

Application No: 13/2427C

Location: Land off, Congleton Rd, Smallwood, Sandbach, Cheshire, CW11 2YH

Proposal: Erection of 14no. one and two storey homes, including 11 affordable units for local need and footpath link to School Lane, construction of vehicular access to highway, change of use of land to a car park to be allocated to Smallwood Primary School and open space to be gifted to Smallwood Parish Council

Applicant: Mr Andrew Garnett, MCI Developments, Plus Dane Group and Br

Expiry Date: 13-Sep-2013

SUMMARY RECOMMENDATION

APPROVE subject to the acceptability of arboricultural appraisal; conditions and a Unilateral Undertaking

MAIN ISSUES

- The principle of the development
- The acceptability of the Layout, Scale, Appearance, Landscaping and Access
- Impact on adjoining residential amenities
- The impact upon ecology
- The provision of open space
- The consideration of pedestrian measures
- The impact upon flooding
- The impact upon trees

REASON FOR REFERRAL

This application is referred to the Southern Planning Committee as it involves a residential development of more than 10 dwellings.

DESCRIPTION OF SITE AND CONTEXT

The site is 0.59 Ha of open land directly adjacent to the developed area of the village of Smallwood to the north-west of Church Lane within the Open Countryside.

The land is open with no buildings. It is relatively flat and enclosed by hedgerows and trees. There is built development to the south-west in the form of a row of red-brick terraced properties built as Council houses. The remainder of the site is surrounded by Open Countryside.

DETAILS OF PROPOSAL

Full planning permission is sought for the erection of 11 affordable dwellings and 3 open market dwellings to facilitate the development. The application also seeks permission for an associated footpath link, the construction of a vehicular access to the highway, the change of use of land to car park and the provision of open space.

RELEVANT HISTORY

9771/1 – Dwellinghouse (Outline) – Refused 11th September 1979

POLICIES

National policy

National Planning Policy Framework (NPPF)

Local Plan Policy

PS8 (Open Countryside)
H14 (Affordable Housing)
GR1 (New Development – General Criteria)
GR2 (Design)
GR6 (Amenity)
GR9 (Accessibility, Servicing and Parking Provision)
GR15 (Pedestrian Measures)
GR19 (Infrastructure)
(GR20 (Public Services)
GR21 (Flooding)
GR22 (Open Space Provision)
NR1 (Trees and Woodlands)
NR2 (Protected Species)

CONSULTATIONS (External to Planning)

Strategic Highways Manager – No objections

Environmental Health – No objections, subject to the addition of the following conditions; Hours of piling, prior submission of a piling method statement, prior submission of an Environmental Management Plan, hours of construction, prior submission of a scheme to minimise dust emissions and a contaminated land informative.

United Utilities – No comments received at time of report

Countryside Rights Of Way Office (Cheshire East Council) – No objections

Greenspace (Cheshire East Council) – No objections

Environment Agency - No objections

Housing (Cheshire East Council) – No objections. Confirm that there is the need for 11 affordable houses in Smallwood Parish.

Education (Cheshire East Council) - No comments received at time of report

VIEWS OF THE PARISH COUNCIL:

Smallwood Parish Council – Support the application but raise a number of concerns including;

- Concerns that this application does not meet the needs identified in the Housing Needs Survey. The parish councillors understanding being that the largest proportion of the properties were to be shared ownership and not subsidised rental accommodation.
- The parish councillors have noted that their views have been taken into consideration in relation to the accommodation for those over 55 and further accept that for the development to be progressed in principle three properties will have to be sold off at market value, and would suggest that apart from the two properties available to be rented to the over 55 and the three properties to be sold at market value all remaining properties are shared ownership (subject to such shared ownership properties being offered for rent in the event that after a reasonable period of time they are not sold as shared ownership properties).
- The parish councillors and the local residents view is that the site layout plan as submitted is not acceptable in its current format and prefer the layout put forward in the pre-proposal application dated October 2012 in which the properties all follow the same building line.
- The parish councillors and the local residents view is that the location of the footpath in both the pre-proposal and current application presents a danger to unaccompanied children and may become disused presenting an untidy appearance in the parish and favour a footpath which connects to the present right of way which exits onto school lane opposite to the school (and in a much safer location).
- It is noted that the current application envisages a much smaller area being gifted to the parish council (intended to be utilised for an additional graveyard space subject to both Church and planning approval) the view of the parish council is that the additional car parking for the school is not required, but prefer the layout (and area) as submitted in the pre proposal application which also includes an area for parking for what would be available for the additional graveyard space.

