



Applicant:

Northamptonshire
Police Authority

Application No:

08/0283/FULWNN

Date Registered:

25/11/2008

Expiry Date:

24/02/2008

Grid Ref: 476515/258290

Ward: Nene Valley

Northampton UDA Planning Committee Paper

Report by Interim Director of Planning and
Development

Date of Committee Meeting: Tuesday 29th September 2009

Agenda Item: 4

Description: Criminal Justice Centre (Use Class C2a) with associated parking, landscaping and access (Full Application).

Address: Land at Pavilion Drive, Northampton, NN4 7YL

1. Recommendation

- 1.1. That the application be **APPROVED** subject to a S106 agreement and conditions.

Reason: By reason of its scale and use, the proposed Criminal Justice Centre would generate significant employment opportunities and be of benefit to the local community and as such would comply with the requirements of policy B14 of the Northampton Local Plan.

2. Summary

- 2.1. The application proposes the erection of a two storey building to accommodate a purpose built Criminal Justice Centre for Northamptonshire in accordance with Home Office guidance and current best practice.
- 2.2. The application was presented to the (WNDC) Northampton UDA Planning Committee at their meeting on 26th May 2009. The application was deferred at that time to enable the applicant to submit further information to address the comments and concerns which the Committee raised with regards to compliance with Local Plan policy (in particular policy B14); appropriateness of

the location of the proposed development; the fear of crime associated with the development.

- 2.3 The applicant subsequently submitted a Supplementary Report received on 10th August. Local residents and stakeholders have been consulted on the additional information.
- 2.4 In assessing the impact of the development on the local area consideration must be given to the policy position in relation to Policy B14 of the Local Plan and the weight which is afforded to the issue of the fear of crime and the likelihood of increased occurrences within the area as a result of the development.
- 2.5 It is considered that any local impact can be adequately mitigated through the imposition of conditions and a S106 legal agreement to secure the implementation of a Detainee Release Policy to ensure that the local residents and employees of local businesses are not exposed to any increased risk from the release of those detained at the facility.
- 2.6 Subject to conditions and a S106 agreement the proposal is therefore considered to be acceptable.

3. Description of Site

- 3.1 The application site is located on the western edge of the Brackmills Business Park adjacent to the existing Barclaycard office building within an area of predominantly B1 office development. The site is within close proximity to the A45 and adjacent to a public footpath.
- 3.2 The application site is vacant undeveloped land comprising 0.97ha allocated for Business use.

4. Description of Proposal

- 4.1 The application seeks permission for a Criminal Justice Centre (CJC) (Use Class C2a). The Centre will serve the Northampton West policing area forming part of a wider strategy for the replacement of the six existing police sites within Northamptonshire.
- 4.2 The proposed Centre will comprise two main elements; a 50 cell custody unit for the processing of detainees; and office space to accommodate staff associated with the investigation and prosecution of detainees from within the Centre including the Criminal Justice Unit; Identification Suite; and Prisoner Investigation Unit.

- 4.3 The application proposes two storey offices at the front of the building which would sit above the 50 cell custody suite and associated interview rooms which would be located within a single storey below.
- 4.4 The building has also been designed to ensure that the accommodation is flexible for future growth and has been designed to allow for an additional 10 cells to be accommodated if required in the future.
- 4.5 The custody suite is proposed to operate 24 hours a day seven days a week in order to process and investigate people who have been detained by the police on suspicion of committing a crime. The centre is designed for short term detainees.

5. Policy Considerations

WNDC Purpose

- 5.1 Under S136(1) of the Local Government Planning and Land Act 1980, WNDC as an Urban Development Corporation has a statutory “objective” to deliver the regeneration of the area. The Secretary of State has determined that WNDC should have development control powers for certain types of development in order to carry out its objective.

National Planning Policy

- 5.2 The following Planning Policy Statements/Notes should be taken into consideration in the determination of this application;

PPS1 – Sustainable Development;

PPS1 – Sustainable Development: Planning and Climate Change Supplement;

PPG4 – Industrial, Commercial Development and Small Firms;

PPS4 – Planning for Sustainable Economic Development (Consultation Draft);

PPS9 – Biodiversity and Geological Conservation;

PPS10 – Planning for Sustainable Waste Management;

PPG13 – Transport;

PPS23 – Planning and Pollution Control;

PPG24 – Planning and Noise; and

PPS25 – Development and Flooding.

