



Applicants:

Northampton
Regeneration
Partnership

Application No:

10/0163/REMWNN

Date Registered:

15/10/2010

Expiry Date:

14/01/2011

Grid Ref:

47820 262449

Ward:

Headlands

Northampton UDA Planning Committee Paper

Report by Director of Planning Services

Date of Committee Meeting: 25th January 2010

Agenda Item: 4

Description: Submission of reserved matters to include appearance, landscaping, layout and scale pursuant to outline planning permission 06/0132/OUTWNN dated 23/12/2008 for 167 dwellings with associated parking, roads and open spaces.

Address: Former Cherry Orchard Middle School, Birchfield Road East, Northampton, Northamptonshire, NN3 2TA

1. Recommendation

1.1 **APPROVAL** of reserved matters for appearance, landscaping, scale and layout for the reasons set out below and subject to the conditions set out in this report

Reason for Approval

The proposed development will deliver a quality, well designed residential development. It will result in the redevelopment and of a site within the urban area of Northampton, delivering housing to meet local requirements. The associated impacts that the development would create can be mitigated through the use of appropriate planning conditions. As such the proposed development would not cause harm to the visual amenities of the wider area, adjoining properties, highway safety, flood risk or any other impact that would warrant the refusal of the proposal.

Following an assessment of the material planning issues it is considered that the proposal accords with saved policies E11, E12, E17, E19, E20, E40, H7, H32 and L2 of the Northampton Local Plan; and the contents of PPS1, PPS10, PPG13, PPS22, PPS23, PPG24 and PPS25.

2. Description of Site

- 2.1 The site is the former Cherry Orchard Middle School site and lies between Wellingborough Road and Birchfield Road East, comprising an area of 4.2ha. It is currently occupied by the vacant school buildings, car park and an area of hardstanding at the north end of the site. The site slopes gently down from north to south with the majority of the remainder of the site being a grassed area. There is another area of hardstanding on the southern boundary of the site, which was formerly used as tennis courts.
- 2.2 The site is bounded to the west by existing allotments with residential properties beyond. To the southern boundary is an electricity sub-station and a commercial garage. Along the eastern boundary of the site is Weston Favell Primary School, Northants Saints Cricket Club and tennis courts. The site only directly adjoins one residential property on Birchfield Road East, in the north west corner of the site.
- 2.3 The site benefits from two existing accesses on Birchfield Road East to the north and from Wellingborough Road to the south. The access to the south is via an existing roundabout, which is located on Westwood Way.
- 2.4 The wider surrounding area is predominantly residential in character although as discussed only one property directly adjoins the site.

3. Description of Proposal

- 3.1 The proposal is for the erection of 167 dwellings, comprising 108 private and 59 affordable. The mix is as follows:

Private

- 16 no. 2 bed houses;
- 54 no. 3 bed houses;
- 24 no. 4 bed houses;
- 10 no. 2 bed flats;
- 3 no. 1 bed flats; and
- 1 no. FOG (Flat over Garage)

Affordable

- 38 no. 2 bed houses;
- 19 no. 3 bed houses; and
- 2 no. 4 bed houses.

- 3.2 Open space will be provided on site totalling 0.62ha, principally comprising a central area of open space at the centre of the site and two smaller areas of open space in the north west and north east corners of the site.
- 3.3 The site will utilise the two existing access points but there will be no vehicular link running through the site that will link Birchfield Road East with Wellingborough Road. The link across the central area of open space will be a pedestrian/cycle link only.
- 3.4 Since the submission of the application, the layout has been revised to relocate some of the plots, principally to address concerns regarding existing trees on the site covered by a Tree Preservation Order.

4. Policy Considerations

WNDC Purpose:

- 4.1 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 Guidance

- 4.2 The following Planning Policy Statements/Guidance Notes should be taken into consideration in the determination of this application:

PPS1	Sustainable Development
PPS1	Sustainable Development: Planning and Climate Change
PPS 3	Housing
PPS 9	Biological and Geological Conservation
PPS10	Planning for Sustainable Waste Management
PPG13	Transport
PPS23	Planning and Pollution Control
PPS25	Development and Flooding.

4.3 Development Plan:

The Development Plan documents for the area comprise;

The East Midlands Regional Plan (RSS8) (2009)

The Northamptonshire County Structure Plan (NSP) (2001) (saved policies);

The Northampton Borough Council Local Plan (NBLP) (1997) (saved policies).