OTHER REPRESENTATIONS

4 letters of objection (8 School Lane, Castle View, Brookside, 3 Congleton Road) have been received to the proposed scheme. The main areas of concern relate to;

- Un-sustainable site – Lack of local amenities e.g. shops, public transport
- Make-up of the affordable housing split not reflecting local needs
- Loss of Open Countryside
- Lack of consideration of the Smallwood Village Design Statement
- Flooding

APPLICANT'S SUPPORTING INFORMATION

Planning Statement
 Design & Access Statement
 Proposed Slab levels
 Topographical survey
 Bin enclosure
 Ecology assessment
 Site investigation report
 Hedgerow information
 Tree survey
 Tree removal plan
 United Utilities Plan
 Unilateral undertaking
 Viability statement
 Boundary treatment

OFFICER APPRAISAL

Principle of Development

The site lies within the Open Countryside so is therefore subject to Policy PS8 of the Local Plan. Policy PS8 advises that development in the Open Countryside is only acceptable in certain circumstances, one of which is affordable housing in accordance with Policy H14. Policy H14 advises that the Local Authority will encourage affordable housing in rural parishes, if it can be demonstrated to meet a local need. Furthermore, the site should satisfy the following criteria;

- I. Comprise a site close to existing or proposed services and facilities
- II. Where it is within the green belt it should not compromise the openness of the green belt or its strategic functions;
- III. Comprise of a small scheme, the scale, layout and design of which is appropriate to the locality;
- IV. Consist in its entirety of housing that will be retained as low cost housing in perpetuity and which is for rent, shared equity or, in partnership with the local housing authority or a housing association. Those proposals which offer only a discounted initial purchase price will not be considered acceptable;

- V. Be supported by a survey which identifies a level of housing need within the local community as a whole commensurate with the proposed scheme. Such a survey would be carried out either by, or in association with, the parish council;
- VI. Be subject to a prior legal agreement which ensures that:
 - A. Initial and subsequent occupancy is limited to members of the local community who are in housing need;
 - B. Occupants are prevented from subsequently disposing of the property on the open market;
 - C. A satisfactory mechanism is established for the management of the scheme;
- VII. Be in all other respects in conformity with normal planning standards and other technical requirements;
- VIII. Be in conformity with all the policies of the local plan that relate to the site subject of the proposal.

In response to this Policy, the proposal seeks the provision of 11 new affordable homes in the rural Smallwood Parish, but 3 open market dwellings to facilitate this provision. The 3 open market dwellings do not accord with Policy PS8.

The Council's Housing Strategy and Needs Manager concluded that *'The Rural Housing Needs Survey identified a clear need for at least 14 affordable homes taking account of the incomes and local house prices, and the proposal is for 11 affordable dwellings. However, taking account of the other need information including the response from the consultation event carried out in February 2013 and the lack of affordable housing delivery or anticipated delivery in the Congleton Rural sub-area we have no objection to the provision of 11 affordable homes at the site.'*

As such, the overarching principle of the affordable housing is accepted.

In terms of the provision of 3 open market dwellings, Policy H6 (Residential Development in the Open Countryside and the Green Belt) of the local plan advises that new dwellings in the Open Countryside are not permitted unless they represent; an agricultural workers dwelling, a replacement dwelling, the conversion of a rural building, the change of use as an employment site, infill development or affordable housing. These 3 proposed dwellings do not adhere to this policy and as such are contrary to the local plan.

The NPPF however, does allow for a small amount of market homes at the Council's discretion. Specifically, paragraph 54 of the NPPF advises that *'Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.'*

Originally, it was proposed that all of the 14 houses proposed would be for affordable housing. However, a later quotation from the statutory energy supplier in the area was significantly higher than normally budgeted for connecting the properties to the energy supply. As such, the 3 open market homes are sought to make the development viable. The viability statement confirms this to be the case and is accepted as a requirement.

The Council's Housing Strategy and Needs Manager advises that she has no objections to the provision of these houses.

In response to the other aspects of policy, on page 16 of the applicants Planning Statement it is advised that; *'The site is well connected to the community facilities and services of the village, with the Church and School located directly on the opposite side of School Lane. The continued growth and use of the internet means there are more opportunities for working from home, home-delivery shopping and access to public services.'* On page 17 of the Planning Statement, it is advised that *'the village contains services which are more location dependant, such as the school and church, and these will be easily accessible by foot as a result of the proposed footpath which will link the site to School Lane.'*

Although the application site would not be highly sustainable, given that the proposal is within walking distance of some important local amenities, and would be constructed on the edge of an urban area, it is considered that the overall benefits of providing affordable housing in this area, of which there is a proven need, outweighs this concern. This is coupled with the fact that an increasing number of people are now working from home and are utilising the internet for their shopping needs.