Regional Planning Policy

- 5.3 The East Midlands Regional Plan Policy 22 – Regional Priorities for Employment Land

Local Planning Policy

- 5.4 Northamptonshire Structure Plan Policy SDA1 – Strategic Development Area Proposals
- 5.5 Northampton Local Plan Policies B14 – Non-business use within business areas; E1 – Impact on character and structure of landscape; E14 – Corridors of travel; E20 – New development; E40 – Impacts on crime and vandalism.

Supplementary Planning Guidance/Documents

- 5.6 Parking SPG (2003)
- 5.7 Planning out Crime in Northamptonshire (2003)

Other non-statutory documents

- 5.8 WNDC Planning Principles (February 2009)

WNDC corporate objectives are threefold as follows;

1. To deliver development and infrastructure that enables regeneration and growth in Northampton, Daventry and Towcester.
2. To ensure that new development is supported by appropriate jobs, infrastructure and town centre regeneration.
3. To ensure that new development meets the Government’s design quality and environmental standards and is integrated into existing communities.

6. Representations

The following representations were received following a full re-consultation exercise following the receipt of the applicant’s Supplementary Report.

Northampton Borough Council (NBC)

- 6.1 NBC Planning Committee members will consider the submitted Supplementary Report at their meeting on Tuesday 22nd September and their response will be updated to the (WNDC) Northampton UDA Committee meeting on 29th September.

Northamptonshire Police Crime Prevention Design Advisor (CPDA)

- 6.2 The CPDA has no comments to make on the Supplementary Planning Report.

Environment Agency (EA)

- 6.3 The EA has no objection to the Supplementary Report.

7. Notifications and Responses

- 7.1 Following the submission of the Supplementary Report by the applicant a number of further representations have been received. Nine responses have been received from local residents including Hardingstone Parish Council raising the following concerns;

- The Supplementary Report concentrates on the fear of crime raised on behalf of Barclaycard employees and does not address the fear of crime raised by residents of Hardingstone;
- The benefit of an increased ‘Police presence’ would not be realised in Hardingstone;
- Inappropriate location;
- Fear of Crime;
- The four case studies set out do not bear any similarities with the proposed development;
- The proposed terms of the S106 agreement would not ensure the Detainee Release Policy is carried out.

One of these letters from a resident on Back Lane in Hardingstone has been copied to the Planning Committee Members. The applicant has viewed this letter and has found there to be inaccuracies within it to which they have responded. The resident letter and the response from Northamptonshire Police have been appended for ease of reference. (Appendix 2)

- 7.2 A further three responses have been received from consultants acting on behalf of local and neighbouring businesses also raising a number of concerns briefly comprising;

- The interpretation of policy B14 of the Local Plan;
- The issue of the Fear of Crime;
- The consideration of alternative sites and supply of employment land generally within the Borough; and
- The proposed S106 agreement

Given the size and detail contained within these responses, these letters have also been appended to this report with a response from Northamptonshire Police. The response also addresses issues raised by Revered Stevens of Hardingstone whose letter is also attached for reference. (Appendix 1)

8. Site History

- 8.1 N/2001/660 – 650 Pavillion Drive: Two and Three Storey Office Development (Approved)
- 8.2 N/99/0386 – 106 bed; three storey hotel and two storey hotel (Refused)

9. Evaluation

The majority of the considerations of the application were considered and addressed within the 26th May Committee report (Appendix 3). The main considerations of this report are;

Principle of Development (Policy B14);
 Crime and Safety (Fear of Crime);
 Alternative Sites; and
 Section 106;

Principle of Development (Policy B14)

- 9.1 The application site is situated within an area identified in the Northampton Borough Council Local Plan (1997) as an area of proposed business use. The proposed development would fall within Class C2 (a) of the Town and Country Planning (Use Classes) Order 1987 (as amended) and outside of the business use classes (B1, B2 and B8). As such saved policy B14 of the Local Plan is applicable.

