

Application No: 12/0027M

Location: OAKLANDS COMMUNITY INFANT SCHOOL, TUDOR ROAD,
WILMSLOW, CHESHIRE, SK9 2HB

Proposal: Demolition of Existing Buildings, Remodelling and Remediation of the Site
and Development of Mixed Use Scheme Comprising 21 Dwellings and
Car Parking Including Access and Amenity Space

Applicant: Mr Paul Coggins, Russell Homes Ltd

Expiry Date: 16-Mar-2012

**SUMMARY RECOMMENDATION - Approve subject to conditions and
the satisfactory completion of a S106 Agreement**

MAIN ISSUES

- Impact on protected open space
- Housing policy and supply
- Affordable Housing Provision
- impact of character and appearance of the area
- Impact on residential amenity
- Impact on trees
- The Heads of Terms for the S106 Agreement

REASON FOR REPORT

This application is brought before Members in line with the Council's Constitution, any development in excess of 10 dwellings should be determined by Committee. The application seeks permission for 21 dwellings.

DESCRIPTION OF SITE AND CONTEXT

Oaklands Community Infant School is a 0.85ha site located to the north east of Wilmslow town centre / south east of Handforth town centre. The School has closed following the merger with Dean Row Primary School, the combined school is known as Dean Oaks Community Primary School.

The School has been declared surplus to Education requirements by full Cabinet on 10 November 2009.

Dean Row Road forms the southern boundary of the site. The eastern boundary is formed by a landscaping belt adjoining a Public Footpath that has been recently updated and forms an access point to Dean Row Community School.

The site lies within a predominantly residential area, the Green Belt lies on the other side of Dean Row Road. The general character of the wider residential area varies in nature from imposing detached houses set within large plots to the east of the Public Footpath on Dean Row Road to a more densely developed area of smaller detached houses of 1970's vernacular along the main road frontage to the west of the site, to a greater mix of terraced and semi detached properties within the Tudor Green area to the rear of the site. Dean Row Community Primary school is located to the northeast and a private Children's Day Nursery is located directly to the rear of the site, which is un – connected to this proposal. The rear access presently serves the Nursery.

DETAILS OF PROPOSAL

The scheme proposes a housing development of the site comprising of 21 residential units.

The main access will be via Dean Row Road and will be a cul-de-sac serving 15 units. The existing access which previously served the vacant school and currently serves the Children's Day Nursery to the rear will also form the access for six dwellings.

The housing is a mix of 6 x 2 bed units (Two storey terraced), 2 x 3 bed units (two storey semi detached) and 13 x 5 bed units (two storey dwellings with bedroom accommodation within the roof space).

The scheme has been amended in the form of changes to house type to Plot 1 and create space to the frontage to create more gradual transition within the streetscene from 'The Hawthorns' on the main road frontage to the east of the site to no 87 Dean Row Road.

A landscape buffer is maintained to the Dean Row Road with development set back between 9m and 15m from the back of the pavement. A footpath link is created through the site linking Dean Row Road and Tudor Road which will be landscaped.

The layout of the scheme, most extensively to the Dean Row frontage, has been amended during the application stage, however, the mix and overall numbers of units remains as originally submitted.

RELEVANT HISTORY

The school has been the subject of numerous historic planning applications, none of which are relevant to this proposal.

POLICIES

Regional Spatial Strategy

DP1 Spatial Principles

DP2 Promote Sustainable Communities

DP4 Make the Best Use of Existing Resources and Infrastructure

DP7 Promote Environmental Quality

L2 – Understand Housing Markets

L4 – Regional Housing Provision

L5 Affordable Housing

EM1 Integrated Enhancement and Protection of the Region's Environmental Assets

EM18 – Decentralised Energy Supply

Local Plan Policy

NE11 Nature Conservation

BE1 Design Guidance
H1 Phasing Policy
H2 Environmental Quality in Housing Developments
H5 Windfall Housing Sites
H8 Affordable Housing
H13 Protecting Residential Areas
RT1 Protected Open Space
DC1 New Build
DC3 Amenity
DC6 Circulation and Access
DC8 Landscaping
DC9 Tree Protection
DC35 Materials and Finishes
DC37 Landscaping
DC38 Space, Light and Privacy

Of the remaining saved Cheshire Structure Plan policies, only policy T7: Parking is of relevance.