As the application site is flanked on 2 sides by the public highway and 1 side by existing residential development, it is considered that the development site would not significantly extend into the Open Countryside. The proposal would impact upon the openness of the Open Countryside by its very nature as it relates to an open field. However, given that it would relate to the existing centre of Smallwood, it is considered that its impact would not be significant. Furthermore, the design of the layout has been devised in order to minimise the impact.

The scheme is relatively 'small scale' and the scale, layout and design are appropriate to the locality.

The Rural Housing Needs Survey (2013) supports the need for affordable housing in this area.

The applicant has submitted a Unilateral Undertaking with the planning application to secure the affordable units on the scheme as 'affordable in perpetuity for local occupancy.' The restriction to be limited to plots 4 – 14 only. Plots 1 – 3 are free from restriction. An instruction to the Council's Legal team has been issued.

The adherence of the scheme to all other local planning policies is considered below.

Layout

The housing scheme consists of 14 new dwellings. These are made up from 2 semi-detached bungalows, 6 two-storey terraced properties and 8 two-storey semi-detached properties.

The layout of the scheme was subject to considerable pre-application discussions between the applicant and Cheshire East Council.

To the south of the site 7 properties would be constructed in a linear pattern parallel and fronting Congleton Road. Behind this would be rear gardens and parking provision. This ribbon development style would largely reflect the pattern of development on the adjacent land to the

south. Beyond these properties to the north would be the proposed new access to the site that would be off Congleton Road.

To the north of this, 4 properties would be inset deeper within the side in order to provide a level of interest in the scheme. Parking for these properties would be forward of these properties but would be screened from Congleton Road by planting.

The final 3 properties would be constructed at an angle facing in a southerly direction in an attempt to 'close-off' the site and respect the angle of the Road to the north of the proposal.

The relationship between these proposed dwellings is considered acceptable in this instance. As a result of the above reasons, it is considered that the layout of the proposed scheme is acceptable

The Parish Council have expressed concern about the layout of the scheme. Specifically, their preference was the scheme proposed at pre-application stage which was more linear in design. The layout of the scheme was subject to much negotiation between the Council and the applicant. The design has been amended to both reflect the linear layout of the properties on Congleton Road and also create a degree of interest.

Appearance & Scale

Of the 14 dwellings proposed, the break-down of the property types is as follows;

- 1 row of 3, two-storey terraced properties (Plots 1-3) – These measure approximately 8 metres in height, 9.5 metres in depth and 5.3 metres in width.
- 1 pair of semi-detached, two-storey dwellings (Plots 4-5) - These measure approximately 8 metres in height, 9.5 metres in depth and 4.7 metres in width.
- 1 pair of semi-detached, two-storey dwellings (Plots 6-7) - These measure approximately 7.7 metres in height, 8.5 metres in depth and 4.9 metres in width.
- 1 pair of semi-detached bungalows (Plots 8-9) - These measure approximately 4.8 metres in height, 10.1 metres in depth and 6.8 metres in width.
- 1 pair of semi-detached, two-storey dwellings (Plots 10-11) - These measure approximately 8 metres in height, 9.5 metres in depth and 5.3 metres in width.
- 1 row of 3, two-storey terraced properties (Plots 12-14) – These measure approximately 7.7 metres in height, 8.5 metres in depth and 4.9 metres in width.

All 12 of the two-storey dwellings proposed would largely have the same appearance. They would have an open red brick finishes, dual-pitched, brown tiled roofs and a lean-to canopies over the front doors. The only differences between these would be a difference of height of 0.3 metres, a difference in depth of 2 metres, a difference in width of 2.1 metres, and some would consist of obscurely glazed windows within certain openings whilst others would not.

The 2 bungalows would mirror each other. They too would have open red brick finishes, dual-pitched brown tiled roofs and a canopy over the front doors.

They would both measure approximately 4.8 metres in height.

Although there are no bungalows within close proximity of the site, this difference in form within the development itself would generate a degree of interest and is a welcome addition to the

scheme. Given that they would be constructed from materials to match the associated two-storey properties, it is considered that they would not appear incongruous within the streetscene.

