

REPORT TO THE AREA PLANNING COMMITTEE

Date of Meeting	25 June 2014
Application Number	14/03544/FUL
Site Address	Land At Hazelwood Farm Seagry Road Sutton Benger Wiltshire
Proposal	Proposed Redevelopment Of Redundant Farm Buildings And Paddock To Provide Residential Development For 21 Dwellings.
Applicant	Miss Jessica Barnes
Town/Parish Council	SUTTON BENDER
Ward	KINGTON
Grid Ref	394492 178828
Type of application	Full Planning
Case Officer	Chris Marsh

Reason for the application being considered by Committee

The application has been called in by Cllr Greenman in order to consider the impacts of the development on local flood risk.

1. Purpose of Report

To consider the above application and to recommend that subject to all parties entering into a legal agreement under S106 of The Act, then the decision be delegated to the Area Development Manager to GRANT planning permission, subject to conditions.

Sutton Benger Parish Council has initially objected to the application, raising a number of concerns as set out in this report. Eight objections have been received from local residents.

2. Report Summary

The main issues in considering the application are:

- Principle of development under Policies C3, HE1 and H3 of the NWLP 2011
- Impact on the character and appearance of the area and Conservation Area
- Impact on the privacy and amenity of existing neighbours and potential occupants
- Impact on site ecology and biodiversity
- Impact on site drainage
- Impact on highway safety
- S106 contributions

3. Site Description

The application relates to an area of land located at the northern edge of the village of Sutton Benger, within the development framework boundary and principally accessed from the C-classified Seagry Road. The site comprises a total of approximately 0.7ha of agricultural land currently previously used in conjunction with Hazelwood Farm, incorporating associated buildings and hard standing but predominantly comprised of informal grazing land, although site drainage is restrictive in respect of the latter.

The site's unusual shape is dictated by the exclusion of Hazelwood Farmhouse, which occupies a substantial plot inset from the midpoint of the site boundary with Seagry Road, from the application site, along with the meandering route of the brook that defines its northern limit. The western edge of the land is separated from the highway by a narrow grass verge and traditional stone wall. A public footpath runs in close proximity along the southern boundary to the West of the farmyard, turning northwards around the western end of the paddock, and is understood to be used mainly by dog-walkers.

Due to drainage issues attributable partially to recent poor weather, together with the surface runoff from the yard and limited maintenance of the brook, the site and environs have been liable to flooding over successive winters and in one instance a considerable amount of damage was caused to a nearby property. The extent of flood risk zones 2 and 3 insofar as they relate to the application site has recently been clarified by the Environment Agency; ending roughly in line with the northern boundary of Hazelwood Farmhouse across the span of the paddock. In particular, the northeast corner of the site adjacent to the road bridge is susceptible to surface flooding, together with a substantial area to the East of the highway and a length of Seagry Road itself.

Mirrored by low-density but high-quality housing on the opposite, Eastern side of Seagry Road, the site is located within the framework boundary for Sutton Benger, of which the northern site boundary forms the furthest extent. Additionally, the village Conservation Area extends as far at the northernmost point of the established farmyard, incorporating a traditional brick and slate cow byre and, further West, similarly fashioned stables amongst other more modern and utilitarian farm buildings. These include a large open-sided barn along with a smaller reconstituted stone and timber chicken shed. Following the approval of planning and conservation area consent applications 13/00011/FUL and 13/00012/CAC, the site has been abandoned and the yard secured using metal fencing.

4. Planning History

N/13/00011/FUL	Proposed Redevelopment of Redundant Farm Buildings & Paddock to Provide Residential Development Comprising 21 Houses With Associated Gardens, Parking, Pumping Station, Drainage & Landscaping – Approved
N/13/00012/CAC	Proposed Redevelopment of Redundant Farm Buildings & Paddock to Provide Residential Development Comprising 21 Houses With Associated Gardens, Parking, Pumping Station, Drainage & Landscaping – Approved
N/05/02883/OUT	Demolition of Existing Farm Buildings and the Residential Redevelopment of Existing Farmyard – Withdrawn
N/05/00264/OUT	Outline Residential Development – Refused

5. The Proposal

The proposal comprises the redevelopment of the farmyard and development of the majority of the land within the site falling outside of Flood Zones 2 and 3 to deliver 21no. dwellings, together with associated access and landscaping.