Cheshire Replacement Waste Local Plan (Adopted 2007)

Policy 10 (Minimising Waste during construction and development)
Policy 11 (Development and waste recycling)

Other Material Considerations

PPS1 Delivering Sustainable Development
PPS3 Housing
PPS9 Biodiversity and Geological Conservation
PPG13 Transport
PPG17 Recreation and Open Space

Interim Planning Policy Statement – Affordable Housing
Interim Planning Policy Statement on the Release of Housing Land
Strategic Housing Land Availability Assessment (SHLAA)

By Design – better places to live; Safer Places – the Planning System and Crime Prevention – A Companion Guide to PPS1

Government Statement ‘Plan for Growth’ March 2011 – including the presumption in favour of sustainable development.

Draft National Planning Policy Statement

CONSULTATIONS (External to Planning)

Highways: No objection subject to conditions. Considers there is no technical highways reason why the use of the existing road network via Tudor Road to the rear of the site can not be utilised to service six no 2 bed units as proposed in addition to the existing Children’s Day Nursery (accessed via the same access but not forming part of this scheme)

Environmental Health (Contaminated Land) - No objection is raised, subject to a condition requiring a Phase II investigation, and a remediation scheme if necessary.

Environmental Health (Noise and Amenity) – No objection subject to conditions regarding hours of work/deliveries and the submission of a Noise Impact Assessment for the proposed dwellings fronting Dean Row Road and the incorporation of measures to minimise dust during construction.

Housing Strategy Manager - : no objections subject to a S106 legal agreement being entered into to secure the affordable housing tenure. In accordance with current planning policy 6 units are which are made up of 4 units for social rent and 2 units for intermediate tenure and meets the highest affordable need identified within Wilmslow which is for 2 bed units. In line with current policy the affordable homes should be provided by no later than occupation of 50% of the open market units so it expected that the affordable units will be provided no later than occupation of the 7th open market unit.

Leisure Services - No objection in principle to the loss of the designated open space. The open space within has never been utilised as a public asset and is not of a size that would meet any current standards for pitch or play provision. Considers that financial contributions are required in lieu of on site provision of Public Open Space and Recreation/Sporting provision. The contributions made will assist in improving the quality of provision in the locality (Browns Lane)

United Utilities – No objection subject to the site being drained on a separate system

VIEWS OF THE PARISH / TOWN COUNCIL

Wilmslow Parish Council - Raise concerns about the density of the development

OTHER REPRESENTATIONS

13 individual representations raising objections and concerns to the original scheme on grounds of -

- lack of parking associated with the 2 bedroomed units, the impact upon highway and parking congestion on surrounding streets to the rear of the site as a result of the use of the rear access for 6 of the proposed dwellings. Tudor Green residents consider that they suffer sufficient congestion by virtue of the existing school adjacent and that this development will add to that congestion.
- loss of the Protected Open Space,
- loss of a variety of trees throughout the site mainly to the western boundary and around the rear access.
- Over-development of the site, the layout is too dense
- Loss of privacy/ loss of sunlight to adjoining dwellings by virtue of the siting of various plots within the development
- Over-bearing siting of Plot 1 vis-a-vis its relationship with No 87 Dean Row Road and the impact upon that occupiers amenity/daylight to landing windows/outside space

- Drainage issues –the ability of local infrastructure to cope with additional inputs to sewers and drains/ flooding potential.

No further representations received in respect of the amended layout at the time of writing this report. Any further comments will be presented in an update report.

APPLICANT'S SUPPORTING INFORMATION

The following documents have been submitted in support of the application:

- Supporting Planning Statement
- Design and Access Statement
- Ecological Assessment (Bat Report)
- Arboricultural Impact assessment
- Phase 1 Geo-Environmental Site Assessment
- Technical Note – Site Access Arrangements
- Affordable Housing Statement
- Draft Heads of Terms

All of these documents are available in full on the planning file, and on the Council's website.

In précis, the Applicant considers –

In land use terms having specific regard to the designation of the site as Protected Open Space and policy to protect that use, it is important to consider the characteristics of the subject site and the current usage of the site. The site is not a publicly accessible recreational site. The site is a redundant infant school that contains both open land and previously developed land in the form of buildings and hard surfaced areas. Furthermore, part of the open area is spoil from the excavation material generated from the construction of the school that was stockpiled and allowed to revert to seed. This area specifically serves very little purpose being neither amenity space or play space. It is of note that only a small part of the site was actively used as recreational open land by the former infant school when it was operating. This area of the site was 0.22ha being approximately one quarter of the total site area.