As such, subject to a condition requesting that the detail of the materials being provided prior to the commencement of development, it is considered that the appearance of the proposed dwellings would be acceptable and would adhere with Policy GR2 of the Local plan.

Access

The proposed development will be accessed off the north-western side of Congleton Road where a new access point would be created. This access point would lead to a new road that would extend approximately 36.5 metres into the site in a north-westerly direction. It would include two accesses off this, one to the south-west, the other to the northeast that would lead to parking for the proposed properties. Two parking spaces per dwelling are proposed.

The Council's Strategic Highways Manager has reviewed this layout and advised that he has no objections subject to the developer entering into a Section 184 agreement. As such, it is considered that the proposed development would adhere with Policy GR9 of the Local Plan.

Landscaping

The application site where the houses are proposed consists of a rectangular parcel of green space adjacent to Congleton Road to the southeast Cobblers Lane to the northeast. The site is relatively flat in nature.

The Council's Landscape Officer has raised a number of concerns including; the impact of the built form upon the Open Countryside, that the frontages would appear to be car dominated, the size of several of the gardens, the lack of access to the agricultural land and that no detailed landscaping has been provided. Concern is also expressed that the Public Open Space to the east of plot 14 has little amenity value, a mechanism is needed to secure the Public Open Space and its maintenance; the boundary treatments need to be amended to be made child and pet proof and no details regarding the surfacing of the footpath have been provided.

With regards to forestry, insufficient information had been provided in relation to the 2012 British Standards. Not all tree constraints are shown, no tree protection measures are shown and the submission did not include an Arboricultural Impact Assessment.

Notwithstanding the above, it has been advised that the loss of trees within the hedgerow would not be of significant concern. However, Plot 14 would be dominated by a mature grade B oak tree located in the eastern corner of the site and the dwelling would be positioned well within the crown spread and as such would not adhere with BS 5837. As such, it was concluded that this aspect of the layout was unacceptable.

In terms of the hedgerows, it has been concluded that 1 of the hedgerows that will be removed qualifies as being 'important' under the hedgerow regulations 1997. As such, it is also advised that the hedgerows are also habitat value and therefore subject to a Biodiversity Action Plan.

The applicant's in response to these comments have provided additional information and updated plans including; an updated planning layout showing the root protection zones and further

hedgerow information. A tree protection plan, arboricultural impact assessment and a landscape strategy are currently being conducted.

The findings of this requested additional information and the subsequent comments received by the Council's Landscape Officer will determine the acceptability of the scheme from a landscaping perspective.

Amenity

Policy GR6 (Amenity and Health) of the Local Plan, requires that new development should not have an unduly detrimental effect on the amenities of nearby residential properties in terms of loss of privacy, loss of sunlight or daylight, visual intrusion, environmental disturbance or pollution and traffic generation access and parking.

Supplementary Planning Document 2 (Private Open Space) sets out the separation distances that should be maintained between dwellings and the amount of usable residential amenity space that should be provided for new dwellings.

Having regard to this proposal, the residential amenity space provided for the new dwellings would be satisfactory. The private space provided for each ranges between approximately 32 metres squared and 85 square metres.

The Council's Landscape Officer has raised concerns about the amount of amenity space provided, particularly on plot 14 which has a rear garden space heavily dominated by the crown spread of an oak. In response, the applicant has amended the footprint of this dwelling to allow more space.

It is considered that the gardens provided would be of a sufficient size for a family to carry out a number of regular activities such as the hanging of a washing line, space for a family to sit out and a children's play area. Furthermore, all houses would have access to the provided public open space. As such, it is considered that the amount of amenity space provided would be sufficient.

The separation distances are discussed below.

Within the development site

As the properties proposed on plots 1-7 and 8-11 would be constructed adjacent to each other and not include any openings to principal rooms within their side elevations, it is considered that there would be no amenity issues created between these dwellings.

The dwelling proposed on Plot 7 and the dwelling proposed on Plot 8 would be separated from each other by the new access road and would be significantly offset from each other. At their closest points there would be a gap of approximately 13.5 metres between the two. As a result of this distance and offset relationship, it is considered that the impact upon amenity between these two dwellings will be acceptable.

The dwelling proposed on Plot 11 and that on Plot 12 will be constructed just 1.5 metres away from each other at their closest points. However, they would be constructed at oblique angles from one another. On the relevant side elevations of both properties no openings are proposed. As such, it is

considered that these dwellings would not have a detrimental impact upon each other with regards to neighbouring amenity.