4.4 **The East Midlands Regional Plan (RSS8) (2009)**

4.5 The High Court recently ruled that the decision to abolish Regional Spatial Strategies was unlawful and therefore the adopted Regional Plan is now relevant.

4.5 However, correspondence from CLG has reiterated the Government's intention to abolish the Regional Plan. That said this correspondence is now the subject of a further judicial review. In the interim a preliminary ruling was made granting a stay on its effect. The judge then lifted that stay on the basis that the Secretary of State gave an undertaking that he would write to all Local Planning Authorities and the Planning Inspectorate to inform them of the pending judicial challenge to his statement. Counsel acting for the secretary of state, said that planners would be told that they will need to consider whether the existence of the judicial review challenge affects the significance and weight that they judge should be given to the secretary of state's letters and notices.

4.6 The Regional Plan is relevant to the determination of this proposal but it is not considered necessary to place significant weight on it in the determination of this application as the outline planning consent has established the principle of residential development on this site.

4.7 **The Northamptonshire County Structure Plan (NSP) (2001) (relevant saved policies);**

SDA1 Strategic Development Areas

The Northampton Borough Council Local Plan (NBLP) (1997) relevant policies;

4.8 The relevant policies are as follows:

E11 Hedgerows, trees and woodland

E12 Incorporation of Landscape Features

E17 Nature Conservation

E19 Implementing Development

E20 New Development (Design)

E40 Crime and Vandalism

H7 Housing Development

H32 Affordable Housing

L2 Existing School Sites

4.9 **Supplementary Planning Guidance (SPG) and Supplementary Planning Documents (SPD)**

Northamptonshire County Council Planning Out Crime (2005);

Northamptonshire County Council Parking (2003);

Northamptonshire County Council Waste SPD (2007)

4.10 **Other non-statutory documents**

WNDC Planning Principles (2009)

Set out in this document are WNDC's three corporate objectives:

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.

4.11 **WNDC Manual for Design Codes:**

The West Northamptonshire Manual for Design Codes sets out a framework within which to develop a Design Code whilst emphasising the urban and rural characteristics of West Northamptonshire. The manual aims to provide clarity and consistency in the formulation of Design Codes.

5. **Representations.**

5.1 **NBC Development Control:** No comments received

5.2 **NBC Environmental Health:** No comments received

5.3 **NBC Housing Strategy:** The comments on the original application were that they support the application. The application does diverge from the stipulated breakdown within the s. 106, however it is still acceptable and delivers the family accommodation that is needed in Northampton. The clustering does not adhere to the s. 106 but considering the site restrictions, prepared to accept the proposals on the understanding that the shared ownership and rented are intermingled. 41 should be for rent and 18 for shared ownership or other agreed intermediate housing. The Housing Association should be agreed with the Housing Strategy team.

5.4 **NCC Sustainable Transport:** No comments received

5.5 **Northamptonshire Police:** No formal objections to the original proposals but make a number of comments and recommendations:

- Development characterised by paths to rear of dwellings. Should be a lockable gate at entrance to alley to prevent unauthorised access;
- All houses should be provided with a front perimeter boundary. Where the rear boundary of a dwelling abuts open space there should be prickly planting;

- The area of open space lacks clarification on its use and may lead to ant-social problems;
- The layout is extremely permeable with rear garden boundaries unprotected. Some pedestrian links are unnecessary;
- Should be motorcycle barriers and bollards where footpaths feed off roads to prevent vehicles parking on the grass or using the route as a cut through the site;
- Rear parking courts should be controlled by electric gates where accessed between houses or an undercroft. Movement between adjoining parking areas should be restricted.
- Some parking distances are too far from the dwellings;
- Problems with proximity of the school site due inconsiderate parking. Consideration should be given to double yellow lines along the access road.

5.6 **Wildlife Trust:** Strongly support recommendations in the Ecology Report. Tree Survey should take account of ecology benefits. Soft landscaping proposals should include native species to add ecological benefit. Also need to take account of enhancement of Green Infrastructure.

5.7 **Natural England:** No comments received.

5.8 **Anglian Water:** No comments received

5.9 **Environment Agency:** Require further information on the surface water drainage scheme to establish capacity for required SUDs. Further comments on revised/additional information to be reported verbally.