- 9.2 Policy B14 states that *'within existing and proposed business areas, planning permission will not be granted for development outside the business use classes of the Town and Country (Use Classes) Order 1987, unless such development would be of significant benefit to the local community and would lead to substantial employment opportunities'*.
- 9.3 Whilst the proposal is in a location which is identified in the Local Plan for business uses, policy B14 of the plan provides for flexibility in the consideration of applications in such cases by allowing for the accommodation of other uses provided that they would be of significant benefit to the local community and would lead to substantial employment opportunities.
- 9.4 The application was initially advertised as a departure from the Local Plan but is considered on reflection to accord with Policy B14 (and therefore is in accordance with the Development Plan) as follows;
- Employment Opportunities
- 9.5 The proposed development would provide for the employment for 200 staff. The development would include 2,100sqm of office floor space and a significant number of the staff would be engaged in activities which would normally be carried out within an office (B1) environment, which would be in accordance with the Local Plan allocation in any case.
- 9.6 Whilst a number of representations have been received expressing concern relating to the provision of employment and potential loss of employment opportunities as a result of development outside of the business use classes and the fact that the majority of the employment provision would be relocated from existing centres within the Town, policy B14 does not seek to require a comparative assessment of the merits of a non-business use and neither does it state that the employment opportunities created should be 'new' opportunities. This is further supported by the emerging PPS 4 - Planning for Sustainable Economic Development which promotes the provision of a broad range of employment uses, limiting the designation of sites for single or restrictive uses. Indeed, most development will have a displacement effect on employment.

- 9.7 It should be noted that, following the approval for office development at this location the site has remained undeveloped for a number of years. There would therefore be no loss of employment as a result of the proposed CJC.
- 9.8 It is also noted that the consolidation of police activity within the proposed CJC would result in the vacation of the existing facilities at the Campbell Square and Weston Favell providing the opportunity for redevelopment for further employment use within sustainable locations close to the town centre. This would be consistent with the objectives of policy 22 of the East Midlands Regional Plan; PPG 4 and PPS 4.
- 9.9 Overall, the development will ensure that the existing staff will be retained within one centralised unit. It is considered that this development will therefore provide substantial employment opportunities and therefore satisfies the relevant condition of Policy B14 on this issue.

Benefit to Local Community

- 9.10 The proposed development is considered to be an essential component of the infrastructure requirements within Northampton and the surrounding area, taking into consideration the projected growth in population. The development of a specialised CJC would be in accordance with Home Office recommendations, guidance and current best practice procedures and would provide a significant benefit to the local and wider community through more efficient use of Northamptonshire Police resources and maintained law and order.
- 9.11 PPS 1 – Delivering Sustainable Communities also requires that Local Planning Authorities should ensure that any projected growth in population is supported through the adequate provision of infrastructure and services.
- 9.12 The new Criminal Justice Centre will be of significant benefit to the local community in that it will provide a centralised and modern facility, which will enable more efficient policing. The applicant's supplementary information confirms that this more efficient service will enable officers to more regularly patrol the local community and wider borough. Greater police presence is often identified as something which needs to be increased in today's society. It is considered that this will be of significant benefit to the local community.

9.13 The proposed development is considered to satisfy the criteria set out in Policy B14 and would therefore be acceptable in principle.

Crime and Safety (Fear of Crime)

9.14 Policy E40 of the Local Plan requires that new development pay due regard to deterring crime and vandalism through appropriate design, layout and landscaping. Whilst the submitted application is considered to be acceptable in these matters, a number of concerns have continually been raised with regards to the nature of the use of the proposed centre and the potential for increased crime and disorder within the surrounding area particularly following the release of anyone who may have been detained at the centre.

9.15 The applicant and objectors have put forward a number of cases to justify their argument in relation to the fear of crime. The applicant relies on the cases of *Gateshead MBC v The Secretary of State for the Environment* and *Newport CBC v The Secretary of State for Wales*. In brief, the applicant's own interpretation of the principle emanating from these two cases is that;

- i. Fear of crime would only be a material consideration if it is based on evidence and/or;
- ii. Where fear of crime is considered to be a material consideration, but later found to be unsubstantiated, it would be unreasonable to refuse the application on these grounds.