Outside the development site

The closest residential property to the development site would be No.7 Congleton Road which would be positioned approximately 7.5 metres from the side elevation of the closest proposed dwelling on Plot 1.

On the relevant side elevation of both the proposed property on plot 1 and No.7 Congleton Road there are no windows. As such, no issues in relation to loss of light or visual intrusion are considered to be created by the proposal. There would be no amenity issues created to any other side.

Environmental Health advise that they would have no objection to the scheme subject to a number of conditions including; hours of piling, the prior submission of a piling method statement, the prior submission of an environmental management plan to include details regarding noise and disturbance, waste management and dust generation. In addition, informatives relating to contaminated land and hours of construction are proposed.

In summary, it is considered that subject to the above details being conditioned, the development would adhere with Policy GR6 of the Local Plan and therefore be acceptable from an amenity perspective.

Housing

The Council's Housing Strategy and Needs Manager has advised a Rural Housing Needs survey was carried out in Smallwood Parish in late 2012 with the final report being written in January 2013. This survey highlighted several types of resident that had an affordable housing need within Smallwood including; 5 respondents requiring alternative housing within the parish because they needed a cheaper home; 19 current Smallwood residents who wish to form a new household within Smallwood or Cheshire East within the next 5 years. Of these, 9 would consider either subsidised ownership or renting and 6 ex-Smallwood residents who would move back into the Parish within 5 years if affordable housing were available. As such the Rural Housing Needs survey concludes that there is sufficient need for 11 affordable homes in Smallwood Parish.

For the purposes of the Strategic Housing Market Assessment (SHMA) 2010, this study identified that the Congleton sub-area, within which Smallwood falls, has an annual affordable housing need for 10 new homes per year between 2009/10 and 2013/14. The Council's Housing Strategy and Needs Manager concluded that *'There has been very limited delivery of affordable housing in the Congleton Rural sub-area and there is also very limited anticipated delivery.'*

Cheshire Homechoice, the lettings system for allocating social housing currently has 6 applicants who have selected Smallwood as their first choice.

In February 2013, the applicant's carried out a consultation event. 14 people registered an interest in the properties all of which appear to have a local connection.

With regards to the tenure split, it is being proposed that 9 units would be allocated as affordable renting and 2 as shared ownership. In response to this split, the Council's Housing Strategy and Needs Manager concluded that *'...although this does not meet the preferred tenure split for affordable homes across Cheshire East of 65% rented and 35% intermediate identified by the SHMA 2010, the Rural Housing Needs survey carried out for Smallwood established that 11 of the respondents earned less than £30,000 per year. On this basis as well as the high house prices and limited affordable/social rented stock in this area I have no objection to the proposed tenure split of 82% affordable rent, 18% shared ownership.'*

As a result of the above information and comments, it is considered that there is a need for affordable housing in the area and the split of how the affordable housing is acceptable.

Protected Species

The application was supported by an Extended Phase 1 Habitat Survey.

In response to this survey, and a full assessment of the proposal the Council's Nature Conservation Officer has advised that additional information is required at application stage in order to assess and help mitigate any impacts upon protected species. This required additional information required includes an assessment of the loss of hedgerows under the hedgerow regulations (as they are a Biodiversity Action Plan priority habitat), a further bat survey and an additional botanic survey.

Notwithstanding the above it is also advised that a breeding bird's condition should be imposed, should the application be approved.

In response to the request for additional information, the applicant subsequently submitted a letter from their ecologist addressing concerns relating to hedgerows, bats and grasslands.

In response to this additional information, the Council's Nature Conservation Officer has advised that the report concluded that 1 of the hedgerows, hedgerow 1 on School Lane, is an important hedgerow under the 1997 act and is likely to be adversely affected by the development. The Nature Conservation Officer has advised that he recommends that I refer to the Local Plan policy for further guidance.

Policy NR3 of the Local Plan advises that proposals for development that would result in the loss or damage of such habitats will only be allowed if there are overriding reasons for allowing the development.

As this proposal is for the provision of affordable housing of which there is a proven need, it is considered that subject to a detailed native rich planting scheme being planted that replaces this lost hedgerow, the loss of this is considered to be acceptable in this instance.

With regards to bats and trees, it has been confirmed that none of the trees will be removed and as such, there will be no knock-on effect on roosting bats.

A further report is sought for the grasslands which shall be submitted shortly.