5.10 **Councillor Brian Markham:** No comments received

5.11 **Councillor David Garlick:** No comments received

6. Notifications and Responses

6.1 A number of site notices were posted on Birchfield Road East and Wellingborough Road along with notifications to adjoining properties on two occasions, the original submission and upon receipt of revised plans. The application was also advertised within the local press as a major application.

6.2 Four letters of objection were received to the original proposals raising the following issues:

- Scale and density of development;
- Overlooking to neighbouring properties;

- Mix of housing;
- Insufficient infrastructure;
- Traffic Impact;
- Need for appropriate fencing along site boundaries;
- Creation of a rat run along Bush Hill due to no through road on site;

6.3 Eight letters of comment/concern were received raising the following issues:

- Increase in traffic and resultant impact on safety;
- Happy there is no through road in the development;
- Request restrictions during construction period due to potential impact upon the school;
- Pressure on infrastructure;
- Treatment of western boundary to the allotments;
- Ensure that archaeology remains are not affected;
- Applicant should not be given latitude to alter designs.

6.4 In response to the revised layout one letter of concern has been received regarding increased traffic and the safety of children crossing to school. Suggests measures to reduce speeds.

6.5 It is worth making mention of the Public Consultation Event that the applicant's held prior to the submission of the application. An exhibition was held at Weston Favell Primary School. This was publicised in the local press, leaflets were distributed to all properties in the surrounding area, local councillors and interest groups were notified. The event was well attended by approximately 100 people.

7. Site History

7.1 06/0132/OUTWNN – Outline planning application for residential development including access (all other matters reserved). Approved 23/12/2008

8. Considerations

8.1 The following considerations are relevant to the determination of this application:

- Principle of development;

- Design and Impact upon the character of the area;
- Crime and Security Considerations;
- Impact on neighbouring amenity;
- Highway Considerations;
- Flood risk and Drainage; and
- Other Issues

Principle of development

- 8.2 The principle of development has been established by the granting of the outline planning permission. Therefore the principle of development is not a matter for consideration as part of this application. It is also worth stating at this point that the outline application also sought and was granted approval for the means of access to the site. This is to be via Birchfield Road East and Wellingborough Road, therefore this aspect of the development is not a matter for consideration as part of this application. This will be discussed further later in this report.
- 8.3 The mix of housing put forward is considered to be acceptable providing an affordable split between house sizes. With regard to the affordable housing, the revised layout has amended the housing mix so that it now accords with the mix specified within the s. 106 agreement.

Design and impact upon the character of the area

- 8.4 The outline planning permission stipulates through the s. 106 agreement and by a planning condition that the maximum number of dwellings on site be 170. The application proposes 167 dwellings, falling within the scope of the outline planning consent. The application is supported by a Design and Access Statement, which sets out the design rationale for the proposals.
- 8.5 The site lies within a predominantly residential area which comprises mainly semi-detached houses. The site is however, bounded immediately adjacent by allotments, sports facilities and commercial development. Only one residential property directly adjoins the site.
- 8.6 The reserved matters which this application seeks approval for are layout, scale, appearance and landscaping.

Layout

- 8.7 The layout has been developed taking account of a number of existing site constraints and requirements within the s. 106 which need to be adhered to. The existing site features include the existing road (Westwood Way) and roundabout which provides access to the site from Wellingborough Road and the existing mature trees on the site, which are now subject of a Tree Preservation Order. In the south west corner of the site

is an unattractive electricity sub-station which does not provide a desirable outlook. The middle of the site is a previously quarried area which is unsuitable for building. The s.106 agreement requires the provision of 0.62ha of public open space on site.