It is equally relevant that the soft land landscape area of the site was used exclusively by the former school. This area was not a recreational facility that was available to the wider community. Outside of the operational hours of the school there was no public access to the site. Now that the Infant School has moved the site is not used at all. The sale of the site will not facilitate a public use of the site.

With regard to other planning policy, the site will deliver housing in a sustainable location and 30% affordable housing is offered. In the light of PPS3, favourable consideration should be given to sustainable development where the Local Planning Authority can not demonstrate a five year supply of housing.

OFFICER APPRAISAL

Section 38 of the Planning and Compensation Act 2004 requires a plan led approach to decision making in that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

In this case the development plan consists of the Regional Spatial Strategy for the North West, the Cheshire Replacement Waste Local Plan and the Macclesfield Borough Local Plan.

Principal of Development

The principle issues surrounding the determination of this application are the acceptability of the loss of the Existing Open Space to a residential land use, the impact of the proposed development on residential amenity, the character and appearance of the surrounding area, the existing trees, and any highway issues regarding access and parking.

Loss of the Existing Open Space

The Site is a former infants school is identified as being Existing Open Space as defined in the Macclesfield Borough Local Plan 2004 .

Policy RT1 seeks to protect areas of existing open space from redevelopment and states that redevelopment of a building footprint that does not harm the integrity of the open space will be permitted. The Policy allows for development of any hard surfaced area which would not harm the integrity of the open space. Policy RT3 seeks the retention of existing recreational facilities associated with redundant educational facilities.

Central Government Planning Policy Guidance Note (PPG) 17 Open Space and Recreation provides guidance on Open Space which aims to deliver sustainable development, social inclusion and community cohesion and health and well being. This was adopted in 2006 after the adoption of the Local Plan and is considered an important material consideration in this case as it represents most up to date planning policy.

Paragraph 10 of PPG17 requires Local Authorities to maintain an adequate supply of open space and recreational facilities and notes that existing open spaces should not be built on unless an assessment has been undertaken which has clearly shown the open space or the buildings or land are to surplus to requirements. It adds that not all open space, sport and recreation land and buildings are of equal merit and some may be available for alternative uses.

PPG 17 also advises that proposed development should take account of and be sensitive to the local context and in considering development within Open Space, authorities are advised to weigh the benefits being offered to the community against the loss of open space that will occur.

The site is a vacant infant school that contains both open land and previously developed land in the form of buildings and hard surfaced areas, the landscape area of the site was used exclusively by the former school. This area was not a recreational facility that was ever available to the wider community. Outside of the operational hours of the school there was no public access to the site. Now that the Infant School has closed down, the open space is not

used. With the exception of the access through the site for the Children's Day Nursery to the north of the site, the site is entirely unused, however, the landscaped belt incorporating trees and hedgerow to the Dean Row Road frontage contributes to the visually amenity of the public realm.

The Council has recently completed a PPG17 compliant Audit and Open Space Assessment. The site is located in the Dean Row, South of A34 Neighbourhood. The Neighbourhood is shown within that assessment as having sufficient amenity open space provision and children's play space provision. The Assessment, however, shows that the whole of Wilmslow is deficient in playing pitch provision.

Within the context of the PPG17 Assessment, this site is located in a Neighbourhood which has sufficient amenity open space and children's play space and has never had a playing pitch within it. PPG17 concludes that if the land is surplus to requirements, there is no deficiency in open space which is established through a PPG17 compliant open space assessment, as has been demonstrated in this case, then permission for redevelopment should be granted subject to the condition that the land does not have bio-diversity benefits and it is acceptable in terms of other relevant planning policies.

The function of the existing open space as a breathing space within the surrounding urban form should be considered. Noting the edge of Green Belt location and other areas of open space in the area it is not considered that there is any intrinsic harm to the urban grain by the loss of this area of open space.

Ecology

The site is located within a predominantly residential area, however, is directly opposite the Designated Green Belt. The site itself contains no features of ecological significance and is in an isolated position, not linking into or forming any part of a Green Corridor.

The proposed development site has no statutory or non-statutory designations for nature conservation. No significant examples of Biodiversity Action plan priority habitats or populations of Biodiversity Action plan priority species are considered to be reasonably likely to be present and additionally the school grounds are not considered reasonably likely to support protected species.