9.16 On seeking legal advice, WNDC officers have been made aware of more recent Court of Appeal cases which deal specifically with the fear of crime, namely *N Smith v The First Secretary of State 2005* and *West Midlands Probation Committee v The Secretary of State for the Environment 1997*. The latter case concerned an extension to a bail and probation hostel which had previously attracted numerous visits by the police and had given rise to a fear of crime. It was held that justified public concern in the locality about emanations from the land as a result of its proposed development may be a material consideration, but that the "particular purpose of a particular occupier of land" is not normally a material consideration in deciding whether the development should be permitted.

9.17 The conclusions drawn in the *Smith* case were:

- i. Fear and concern must be real, by which one would assume to require that the fear and concern must have some reasonable basis, though falling short of requiring the fear to be proved as inevitable or highly likely;
 - ii. The object of that fear and concern must be the use, in planning terms, of the land.
- 9.18 It is clear from case law that a fear of crime is therefore capable of being a material consideration, it is a question of planning judgement what weight should be given to this. Such a perception as a material consideration will attach greater weight if the fear is based on simply more than assumptions of what might occur on neighbouring land as a consequence of the proposed development.
- 9.19 Objectors to the application have drawn on the position adopted by Carlisle City Council which refused a proposed custody unit, one of the reasons for refusal being that it would result in an unacceptable rise in the perception of the fear of crime.
- 9.20 However, it is important that each case should be considered on its own merits; there may well have been different factors at play in the Carlisle decision which led members to give greater weight to the fear of crime. The former decision of another Council does not set a precedent which WNDC is bound to follow nor would it appear to establish a reasonable evidence base which can be relied upon to give greater weight to the fear of crime in this instance.
- 9.21 The applicant has provided examples of other Criminal Justice facilities to support its position that crime would not increase within the area as a result of the proposed development including statistical data which show a decrease in crime figures where the data has been available.
- 9.22 The applicant has crime figures relevant to the existing Northamptonshire Custody Suites which confirm that detainees released would be extremely unlikely to re-offend in the vicinity of the CJC. Over a six month period the number of re-offences within 24 hours for the four existing Northamptonshire Custody Suites was 0.004% of the total number of arrests.
- 9.23 One of the primary issues upon which objectors base the fear of crime is the release of detainees within the local vicinity and risk such individuals pose to the personal

safety of employees/members of the public. The applicant has confirmed its commitment to putting in place its Detainee Release Policy which is to be secured as a planning obligation in the S106 agreement. The policy clearly identifies the risk assessment the custody officer has to go through in order to assess whether the individual, if released, would pose a risk to the safety of others or himself/herself. Where individuals are released the applicant is obliged to offer transportation away from the site if the individual has no other means of transport. The obligation to offer and provide alternative means of transport away from the site is to remain in force during the lifetime of the development.

- 9.24 It is therefore considered that, whilst the fear of crime is a material planning consideration, the reasonable likelihood of increased occurrences as a result of the proposed development is low and would not justify refusal of the application on these grounds.

Alternative Sites

- 9.25 Objectors to the scheme maintain that the applicant should have considered alternative sites as a potential location for the development. The existence of alternative sites is capable of being a material planning consideration. Case law has refined in what instance the availability of alternative sites may amount to a material consideration to be taken into account when determining a planning application. *Trusthouse Forte v The Secretary of State for the Environment 1986* established the following principles;

- i. 'Land (irrespective of whether it is owned by the applicant for planning permission) may be developed in any way which is acceptable for planning purposes. The fact that other land exists (whether or not in the applicant's ownership) upon which the development would be yet more acceptable for planning permission would not justify the refusal of planning permission upon the application site;
- ii. Where, however, there are clear planning objections to development upon a particular site then it may well be relevant and indeed necessary to consider whether there is a more appropriate alternative site elsewhere. This is particularly so when the development is bound to have significant adverse effects and where the major argument advanced in support of the application

is that the need for the development outweighs the planning disadvantages inherent in it.

- iii. Instances of this type of case are development, whether of national or regional importance, such as airports...coalmining; petro-chemical plant; nuclear power stations and gypsy encampments...'