- 8.8 In response to the above considerations the layout has been developed to create two housing areas with a central area of open space located on the former quarried part of the site. It has designed to unify the development rather than resulting in two separate residential areas with the two areas being linked by pedestrian and cycle routes which extend through the open space to provide a direct link. Two smaller areas of open space are proposed on the Birchfield Road frontage. Consideration was given to the provision of a vehicular link through the site but this is not considered appropriate. Firstly, the open space will be a more attractive environment as a result and secondly a road running through this part of the site would only serve to divide the open space and reduce its usability. At the outline planning stage, the County Highways Officer did express the view that there should be no direct vehicular link through the site, resulting in a rat run.
- 8.9 The layout has been designed to create a Home Zone environment where the car is secondary to the needs of the pedestrian. Therefore apart from the main entrances into the site, the majority of the site will be shared surface. The layout provides enclosure to all areas of public realm including open space within the site and addresses the principal site frontages. A key area of the site is the existing roundabout which will be positively addressed by the proposed crescent blocks.
- 8.10 Along the Wellingborough Road frontage are proposed flats, which have been orientated and designed to appropriately address the adjoining electricity sub-station. That area of the site does not particularly lend itself to the location of houses and gardens.
- 8.11 The s. 106 states that the affordable units should be in clusters of between 5 and 9 units. Whilst the layout does not comply with this requirement throughout, the largest cluster being 14, it is considered that the site constraints and design considerations are such that in this particular case, the clustering is acceptable with the affordable plots appropriately integrated with the private housing. It is considered that the layout of the development, taking into account the site constraints, is acceptable. It creates a well connected, permeable layout with a clear hierarchy of streets that addresses all the principal frontages and encourages movement throughout the site.

Scale

- 8.12 The overall number of properties proposed is 167 and accords with the maximum number stated in both the s. 106 agreement and planning conditions. This equates to a density of 39 dwellings per hectare. It should also be noted that this includes 13 flats within one building. The footprints of houses and the plot sizes are commensurate with the surrounding development. Within the context of the site and the surrounding area, the density of development is considered appropriate.
- 8.13 The scheme incorporates a mix of two, two and a half and three storey dwellings. The three storey dwellings are located around the roundabout, in the crescent and in the

apartment building fronting Wellingborough Road. It is considered in both of these locations that the scale of development is acceptable as there are three storey developments in the surrounding area. On the Wellingborough Road frontage the site level is also below that of the road.

- 8.14 The layout is a mix of terraced, semi-detached and detached, the majority being terraced. The applicant has stated that the aim is to expand the offer of such properties in this area, appealing to smaller families and households.
- 8.15 It is considered that the scale of development is considered acceptable to the context of the site, providing a mix of dwelling sizes that adds variation to the development.

Appearance

- 8.16 The design concept for the site centres on the creation of four character areas. Those areas fronting Birchfield Road and the principal movement frontages through the site are characterised by more modern development compared to Wellingborough Road and the proposed dwellings therefore take reference for the Arts and Crafts period, which influenced the early 20th century.
- 8.17 The part of the site fronting Wellingborough Road and Westwood Way is directly influenced by the 1920's and 1930's, reminiscent of other properties in Wellingborough Road that are characterised by detailing including timbering, gables, porches, bays and stained glass. The proposed design seeks to draw upon that period for the ornamentation of buildings included those design features but interpreted in a contemporary way.
- 8.18 In those areas surrounding the public open space, the design and appearance takes its cue from the historic centre of Weston Favell village. The simple late Georgian and early Victorian period is proposed as a suitable context for these parts of the site. The proposed design therefore seeks to create a more rural feel through simpler cottage and more formal house design. The detailing on those properties will vary in terms of detailing whilst maintaining a common palette of materials. The detailing includes surrounds of doors and windows, quoins and porches.
- 8.19 The final character area is the crescent surrounding the roundabout. This will embrace the regency style with a more formal character with a modern interpretation. This positively addresses this feature within the site.
- 8.20 The predominant wall material will be red brick with elements of white render to avoid a monotonous appearance and the roof material will be grey, all of which are reflective of the surroundings. Other features such as stone and slate will be incorporated but the applicant considers that too many in a relatively small scheme will look confusing. The aim of the materials palette is to tie the overall scheme together with house styles and architectural detailing, whilst avoiding a monotonous appearance.
- 8.21 The design and appearance of the dwellings is considered appropriate having regard for the site and its context.

