield'. Nevertheless, it has not been afforded the protection of designation as Public Open Space/Play Space and is in a sustainable location. Furthermore, National and Core Strategy policies are supportive of schemes where 100% of the proposed units are to be provided as Affordable Housing.

Accordingly, residential development of the site is considered appropriate.

Visual Amenity

Erection of 2-storey houses on the site, at the density proposed, is considered appropriate having regard to the scale and form of surrounding buildings. Likewise, the intended Layout

is generally considered appropriate; whilst the Council's spacing standard is not fully met in terms of the relationship between certain of the new units with each other this will not unduly detract from the appearance of the development and the fronts of houses will face towards the main road.

Having regard to the mix of facing materials with which neighbouring buildings are constructed, the use of brick / grey tile to construct the proposed houses is considered appropriate (even if the Bacup Town Centre Conservation Area boundary is extended up to the southern boundary of the site, as suggested in the recently approved Character Appraisal). Whilst a number of trees within the site are to be removed, the latest Layout will not result in loss/harm to trees necessary to retain the integrity of the area of woodland rising up the bank towards/beyond the western boundary of the site.

Neighbour Amenity

Separation distances between the proposed houses and all houses neighbouring the site are acceptable. Whilst the applicant has indicated they will endeavour to keep existing trees near 3 St John Street that serve as something of a screen, it is not critical that they do so and whether it is possible to retain them will depend on whether the existing culverted watercourse running near the southern boundary of the site can be retained or needs replacement.

My main concern is that the Applicants wish for all the properties to be served by adopted roads (when some could be served by private drives) results in a somewhat car-dominated internal layout. As a consequence of the additional tarmaced areas taken up by roads/turning-heads, though the development is compliant with spacing standards in relation to neighbouring houses, garden sizes of some of the proposed houses are compromised. So too are window-to-window distances between some of the proposed houses - eg. front elevations of the two rows of houses towards the rear of the site are 15m apart, rather than 20m. Nevertheless, this spacing far exceeds that existing between the terraced houses to the south of the site (approx 9.5m).

The Council's Environmental Health Team is satisfied that concerns that occupiers of units adjacent to Burnley Road / Bacup Hub may require additional protection from noise/disturbance have been addressed. The Agent has indicated that windows fronting Burnley Road, &/or adjacent to Bacup Hub, can be fitted with acoustic glazing if so required and has submitted a scheme for treatment of the party-boundary with Bacup Hub that will provide suitable protection without compromising visibility of drivers of vehicles on Burnley Road & exiting the vehicular access to Bacup Hub.

Access / Parking

The Highway Authority is satisfied that the local highway network can accommodate the additional traffic the development will generate and with the intended road layout/levels and parking provision. It recommends that permission be granted subject to a Traffic Regulation Order to ensure parking on Burnley Road does not interfere with use/ visibility of drivers exiting from the proposed access road. It is not envisaged that the TRO would seek to restrict parking other than in front of the application site (ie. it would not preclude parking in front of the terraced properties between Albert Street and the application site).

Contamination / Drainage

Officers concur with the recommendations of the submitted Ground Condition Report that further investigations are required in order to determine the remediation measures/ foundation design required. Likewise, your Officers are satisfied on the basis of the submitted Flood Risk Assessment that satisfactory drainage systems and measures for

protection against risk can be incorporated in the scheme. Conditions are recommended to ensure submission of the appropriate details and their implementation.

Planning Contributions

The Applicant has agreed to pay in full the sum necessary to accord with the Council's Open Space & Play Equipment Contributions SPD (£27,320). This sum will be expended on the enhancement of recreational areas/play spaces (and access thereto) to meet the needs of residents of the proposed houses and, hopefully, also address concerns of objectors about loss of the existing greenspace.

It is also considered appropriate to seek the contribution requested by LCC Highways of £1,500 for a Traffic Regulation Order. LCC Education did not seek a contribution to add to capacity in local schools in respect of Application 2013/141, but has requested a contribution of £23,761 in respect of the current application to add 2 places to local primary school capacity. Having regard to the small number of children of primary school age it expects this development to have, and a projected shortfall in capacity in any case of 81 in local primary schools, I do not consider it appropriate to now seek this further contribution or seek it instead of the Open Space & Play Equipment Contribution which has been offered. In arriving at this view I am mindful also that 100% of the proposed dwellings are to be provided as Affordable Housing, whilst a private scheme of 20 dwellings for this 'greenfield' site would require only 30%-40% of the units to be provided as Affordable Housing in order to comply fully with Policy 4 of the Council's Core Strategy.

7. SUMMARY REASON FOR APPROVAL

The proposed development will for the most part occupy land within the Urban Boundary of Bacup and that small part of the site which lies within Countryside is not to be developed in a manner that will cause significant harm to the essentially open and rural character of the adjacent Countryside. Furthermore, the proposed development is in a sustainable location and all of the proposed dwellings are to be for Affordable Housing, and development of the site in the manner proposed will not unduly detract from visual or neighbour amenity, public health or highway safety.

8. RECOMMENDATION

That Committee grant Permission subject to :

- a) A Legal Agreement to secure payment of Contributions of £1,500 to cover the cost of a Traffic Regulation Order and £27,320 to accord with the Council's Open Space & Play Equipment Contributions SPD; &
- b) The Conditions set out below.