9.26 The more recent case of the *Queen on the Application of J (by his litigation friend V J) TH (by his ligation friend LH) v north Warwickshire Borough Council 2001 EWCA Civ315*, LJ Laws having had regard to the relevant former case law concluded as follows;

'it seems to me that all the material broadly points to a general proposition, which is that consideration of alternative sites would only be relevant to a planning application in exceptional circumstances. Generally speaking...such circumstances will particularly arise where the proposed development, though desirable in itself, involved on the site proposed such conspicuous adverse effects that the possibility of an alternative site lacking such drawbacks necessarily itself becomes, in the mind of a reasonable local authority, a relevant planning consideration upon the application in question.'

9.27 The objectors rely on *R (on the application of Bovale Ltd) v The Secretary of State for Communities and Local Government (2008)* as support for the position that the applicant should consider alternative sites. Officers have sought legal advise on this issues and it would seem that this case can be distinguished on its facts from the current application. In that instance the development for which planning permission was sought was in conflict with the relevant development plan policies for the area. Officers are of the view that the current application complies with the relevant Development Plan policies and therefore no conflict arises.

9.28 The *Bovale* case effectively confirmed the principles identified above; where there is a clear planning objection to the proposed development then it may be appropriate for alternative sites to be considered which may be capable of overcoming that planning objection.

9.29 As already identified, the site complies with the necessary Development Plan policies for the area and as such there is no objection to the development on this basis. Going one step further, the fear of crime would be material in this evaluation. However, there would be no adverse effects which would arise specifically from this development either in policy terms or other material planning considerations.

- 9.30 Objectors also raise the point that recent studies for employment land within the borough identify that there is a shortage of employment land; accordingly objectors assert that this site, designated as employment land, should not therefore be 'lost' by permitting the proposed development to go ahead.
- 9.31 The supply of development land would be a relevant factor if the proposed development was contrary to policy. As has been concluded above, the development falls squarely within the exception permitted by Policy B14 and is therefore compliant with policy. Members do not therefore need to have regard to the supply of employment land (or lack of it) for the purposes of determining this application.
- 9.32 It is worth noting for the sake of completeness that the applicant has submitted details and an analysis of alternative sites as part of the supplementary report; these alternative sites were all discounted as more suitable locations for the proposals.

S106

- 9.33 The S106 requirements in respect of this site are as follows;

- Transport

This will be based on the requirements for transport infrastructure provision and improvements as set out by the County Council. The Travel Plan has been agreed with the County Council and Highways Agency; targets have been set to achieve a modal shift in travel patterns and a penalty payment is payable after 5 years if the targets are not achieved. There are on-going obligations in relation to the management and monitoring of the Travel Plan.

- Detainee Release Policy

The Detainee Release Policy will include the commitment by the applicant to maintain the offer of transport for detainees in perpetuity.

- Construction Futures

A commitment towards WNDC's Construction Futures skills and training programme.

- Monitoring

To pay reasonable costs associated with enforcing the terms of the agreement.

- 8.27 The negotiation and preparation of a Section 106 agreement is ongoing the Interim Director of Planning and Development or an Appointed Officer has delegated authority to negotiate the S106 agreement such that these issues can be resolved and an appropriate Section 106 Agreement can be realised.

10. Conclusion

- 10.1 The proposed Criminal Justice Centre is considered to be a required function to maintain and enhance the service provided by Northamptonshire Police Authority in light of its currently inadequate facilities and the planned growth for Northamptonshire.

- 10.2 It has been demonstrated through the submission of the application and information supporting it that the development would be in accordance with National and Regional Planning policy and more specifically Policy B14 of the Northampton Local Plan by providing a substantial employment opportunity within the town as well as significant local and town wide community benefit.

- 10.3 All other matters, including representations received, have been fully considered and, subject to the planning conditions listed below and the resolution of Section 106 negotiations, are considered acceptable in the context of the current application. On balance therefore and for the reasons set out above it is recommended that planning permission be granted.

10. Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Prior to the commencement of any construction works above ground level, details of the external facing materials to be used shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory form of development in keeping with the surrounding area and in accordance with policy E20 of the Local Plan.