The overall layout of the development has been informed by the identified flood risk zones, which, having formed the gardens of larger units and a wildlife corridor in the previous scheme, are now to be undeveloped and offered as public open space. The residential units and associated access will therefore be contained to the southern part of the site, establishing a built limit loosely linking the southern boundary of Hazelwood Farmhouse to the northern extent of building at the Faccenda site. In broad terms, the distribution of units is not dissimilar to that of the approved scheme; large, detached open market housing occupying the eastern portion of the site, with a denser pattern of terraced units along the site frontage to Seagry Road and intermediate sizes close by.

This division of units is to be supported by a dual access comprised of an extended section of adopted highway from within the adjacent development and a relocated access onto Seagry Road, with no vehicular link between the two. The parking courtyard at the southeast corner of the site aside, the adopted access is to serve private driveways leading to the units themselves; the larger of which are to include detached single or double garages. Each unit is also to benefit from a modest private garden. The layout also consolidates the local array of public rights of way, linking these through the route through the site. This network ultimately connects both developments to the northern portion of the site, which is to be offered as public open space incorporating the brook corridor.

In design terms, the units themselves differ in their approach and material finishes according to the context in which they are to be read. The elevations fronting Seagry Road are to be treated with traditional detailing, avoiding the use of materials such as uPVC and render on the most prominent elements. Natural stone is to be used throughout the street-facing elevations and their returns at the site entrance and adjacent to Hazelwood Farmhouse, with a mixture of slate and clay tile roofs over. The stone boundary wall is to be reinstated using the existing material to complete the site frontage. Those units further back from the Conservation Area are to be of more standardised design, featuring a predominance of reconstituted stonework and concrete tiles, as these will be read more closely with the adjacent development.

Following the cancellation of the Conservation Area Consent procedure between the time of the previous applications and this, the current scheme incorporates the proposed demolition works and should be considered accordingly.

6. Planning Policy

The following planning policies are relevant:

- Policy C1 of the adopted North Wiltshire Local Plan 2011 (Sustainability Core Policy)
- Policy C2 of the adopted NWLP 2011 (Community Infrastructure Core Policy)
- Policy C3 of the adopted NWLP 2011 (Development Control Core Policy)
- Policy NE17 of the adopted NWLP 2011 (Contaminated Land)
- Policy HE1 of the adopted NWLP 2011 (Development in Conservation Areas)
- Policy HE2 of the adopted NWLP 2011 (Demolition in Conservation Areas)
- Policy H3 of the adopted NWLP 2011 (Residential Development within Framework Boundaries)
- Policy H6 of the adopted NWLP 2011 (Affordable Housing in Rural Areas)

Policy T3 of the adopted NWLP 2011 (Parking)
Policy CF3 of the adopted NWLP 2011 (Provision of Open Space)

Core Policy 1 of the emerging Wiltshire Core Strategy (Settlement Strategy)
Core Policy 2 of the emerging WCS (Delivery Strategy)
Core Policy 10 of the emerging WCS (Spatial Strategy: Chippenham Community Area)

Sections 6 (Delivering a wide choice of high quality homes), 7 (Requiring good design), 10 (Meeting the challenge of climate change, flooding and coastal change), 11 (Conserving and enhancing the natural environment) and 12 (Conserving and enhancing the historic environment) of the National Planning Policy Framework are also relevant.

7. Consultations

Sutton Benger Parish Council: Objections, relating specifically to:

- Impact of local flood risk and adequacy of drainage
- Impact on sewerage system
- Level of affordable housing
- Impact on traffic and pedestrian volume and local highway safety
- Design, layout and impact on the Conservation Area
- Public Open Space

Highways: No objection, subject to conditions

Environmental Health: No objection, subject to conditions

Drainage:

County Ecologist: No objection, subject to conditions

County Archaeologist: No objection

Environment Agency: No objection, subject to conditions

The Wiltshire & Swindon Biological Records Centre has noted the proximity of moving water at the adjacent brook, together with the recording of several bat species in the vicinity.

Wiltshire Fire & Rescue has recommended that contributions totalling £1,141.95 are sought in respect of the provision of local fire infrastructure.

8. Publicity

The application was advertised by site notice, press advert and neighbour consultation.

Eight letters of objection have been received from local households.

Summary of key relevant points raised:

- Impact on site drainage;
- Impact on highways and pedestrian safety;
- Impact on the Conservation Area;
- Level of affordable housing;
- Availability of local facilities.