Landscaping and Trees

- 8.22 The site is characterised by existing landscaping which notably comprises a number of mature trees on the Birchfield Road frontage and the western boundary of the allotments. Following the submission of the application, a Tree Preservation Order was made by NBC on a number of the lime trees along the western boundary and the willow tree in the north east corner of the site. As a result the layout has been amended to take account of this.
- 8.23 The majority of the lime trees along the western boundary will be retained as part of the proposals and the properties along that boundary have been re-sited further away to ensure that root protection areas are not affected. The tree in the north west corner of the site is considered to be an important tree in the streetscene and will also be retained. Four lime trees will be removed along the western boundary but it is considered that their removal is acceptable, being that they are of lesser quality than the other trees to be retained and their removal does not materially prejudice the integrity of the line of the mature trees along this boundary, which contribute to the visual amenities of the wider area.
- 8.24 As stated previously the site is characterised by one principal area of open space with two smaller areas. Within those areas existing landscaping will be retained where possible and also enhanced. The loss of some trees along the western boundary of the site will be mitigated through the planting of two oak trees within that central area of open space.
- 8.25 The existing hedge along Birchfield Road East will be retained as part of the proposals and managed more appropriately. Within the site itself there is extensive opportunities on plot frontages for appropriate shrub/hedge planting which will soften the overall feel of the development.
- 8.26 It is considered that the principles of the landscaping proposed is acceptable, retaining existing planting where possible and incorporating new planting where there is the opportunity to do so and where it benefits the visual quality of the development. The proposals are therefore considered acceptable in this regard. An amended landscaping scheme will be secured by condition.

Crime and Security Considerations

- 8.27 In their consultation response Northamptonshire Police raised some issues concerning paths to rear of dwellings, front boundaries, the use of the open space, permeability of the layout, barriers to prevent vehicles using the open space, rear parking courts, relationship of dwellings to their parking and proximity of the school.
- 8.28 In some instances gardens are accessed by rear accesses but this is inevitable in a scheme where there are terraced properties. The applicant has stated that they do not characterise the development and this is considered to be a fair response. They have stated that where rear accesses are proposed for more than one plot an additional gate

can be provided to restrict access to those properties only. This can be secured through the planning condition dealing with boundary treatment.

- 8.29 It is not considered appropriate to secure front boundary treatments to all plots as a large part of the development is designed to create a more intimate feel with shared surfacing. Planting will be provided where appropriate to provide a softer defensible boundary to the front of plots.
- 8.30 The open space is a requirement of the outline planning consent and is located in the most appropriate locations, taking account of land stability issues and overall attractiveness and usability. All the properties that adjoin the areas of open space provide surveillance of those areas and in terms of house types are orientated towards families to encourage children to use the space. Where plot boundaries adjoin the open space, it is considered appropriate to incorporate prickly planting to provide added security.
- 8.31 With regard to the permeability of the layout, this is considered appropriate. The two pedestrian accesses to the open space from the north promotes movement through the site and to the open space itself. It is surveilled by the adjoining property and is not considered to represent a crime risk. The comments regarding vehicular access to the open space are noted and it is considered appropriate to provide an appropriate barrier. This can be secured by a planning condition.
- 8.32 Finally, with regard to parking courts there are no instances where they are not surveilled either from neighbouring properties or from the public realm. Where a parking court adjoins another parking court, there will be an appropriate form of boundary treatment to separate those areas.
- 8.33 Overall, it is considered that the layout does not raise any significant safety concerns and is therefore considered acceptable.

Impact upon neighbouring amenity

- 8.34 The application site only directly adjoins one residential property in Birchfield Road East. The amenities of that property will not be affected by the proposal as the nearest proposed dwellings are sited a sufficient distance away so as not to result in an unacceptable impact in terms of overlooking or any other impact. The resident in that property has commented about the removal of trees and the need to ensure that this does not affect his property. This is a matter for the applicant to address and ensure that there is no damage to that property.
- 8.35 The other existing residential development located on the opposite sides of Wellingborough Road and Birchfield Road East will also not be affected. Given the relationship between existing and proposed development, distance of separation and the scale of the development proposed, there will be no physical impact or adverse overlooking or loss of privacy.

- 8.36 The other adjoining development comprises playing fields, tennis courts, allotments, a commercial garage and a sub-station. None of those sites will be adversely affected by the proposals. The cricket ground has commented about safety and that they would request a fence with netting along the shared boundary. It is not considered reasonable to secure this as part of the application. For clarification there is no fencing provided on the other side of the cricket ground adjacent to existing residential properties in Hervey Close and Pinetrees.
- 8.37 The tennis courts adjacent are floodlit but the closest tennis courts are not lit and therefore the new development will not be adversely affected by the use of those courts. The boundary between the proposed houses and the tennis courts and cricket club consists of an existing palisade fence and it is proposed that inside of this the residential properties will be provided with their own boundary treatment to satisfactorily enclose those gardens.
- 8.38 Several comments have been made regarding the boundary treatment with the allotments. It is proposed that where residential properties back onto the allotments, fencing will be erected at the rear of those properties. Where there are public areas adjoining the allotments it is considered appropriate to provide palisade fencing for security reasons, which can be softened in appearance by planting.