3. Full details of the proposed surface treatment of all access, parking areas and footpaths shall be submitted to and approved in writing by the Local Planning Authority prior to the laying of any hard surface on site.

Reason: To secure a satisfactory standard of development in keeping with the surrounding area and in accordance with policy E20 of the Local Plan.

4. Full details of facilities for the secure and covered parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of the cycle storage facility on site. The approved storage solution shall be provided prior to the development being first brought into use and retained thereafter.

Reason: To ensure the provision of secure adequate facilities for the parking of cycles to cater for those cycling to the facility.

5. Prior to the commencement of above ground construction works, technical detail and specification of the Wood Chip Boiler shall be submitted to and approved in writing by the Local Planning Authority. The submitted information shall include the height of the stack; diameter of the stack; dimensions of buildings within a distance of five times the stack height above ground; descriptions of the combustion appliance; and maximum rates of emission of Particulate matter (PM10 & PM2.5) and oxides of nitrogen (NOX) when operating at capacity. The Wood Chip Boiler shall thereafter be provided in accordance with the approved plans.

Reason: To ensure that there would be no adverse impact by way of air quality as a result of the installation of a Wood Chip Boiler in accordance with PPS23 (Planning and Pollution Control).

Note: The site lies within a Smoke Control Area and as such any appliance chosen should be an exempted appliance suitable for smoke control.

6. Prior to the commencement of development a Sustainability Strategy, detailing the method of achievement of BREEAM 'very good' (or successor), the provision of on-site renewable energy to meet 10% of the developments overall energy needs (or other level to be agreed with the Local Planning Authority), and mechanisms for independent post-construction assessment shall be submitted to and approved in

writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved Sustainability Strategy.

Reason: To ensure the delivery of a sustainable development in accordance with PPS1 (Sustainable Development) and its supplement Planning and Climate Change.

7. Prior to the development first being brought into use, a detailed and comprehensive scheme of Ecological Enhancement of the site, including an Ecological Management Plan where appropriate, shall be submitted and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To increase biodiversity within the application site and to ensure that ecological issues are fully considered and promoted.

8. An Archaeological Survey of the site shall be undertaken in accordance with a scope of works to be agreed with the Local Planning Authority. Details of the Survey findings shall be submitted to the Local Planning Authority for approval prior to the commencement of development.

Reason: In the interests of Archaeology.

9. All surface water from parking and manoeuvring areas shall be passed through a petrol interceptor prior to disposal to groundwater, watercourse or surface water sewer and the interceptor shall be maintained in accordance with manufacturer's guidelines.

Reason: To prevent pollution to the water environment.

10. The development shall be implemented in full accordance with the conclusions of the Environmental Noise Assessment Report submitted with the application. Further detail shall also be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction works above ground level to detail the specification of windows and the ventilation system. Thereafter any approved scheme shall be implemented in full prior to the first occupation of the building.

Reason: To secure a satisfactory standard of development in accordance with PPG 24 (Planning and Noise).

11. Notwithstanding the submitted drawings, full details of the method of the treatment of the external boundaries of the site shall be submitted to and approved in writing by

the Local Planning Authority prior to the erection of boundary treatments. The approved detail shall be implemented prior to the occupation of the building hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development.

12. Notwithstanding the submitted drawings, a detailed landscaping scheme for the site, to include details of all trees and hedgerows to be retained, shall be submitted to and approved in writing by the Local Planning Authority prior to the substantial completion of the building hereby approved.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

13. Prior to the Commencement of development, details of the method of protection of all existing trees and hedgerows within the site shall be submitted and approved in writing by the Local Planning Authority. The approved protection measures shall be implemented prior to the commencement of development and retained thereafter until the development is complete. Within the fenced area no development works shall take place on, over or under the ground, no vehicles shall be driven, nor plant sited, no materials or waste shall be deposited, no bonfires shall be lit nor the ground level altered during the periods of development.

Reason: In order to ensure adequate protection of existing trees and hedgerows on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality and the existing wildlife habitat which exists.

14. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and to secure a satisfactory standard of development.

15. Prior to the commencement of development a revised site layout plan showing the provision of 1.5 metre turning head within the car park shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate turning facilities for vehicles within the development in the interest of highway safety.