Other points have been raised in respect of the capacity of existing sewerage infrastructure; however it is noted that the operator of that infrastructure has not objected in this instance and in any case this matter falls outside the remit of the Council in considering the planning application.

9. Planning Considerations

Principle of development

Policy H3 of the adopted North Wiltshire Local Plan 2011 remains the substantive policy consideration in respect of the site and makes clear that residential development in this location is supported in principle owing to its situation within the framework boundary for Sutton Benger. The application should further be considered in context with the adjacent Faccenda site, for which planning permission for 63no. dwellings has been implemented and the earliest completions are imminent.

Regard should also be paid to the content of the emerging Wiltshire Core Strategy, within which Sutton Benger is classified as a 'large village' in the context of the Chippenham Community Area (Core Policy 10). Initial expectations were that 500 new homes would be delivered over the plan period across the villages surrounding Chippenham, although these figures may increase slightly, and with the adjacent site the proposed development will make a substantial contribution to this.

Impact on the character and appearance of the area and Conservation Area

Although the southernmost portion of the site currently occupied by the former farmyard lies within the Sutton Benger Conservation Area, its overall contribution is considered to be rather limited. The modern agricultural buildings and large area of hard standing in particular offer no meaningful character to the setting. No objection is therefore raised in principle to the wholesale redevelopment of the complex, provided a suitably-detailed scheme can be secured so as to conserve the overall character and appearance of the area.

The historic stables and cattle byre that remain on the site could in principle be considered to be undesignated heritage assets, bearing appealing traditional design and materials that do aid the comprehension of the historic evolution of the site. It is clear, however, that over an extended period these have fallen into a state of disrepair whereby their restoration would require extensive works, possibly necessitating large-scale replacement of original fabric. That this represents deliberate neglect or damage for the purposes of NPPF paragraph 130 is, however, a difficult case to make, especially as the demonstrably lower-quality farmyard fabric has seen a similar decline. Overall, therefore, the loss of this fabric is considered acceptable.

In general, the scheme follows many of the design principles secured under the extant permission insofar as it relates to the setting of Seagry Road and the Conservation Area. A predominance of traditional materials, including natural stone and slate, is evidenced throughout the built fabric fronting Seagry Road, with an active frontage that orientates the dwellings onto this route to provide greater engagement. By negotiation, the reinstatement of the existing boundary wall has, for the most part, been assured, with as much of the existing fabric to be re-used as possible. This will conserve the semi-rural aesthetic of the highway verge, with a new pathway to be neatly concealed immediately behind the stone frontage.

In terms of the proposed buildings, it is considered that all of those fronting Seagry Road and at the eastern point of access to the site have a significant role to play in conserving and, if possible, enhancing the Conservation Area and its setting. As the most southwestern of these will screen the area behind, occupied by a large parking area, it is considered that the latter is of a lower order in terms of the built hierarchy and does not warrant the same level of protection. Likewise, the key relationship of the 'coach house' unit is to the adjacent public open space, rather than the nearby historic fabric.

Impact on site ecology and biodiversity

The site's most recent use has been as a working farm, comprising buildings and hard standing with associated pasture/paddock to the North. Owing to its substantial scale, which includes demolition works, the proposed development will impact upon on breeding birds and reptiles likely to inhabit the site to a significant extent. The current scheme differs from its predecessor in that public open space is to be provided on-site, occupying the land within the designated flood risk zones 2 and 3. This offers some considerable benefit as an ecological habitat and, it is considered, will readily offset any loss of biodiversity brought about by the demolition works. As such, the ponds initially submitted with the scheme represented purely an enhancement to habitat, and their omission on drainage grounds will not result in a situation worse than at present. The ongoing maintenance of the public open space and setting of the brook, which is likely to be a significant wildlife corridor, can be secured by condition. To this end, subsequent approval of a landscape and ecological management plan (LEMP) would be an appropriate means by which to address the issue.

Impact on site drainage

In addressing the matter of site drainage, it is important to disseminate what impacts will be brought about as an immediate consequence of the development, given that the application comes in the context of an acknowledged pre-existing flood problem. Successive flood events in late 2012 and late 2013 have led to significant damage to properties on Seagry Road, whilst rendering a large section of the highway impassable for days. Mindful of this baseline position without any development having yet occurred on site, it is essential to take an informed view of what is reasonably necessary to address the impacts of development and, if possible, ensure an enhancement in this regard in accordance with paragraphs 100 and 103 of the NPPF.