The vegetation and hedgerows bordering the site may contribute to ecological connectivity, however this function is likely to be limited to the very local context of the site and is not considered a constraint on the future redevelopment of the site.

In addition, the site frontage, which contains an extensive tree belt and hedgerow, is maintained as part of the proposals, with replacement landscaping and Hedgerow planting as mitigation for the loss of such features by virtue of the access creation.

The Council's Ecologist has considered the Protected Species Report submitted in respect of the scheme and raises no objections to the proposals.

Overall, the site is not considered to perform a biodiversity function to an extent that would justify refusal of permission in this instance

Planning Policy and Supply of New Housing

Paragraph 71 of PPS3 states that where the Local Planning Authority cannot demonstrate an up-to-date five year supply of housing they should 'consider favourably' planning applications for housing having regard to the policy in PPS3 (paragraph 69) and the wider planning objectives for the area. It is accepted that at present the Council can not demonstrate a 5 year supply and thus the Council needs to give favourable consideration to this proposal having regard to the criteria listed in Paragraph 69 of PPS3.

The listed criteria includes achieving a good mix of housing; reflecting the accommodation requirements of specific groups, using land effectively and efficiently and ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in the spatial vision for the area and does not undermine wider policy objectives.

The application site is located within a sustainable location in close proximity to public transport links, local shops and services and a short distance from Summerfields District Centre. The development would provide a mix of house types (six no. 2-bed houses, two no 3-bed houses, thirteen no 5 bed houses). The overall density of development is 24 units per hectare. Whilst there is no minimum requirement within PPS3 for minimum density, the proposed density of development is considered to be an efficient use of the site that is in keeping with its environment, whilst at the same time the proposal also ensures that there is landscaping and greenery to the main road frontage. It is therefore considered that the proposed development would comply with the sustainability principles that underpin PPS1 and PPS3.

Additionally, the site is identified within the Strategic Housing Land Availability Assessment SHLAA as a housing site with potential for 40 dwellings (combined with the adjoining Primary School) , likely to come forward in the next 5 years.

Affordable Housing

As the scheme provides more than 15 units the Interim Planning Policy Statement (IPS) on Affordable Housing there is a requirement for on site provision of affordable housing.

The SHMA 2010 shows that for Wilmslow there is a requirement for 255 units between 2009/10 – 2013/14, this equates to a requirement for 51 new affordable units per year, this is made up of need for 2 x 1bed, 17 x 2bed, 17 x 3bed, 9 x 4bed and 6 x 1/2 bed older persons units.

The affordable housing requirement will be 30% of the total units with a tenure split of 65% social rent, 35% intermediate tenure. This equates to a total requirement of 6 affordable units in total on this site.

The applicant is offering 6 x 2 bed units as affordable units, which are made up of 4 units for social rent and 2 units for intermediate tenure and this is welcome as it meets the highest affordable need locally which is for 2 bed units.

The Affordable Housing IPS also requires that the affordable units should be tenure blind and pepper potted within the development, the external design, comprising elevation, detail and

materials should be compatible with the open market homes on the development thus achieving full visual integration. The layout plan with the application shows the affordable units in the North West corner of the site and the units do not appear pepper-potted however it is accepted that it may not be practical to pepper-pot the units due to the small scale size of the site. The affordable housing is, in addition, linked via footpath link to the other part of the site and the wider area. Accordingly, it is considered that the scheme is visually and socially inclusive and will assist in meeting a significant housing need in the area.

Impact of character and appearance of the area

Local Plan policies BE1, H2, H13, DC1 and DC35 address matters of design and appearance. Policy BE1 states that the Council will promote high standards of design and new development should reflect local character, use appropriate materials and respect form, layout, siting, scale and design of surrounding buildings and their setting. Policy H2 requires new residential development to create an attractive, high quality living environment. Policy DC1 states that the overall scale, density, height, mass and materials of new development must normally be sympathetic to the character of the local environment, street scene, adjoining buildings and the site itself.