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.
2. The development shall be carried out in accordance with Proposed Site Plan Drwg No L(01)10 rev J, unless otherwise required by the condition below or first agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and to accord with Policies 1 and 23 of the Council's adopted Core Strategy DPD (2011).

3. Prior to commencement of development the following shall be submitted to the Local Planning Authority:
 - a) A Contaminated Land Phase II Report to assess the actual/potential contamination risks at the site for approval by the Local Planning Authority.
 - b) Should the approved Phase II Report indicate that remediation is necessary then a Remediation Statement shall be submitted to and approved in writing by the Local Planning Authority.
 - c) The remediation scheme in the approved Remediation Statement shall then be carried out and a Site Completion Report detailing the action taken at each stage of the works (including validation works) shall be submitted to and approved in writing by the Local planning Authority prior to first occupation of any part of the development hereby approved.

Reason: To ensure development of the site proceeds in a safe and satisfactory form, having regard to the findings of the submitted Contaminated Land Phase I Report, to accord with Policies 1 and 24 of the Council's adopted Core Strategy DPD (2011).

4. Prior to the commencement of development a detailed method statement for the removal or the long-term management / control of Japanese knotweed on the site shall be submitted to and approved in writing by the local planning authority. The method statement shall include proposed measures that will be used to prevent the spread of Japanese knotweed during any operations e.g. mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981, as amended. Development shall proceed in accordance with the approved method statement.

Reason : To ensure the development does not contribute to the further spread of Japanese knotweed, to accord with Environment Agency advice and Policies 1 and 24 of the Council's adopted Core Strategy DPD (2011).

5. Prior to commencement of development full details of a scheme for the mitigation of risk from flooding and for the provision for a surface-water drainage (with foul water to drain to a separate system) shall be submitted to the Local Planning Authority. Development shall not commence until the details have been approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved details.

Reason: To reduce the danger from flooding, and to accord with the submitted Flood Risk Assessment, the advice of the Environment Agency/United Utilities, and Policies 1 and 24 of the Council's adopted Core Strategy DPD (2011).

6. Prior to commencement of development full details of the measures to be taken in respect of the buildings to ensure residents of them do not experience unacceptable noise and disturbance from traffic on Burnley Road and activity associated with Bacup Hub shall be submitted to the Local Planning Authority. Development shall not commence until details of the measures to be taken have been approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved details.

Reason: In the interests of resident amenity, in accordance with Policies 1 and 24 of the Council's adopted Core Strategy DPD.

7. No development shall take place until samples of the facing materials to be used in the construction of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason : In the interests of visual amenity, in accordance with Policies 1 and 24 of the Council's adopted Core Strategy DPD (2011).

8. Prior to commencement of development a scheme of landscaping and boundary treatment shall be submitted to the Local Planning Authority to include details of : retaining walls/boundary walls/fences/gates/hard-surfaced external areas; measures for the protection of trees to be retained; trees to be retained and proposed planting. Any retaining walls/boundary walls/fences/gates/hard-surfaced external areas forming part of the approved scheme shall be completed prior to first occupation of the dwelling they relate to/are nearest. Any measures for the protection of trees to be retained forming part of the approved scheme shall be complied with for the duration of ground works / construction works associated with the development hereby approved. Any planting forming part of the approved scheme shall be carried out in the following planting season and any trees or shrubs removed, dying or becoming seriously damaged or diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size or species, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that the development will be of satisfactory appearance, in accordance with Policies 1 and 23 of the Council's Core Strategy DPD (November 2011).

9. Prior to first occupation of any of the dwelling units hereby permitted the new access, road and associated footways shall be constructed, drained, surfaced and illuminated in accordance with a scheme first submitted to and approved in writing by the Local Planning Authority, unless otherwise first agreed in writing by the Local Planning Authority.

Reason : In the interests of pedestrian and highway safety in accordance with Policies 1 and 24 of the Council's Core Strategy DPD.

10. Prior to first occupation of any of the dwelling units hereby permitted the proposed parking areas shall be constructed, drained and surfaced in accordance with a scheme first submitted to and approved in writing by the Local Planning Authority, unless otherwise first agreed in writing by the Local Planning Authority. Thereafter these parking areas shall be kept freely available for the parking and manoeuvring of cars at all times.

Reason : In the interests of pedestrian and highway safety in accordance with Policies 1 and 24 of the Council's Core Strategy DPD.

11. Prior to the commencement of development a Site Construction Plan shall be submitted to and approved in writing by the Local Planning Authority. The Site Construction Plan shall include details of : the vehicle wheel-cleaning facilities; construction traffic parking; & construction compound location. The approved Site Construction Plan shall be implemented and adhered to throughout the remediation/construction period.

Reason: To protect the amenities of neighbours and in the interests of pedestrian/highway safety, in accordance with Policies 1 and 24 of the Council's Core Strategy DPD.

12. Any ground works / construction works associated with the development hereby approved shall not take place except between the hours of 7:00am and 7:00pm Monday to Friday and 8:00am and 1:00pm on Saturdays. No construction shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays. Any piling for foundations shall be by the shell-and-auger method, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of neighbours, in accordance with Policies 1 and 24 of the Council's Core Strategy DPD.