Highway Considerations

- 8.39 The access to the site was determined as part of the outline planning application and is therefore acceptable utilising existing accesses on Wellingborough Road and Birchfield Road East. At this stage all aspects of highway related issues were considered. As discussed previously, the only comments made by the Highway Authority was that there should be no vehicular link between Wellingborough Road and Birchfield Road East as this would create a 'rat-run'.
- 8.40 The consultation responses contain conflicting opinion on this with the school supporting this and other neighbours objecting to it on the basis that more traffic will use Bush Hill. It is considered that the proposed layout that provides a central area of open space with only pedestrian and cycle links through is acceptable. The open space is located centrally as ground conditions preclude constructing dwellings in this area due to land stability issues. It would only be possible to align a vehicular link centrally through that area of open space, which would sub-divide that space to the detriment of its attractiveness to occupants of the development and surrounding area as a safe and pleasant environment. Furthermore, the road would need to be to adoptable standards which would affect the design of other roads within the development. This would adversely impact upon the objective of delivering a residential environment in which the car does not dominate.
- 8.41 In respect of parking provision, the development provides an average of two spaces per dwelling, including visitor parking. This is considered acceptable for a development of this nature and location.

- 8.42 The comments of the Highway Authority are awaited and in respect of this application they will relate to the internal highway arrangements. The applicants have held detailed discussions on this aspect of the development and it is not anticipated that there will be any areas of concern. The final comments will be verbally reported to the committee.

Flood Risk and Drainage

- 8.43 The outline planning permission secures the submission of a stage 2 Flood Risk Assessment and drainage scheme for the site by condition. Following the submission of a revised layout, discussions are ongoing with the Environment Agency regarding additional information and the approval of amendments to flood attenuation measures within the site. Further comments from the Environment Agency will be reported verbally to the Committee.
- 8.44 The comments made thus far by the Environment Agency are that further information is required but a formal objection has not been raised.

Other Issues

- 8.45 The issues concerning archaeology and ecology are dealt with by planning conditions attached to the outline planning permission and discussions are progressing between the applicant and the relevant bodies.
- 8.46 The concerns raised by the school regarding the construction process are relevant and it is considered reasonable to attach a condition requiring the submission of a Construction Management Plan to address all aspects of the process. The applicant will also be encouraged to enter into discussions with the school to ensure that it fulfills the role of a 'good neighbour'.
- 8.47 Some of the consultation responses have raised concerns regarding the pressure that the additional development will place on existing infrastructure. This was addressed at the outline planning stage and the s. 106 agreement secures appropriate financial contributions towards local infrastructure.

9. Conclusion

- 9.1 The scheme submitted is a well designed development that is appropriate to its context, does not have any significant impact upon neighbouring properties and does not adversely impact upon highway safety or flood risk concerns.

10. Conditions

1. The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule 1 of this permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

2. Prior to the commencement of the construction of any dwellings, a Materials Schedule and plan(s) shall be submitted to and approved in writing by the Local Planning Authority. The materials schedule should include elevational details to all dwellings and garages.

Reason: To ensure a satisfactory quality of development in accordance with Policy E20 of the Northampton Local Plan 1997

3. Notwithstanding the submitted details, no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of hard and soft landscaping for the site. The scheme shall include the following:

- Details of all materials to be used for hard surfacing;
- Those trees and shrubs to be retained; and
- Details of all new planting including size and species;
- Details of all seating, street furniture etc

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

4. 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.

5. Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include the following

- details of the phasing of construction;
- site operation times;
- location of contractors compounds and storage of construction materials during the various phases of construction;
- parking facilities for site workers;
- details of how construction vehicles will be accommodated within the site to avoid vehicles waiting on the public highway; and
- the provision of a wheel washing facility to prevent mud being carried onto the public highway.

The implementation of the development and construction period shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the construction process causes minimal disturbance to adjoining properties and the visual amenities of the surrounding area.

6. No development shall commence until details of tree protection measures in accordance with BS 5837:2005 to be employed on site have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and remain in place at all times until all construction activity and/or plant and materials have been removed from the site.

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

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation, unless permission has been granted by the Local Planning Authority.

Reason: To retain off-street parking provision and thereby minimise the potential for on-street parking which could adversely affect the convenience and safety of road users.

SITE PLAN