Para 16 of PPS3 concerns assessing design quality include the extent to which the proposed development (inter alia):

- *Is well integrated with, and complements, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access.*
- *Facilitates the efficient use of resources, during construction and in use, and seeks to adapt to and reduce the impact of, and on, climate change.*
- *Takes a design-led approach to the provision of car-parking space that is well integrated with a high quality public realm and streets that are pedestrian, cycle and vehicle friendly.*
- *Creates, or enhances, a distinctive character that relates well to the surroundings and supports a sense of local pride and civic identity.*

This proposal comprises a small development of mainly detached dwellings that are in keeping with the area, which itself has a mixed residential character, with sizeable large detached dwellings in large plots mainly located to the Dean Row frontage to east of the site, and smaller two storey detached dwellings located to the west of the main road frontage.

The materials are considered acceptable and would complement those within the surrounding area. The cul-de-sac layout of houses would be broken-up by changes in ridge height of dwellings, ranging from 8.5m to ridge for the 2 bedrooomed units to generally 8.7m to ridge on the larger units, six different house types are interspersed through the site, with a footpath link through to the nursery, the houses incorporate different design features with gable features including tudor boarding, bay windows, rear dormers, rendered panels and some houses have integral garages whilst others are interspersed with single and double detached garages.

The creation of the footpath link through the site adds to social inclusion by virtue facilitating direct foot access through the site. .

Whilst this development incorporates greater coverage of the site than the existing building and areas of hardstanding, a landscaped frontage will be maintained. Whilst some trees are removed and parts of the hedge to the main road frontage is removed to form the access, mitigation planting is proposed which will safeguard the amenity of the area.

The height, scale, massing and coverage of the proposed dwellings is considered appropriate having regard to the height and scale and variety of surrounding properties.

It is considered that the proposed development would reflect local character and the overall scale, density, height, mass and materials of the dwellings would be sympathetic to the character of the local environment and would comply with policies BE1 and DC1 of the Local Plan.

Trees

An Arboricultural Tree Survey was submitted with the planning application. A number of trees are to be removed from the site to facilitate this development.. None of the trees to be removed are protected and a significant belt of trees and hedgerow will be retained to the site frontage. The Council's Arborist has considered the proposals and raises no objection

Landscape

The Landscape Architect raises no detailed issues. The Applicant has provided landscaped buffers to the boundary of the site with the Public Right of Way to east of the site and to the footpath link adjoining plots 8 and 21.

Highways

The proposal incorporates two access points. The existing access; which previously served the school and still serves the Childrens Day Nursery via Tudor Road to the north of the site; will serve six no 2 bed units and a new access via Dean Row Road will service the remainder of the site.

The Strategic Highways Manager has assessed the proposal not only in capacity terms but also with regard to the safety of the two accesses. A technical note has been submitted in support of the application.

The Strategic Highways Manager advises that the Tudor Green access is acceptable . as the existing highway infrastructure is satisfactory for these small number of units. It should also be remembered that the rear access previously formed the sole access to the Infants School and the reduction in likely traffic coming to and from this part of the site is likely to be significant. There is a new footpath link through the site which will link Dean Row Road with Tudor Green and the Children's Day Nursery and Dean Row Community School to the north of the site.

Two car parking spaces are provided for each dwelling type, including the 2 bedroomed units.

Paragraph 75 of PPG13 Transport states that walking is the most important mode of travel at the local level and the greatest potential to replace short car trips, particularly under 2km.

The site is directly adjacent to the public transport network, it is a sustainable location being located close to the bus stops on Dean Row Road and Summerfield District Centre which is within easy walking distance. This is considered to be in accordance with the objectives of policies DC6 and DC57 of the local plan.

There are no highway objections raised to the application subject to conditions. The tarmac crossing on Dean Row Road can be relocated at the developer's expense without compromising site safety.

Impact on residential amenity

The housing layout sits appropriately within the site. The proposal contains a variety of house styles with principal room windows being positioned within each individual dwelling to comply with the interface distance standards within the development plan with respect to both the relationship with neighbouring properties adjoining the site and those which will be sited within the development.

The majority of the housing types contain habitable bedroom space within the roof, served by velux roof lights and windows positioned within the roof area serve bathrooms and are thus to be obscurely glazed.

Interface distance standards as expressed in Local Plan Policy are adhered to by careful siting and positioning of windows within each individual plot. The scheme complies with Local Plan Policy DC38 with respect to privacy distances for neighbours.

Renewable energy

Policy EM18 of the Regional Spatial Strategy deals with decentralised and renewable energy supply. In advance of local targets being set through the Cheshire East Local Development Framework, EM18 requires that all major developments secure at least 10% of their predicted energy requirements from decentralised and renewable or low carbon sources, unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that it is not feasible or viable. The applicant has not demonstrated that this is not feasible and the Design & Access statement has not considered the incorporation of such measures. No information is submitted in support of this application in respect of renewable resources however this could be dealt with by planning condition.