The scheme broadly follows the principles set out in the previous application; retaining a flood zone 2 & 3 free from built development and setting minimum slab levels for residential units. The managed direction of surface runoff into the adjacent brook represents no fundamental change to the status quo, although this will provide some degree of attenuation and thus a potential betterment. As this approach will require a separate agreement under S104 of the Water Act, it is considered that for the purposes of planning sufficient information has been provided in this regard. Due to better connectivity to the Faccenda site than its predecessor, the scheme also offers safe pedestrian access through to the village centre in the event that water on Seagry Road temporarily prevents vehicular access to the eastern portion of the site.

By negotiation, a contribution has been agreed in respect of the separate undertaking of off-site works to improve drainage arrangements at the Seagry Road bridge, which currently acts as something of a 'pinch point' and serves to exacerbate the impacts of localised flooding. Estimations of cost based on comparable undertakings elsewhere are in the region of £30,000, and although no guarantee can be made in respect of absolute efficacy or feasibility this clearly offers some substantial local value. Unlike the previous scheme, the land adjacent to the bridge and brook is to be formally offered as public open space and, although not direct mitigation for the impacts of development, these off-site works will significantly improve the quality of that land by limiting flooding and improving its accessibility. These works therefore fall within the provision of 'New or improved public open spaces' and 'Environmental protection and enhancement' measures as set out at Policy C2 of the adopted Local Plan and are otherwise justified under that policy. These works will have an additional benefit in terms of reducing the flood risk to those properties situated Seagry Road that have recently been affected by flooding.

Impact on highway safety

Further to the Highways Officer's initial comments regarding site access, layout, parking and other matters, it is considered that the scheme as a whole has been revised to an acceptable standard in these respects. Significantly, the linkage with the adjacent Faccenda site, through which the ten larger units toward the West side of the site will take access, relieves some of the pressure on Seagry Road that might otherwise be anticipated. Given the limited number and size of units reliant on this new access, it is not considered that the schedule of traffic calming measures secured under the previous application remain reasonable. Whilst some limited works remain a possibility, such as the provision of a speed restriction 'gateway' feature further North on Seagry Road, this is largely reliant upon the goodwill of the applicant at the time of securing S278 approval for the access works.

Both site accesses proposed will be offered for adoption, providing vehicular and pedestrian access in tandem before filtering into private driveways and a reinforced network of footpaths respectively. Through appropriate layout and landscaping, it is considered that this arrangement offers an improvement on the scheme for which permission is extant, with particular gains to pedestrian permeability and access between the village and surrounding countryside. Some concern has been raised previously in respect of the direct linkage between the driveway to plot 74 and Seagry Road itself. However, the layout has since been amended to include a turning area so that vehicles may enter and leave in a forward gear and, given that visibility has been agreed, this is considered an acceptable arrangement.

Whilst the driveways and dedicated parking areas indicated do not provide adequate parking in their own right, on-site parking levels will be ample once garage provision is factored in. The garages are to measure 3 x 6m in the case of single and 6 x 6 in the case of double units, meeting and in some cases exceeding the countywide standards, which take account of the likelihood of an element of storage. It is not considered that the proposals invite occupiers to park along Seagry Road, which narrows significantly at this point.

Pedestrian linkages have been well designed to take full advantage of the existing network of public footpaths that link the High Street, Seagry Road, public open space and the surrounding countryside. Those routes provided on site are to benefit from a reasonably high-quality landscaped setting and appear to be legible and safe for users.

S106 contributions

Consistent with the extant permission and adjacent Faccenda site, the Council has accepted a reduced level of affordable housing provision on the site, on the basis that the application site and the neighbouring site have the combined capacity to accommodate the immediate local affordable housing need. This equates to a level of on-site provision of 6no. affordable units, equivalent to a 30% allocation. No off-site contribution is sought in respect of affordable housing in addition to this provision.

Utilising the same methodology and with due regard to the extant planning permission, the same education contributions are sought as at the time of the previous application. These are to be targeted toward Sutton Benger CE Primary, at which 5 additional school places are required, and at Hardenhuish School, Chippenham and a further 4 secondary places. At the current cost multipliers, this equates to a total contribution of £140,185 toward education provision.