As such, subject to the outcome of this grasslands report, the subsequent response from the Council's Nature Conservation Officer, subject to conditions, it is considered that the development would adhere with Policy NR2 of the Local Plan.

Open Space

It is proposed that the development would incorporate 2 areas of public open space within the layout. Furthermore, a section of open space would be 'gifted' to the Parish Council.

Within the site one section of open space would be positioned to the rear of the properties proposed on plots 1-3 and would adjoin these properties rear gardens and back onto open paddock to the rear of the site. A proposed footpath link would run through this space. The second space provided within the site would be between the dwelling proposed on plot 14 and the southeastern boundary of the site. This space would be accessed via the hard standing that leads to the parking for properties proposed on plots 8-14.

The area of land to be gifted to the Parish Council is located on an inside corner plot between School Lane and Cobblers Lane.

The Council's Greenspace team are satisfied with the provision of this open space and as such, it is considered that the development would adhere with Policy GR22 of the Local Plan.

Footpaths / Public Right of Way

The proposed development would include a number of new footpaths in order to make the site accessible to the closest facilities e.g. School and church, which are in walking distance of the site.

To the front of the site parallel to Congleton Road, a new footpath link is proposed that links onto Congleton Road itself between No.7 Congleton Road and the dwelling proposed on plot No.1. This footpath would extend into the site and travel parallel to Congleton road forward of the principal elevations of the dwellings proposed on plots 1-7. Each of these dwellings would have a footpath that would link into this walkway. This pathway ends at the proposed new access road into the site. The other main footpath proposed within the scheme would extend from the car park to the rear of the site, through the proposed public open space and along the rear boundaries of the properties and hall on School Lane and to a proposed car park that also links into School Lane.

The Council's Public Rights of Way Officer originally sought clarification with regards to the legal status and maintenance of the footpath. The applicant advised that the footpath will be maintained by Plus Dane as will the Open Space within the development. The proposed footpath would not be dedicated as a public right of way but kept as a private means of access.

As the Council's Public Rights of Way Officer is satisfied with proposal, it is considered that the development would adhere with Policy GR15 of the Local Plan.

Flooding / Drainage

The Environment agency has raised no objections to the scheme from a flooding perspective.

United Utilities have also raised no objections subject to the addition of informatives relating to the drainage of the site.

Other Matters

In response to the matters raised by the Parish Council that have not yet been addressed, the use of the use of the gifted space is a civil matter. If the Parish Council choose to use the land for something different than currently proposed, this would be their choice subject to planning approval.

CONCLUSIONS

The proposal is considered to be of an acceptable layout, scale, appearance, landscape and access. Furthermore, it is considered that the development would not have a detrimental impact upon neighbouring amenity, ecology, flooding or drainage.

As such, it is considered that the proposed development would and adhere with the Policies: PS8 (Open Countryside), H14 (Affordable Housing), GR1 (New Development – General Criteria), GR2 (Design), GR6 (Amenity), GR9 (Accessibility, Servicing and Parking Provision), GR19 (Infrastructure), (GR20 (Public Services), GR21 (Flooding), GR22 (Open Space Provision), NR1 (Trees and Woodlands), NR2 (Protected Species) of the Congleton Borough Local Plan First Review 2005.

The proposal would also adhere with the NPPF.

RECOMMENDATION:

APPROVE subject the acceptability of a tree protection plan, arboricultural impact assessment, landscape report and subsequent consultation responses, conditions and a Unilateral Undertaking with regards to the affordable housing.

- 1. Time (Standard)**
- 2. Plans**
- 3. Materials – Details to be submitted**
- 4. Hours of construction**
- 5. Hours of piling**
- 6. Prior submission of a Piling Method Statement**
- 7. Prior submission of an Environmental Management Plan**
- 8. Prior submission of a scheme to minimise dust emissions**
- 9. PD Removal (A to D)**
- 10. Landscaping (Details)**
- 11. Landscaping (Implementation)**
- 12. Tree protection implementation**
- 13. Boundary treatment**
- 14. Breeding birds**

Informative

1. The applicant is advised that they have a duty to adhere to the regulations of Part IIA of the Environmental Protection Act 1990, the Town and Country Planning Act 1990 and the current Building Control Regulations with regards to contaminated land. If any unforeseen

contamination is encountered during the development, the Local Planning Authority (LPA) should be informed immediately. Any investigation / remedial / protective works carried out in relation to this application shall be carried out to agreed timescales and approved by the LPA in writing. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.