Planning for Growth Agenda

This is a sustainable form of development, recent Governmental announcements to which Local Planning Authorities are expected to give significant weight as material planning considerations sway in favour of sustainable development.

OTHER MATTERS

Other issues raised include flooding and drainage. The site is within Flood Zone 1 and a Flood Risk assessment was not required as part of the scheme. Neighbours have raised concern regarding the potential for the lower end of Tudor Road to flood during heavy downpours. This is due to the drainage system not being able to cope with the sudden downpour. The proposal will not add to the risk of flooding and matters pertaining to drainage.

are controlled via the Building Regulations. In addition United Utilities have raised no issues concerning their infrastructure. It should be remembered that the removal of the school premises is likely, if anything, to ease the burden on the local infrastructure.

CONCLUSIONS AND REASON(S) FOR THE DECISION

An up to date assessment of the open space and recreation space available in this locality has demonstrated that this area does not have a shortfall of such provision and the site does not perform a strategically important function for biodiversity. The site has been identified in the Macclesfield Strategic Housing Land Availability Assessment as a potential housing site, likely to come forward in the next 5 years, and would assist in meeting the shortfall in the five years supply in housing that the Council is obliged to plan for within PPS3.

The site comprises previously developed land in a sustainable location, with access to a range of local services and facilities nearby and has good public transport links.

The proposal therefore sits well within the spatial vision for the area and the 'Planning for Growth' Agenda. The scheme is considered to be a sustainable development where there is a presumption in favour of the development. For the reasons outlined above the scheme complies with relevant Development Plan policy. The design of the scheme is acceptable and sympathetic to the existing urban environment. The impact of the development on adjoining land uses and the living conditions of neighbours is within acceptable standards and can be controlled by condition. The proposal will have no adverse impact in terms of highway safety, trees, landscape or ecology.

RECOMMENDATION

Grant Conditional Planning Permission:

SUBJECT TO

The satisfactory completion of a S106 Legal Agreement comprising:

HEADS OF TERMS

- Provision of affordable housing provision on site in the form of 6 x 2 bed units, which are made up of 4 units for social rent and 2 units for intermediate tenure
- Provision of commuted sum in lieu of on site provision of Play and amenity - £63,000
- Provision of commuted sum in lieu of on site provision of Recreation / Sport - £15,000

Community Infrastructure Levy (CIL) Regulations

In order to comply with the Community Infrastructure Levy (CIL) Regulations 2010 it is now necessary for planning applications with legal agreements to consider the issue of whether the requirements within the S106 satisfy the following:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

The provision of affordable housing is necessary, fair and reasonably related to this development to provide sufficient affordable housing in the area, and to comply with National Planning Policy.

The commuted sum in lieu of childrens play space, public open space and recreation provision is necessary, fair and reasonable, as the proposed development will provide 21 family sized dwellings of different sizes, the occupiers of which will use local facilities as there is no recreational or public open space on site, as such, there is a need to upgrade/enhance existing facilities. The contribution is in accordance with the Council's Supplementary Planning Guidance.

All elements are necessary, directly relate to the development and are fair and reasonable in relation to the scale and kind of development.

1. A01LS - Landscaping - submission of details
2. A01TR - Tree retention
3. A02TR - Tree protection
4. A03FP - Commencement of development (3 years)
5. A03HA - Vehicular visibility at access (dimensions)
6. A03TR - Construction specification/method statement
7. A04AP - Development in accord with revised plans (numbered)
8. A04LS - Landscaping (implementation)
9. A05EX - Details of materials to be submitted
10. A06NC - Protection for breeding birds
11. A12LS - Landscaping to include details of boundary treatment
12. A16LS - Submission of landscape/woodland management plan
13. A22GR - Protection from noise during construction (hours of construction)
14. A23GR - Pile Driving
15. A23MC - Details of ground levels to be submitted
16. A30HA - Protection of highway from mud and debris
17. A32HA - Submission of construction method statement including access via Dean Row Rd only
18. no dormers other than authorised
19. levels details to be submitted
20. birds
21. open plan estate layout only
22. 10% renewable energy provision
23. Contaminated land assessment
24. Toucan Crossing relocated