Other off-site contributions have been calculated on the basis of the Council's general approach and consistent with Core Policy C2 of the adopted Local Plan (Community Infrastructure Core Policy). Unlike the previous scheme, public open space is to be provided on-site and although occupying land within flood zones 2 and 3, this is of a reasonably good

standard and exceeds in size the amount of space strictly required. In tandem with this provision, an off-site contribution is sought in respect of improvements to drainage arrangements at the Seagry Road bridge. Targeted toward a suitable scheme, which has been identified between the Council's drainage and highways teams, such improvements offer a significant enhancement to the public open space by better regulating runoff and mitigating flooding around the bridge. Although costs are estimated at this stage, a contribution of £30,000 has been agreed in principle, with any additional cost to be met by the Council or, if works cost less, any unspent monies to be returned to the applicant.

In these exceptional circumstances, in exchange for an undertaking in respect of drainage contributions, an agreement has been reached to reduce the original requirement for play provision (off-site contribution of £52,865, equating to 141m²) to the provision of an additional pieces of play equipment at the neighbouring playground instead. The Council is also mindful of the effective over-provision of on-site public open space, which is also particularly well related to the development and, with the proposed drainage scheme, of a good standard. This approach is therefore considered reasonable and will offer the greatest local benefit overall.

Contributions toward leisure provision and education facilities remain unchanged and are calculated as a proportion of the number and size of the units, with spending to be targeted to the locality. Education contributions have been sought as a standard cost multiplier in respect of all 15 units of open market housing. This makes provision for four secondary places at the local secondary school, Hardenhuish, which is consistently at capacity, whilst generating a requirement for five places at the local primary school, Sutton Benger, less the single available space on the current roll.

Contributions can be summarised as follows:

On-site provision		
	Multiplier	Amount
affordable housing	30%	6no. units
public open space	48m ² /2-bed 66m ² /3-bed 84m ² /4+ bed	>1,476m ²
play equipment (adjacent site)	N/A	2 pieces

Off-site contributions

education (primary)	£11,516/place	£63,565
education (secondary)	£19,155/place	£76,620
leisure	£511/dwelling	£10,731
drainage	scheme estimate	£30,000
TOTAL		£180,916

As the contributions sought in respect of fire infrastructure are not considered compliant with the relevant CIL regulations, these are not to be pursued.

10. Conclusion

The proposed development as a whole represents a marginal improvement on the extant permission and will also deliver related benefits to the local community in relation to flood mitigation, public open space and pedestrian routes in particular. The scheme will conserve the character and appearance of the Conservation Area as a whole and will contribute

toward the meeting of an established housing need, including the provision of affordable housing. Highways and drainage issues have been adequately addressed, and the scheme will take account of related off-site impacts through a suitable S106 agreement.

RECOMMENDATION

Subject to all parties entering into a legal agreement under S106 of The Act, then the decision be delegated to the Area Development Manager to GRANT planning permission, subject to the following 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 the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 No development shall commence on site until all the existing buildings on site have been permanently demolished and all of the demolition materials and debris resulting there from has been removed from the site.

REASON: In the interests of the character and appearance of the area and neighbouring amenities.

- 3 No development shall commence on site until a sample panel of stonework to be used in the external surfaces of the development hereby permitted, not less than 1 metre square, has been constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 4 No development shall commence on site until a sample panel of the render to be used on the external walls not less than 1 metre square, has been made available on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Development shall be carried out in accordance with the approved sample and retained as such in perpetuity.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 5 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the buildings or the completion of the development whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 6 No part of the development hereby permitted shall be first brought into use until the access (road width at entrance to site 5.5m width), and layout have been completed in accordance with details shown on the approved drawing RHSW.5320.02.SA001 'Site Access Arrangements'. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

- 7 No part of the development hereby permitted shall be first brought into use and parking spaces have been completed in accordance with the details shown on the approved plans and Parking Schedule submitted 10 June 2014). The areas shall be maintained for those purposes at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

- 8 No part of the development shall be first occupied until the visibility splays shown on the approved plans have been provided with no obstruction to visibility as detailed on drawing RHSW.5320.02.SA001 'Site Access Arrangements'. The visibility splays shall be maintained free of obstruction at all times thereafter.

REASON: In the interests of highway safety

- 9 The roads, including footpaths and turning spaces, shall be constructed so as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway. In line with drawing RHSW.5320.02.SA001 'Site Access Arrangements'

REASON: To ensure that the development is served by an adequate means of access.

- 10 The dwelling known as Plot 74 of the development hereby permitted shall not be first occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

- 11 Notwithstanding the approved drawings, no works shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- (i) Full details of the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls / walls, service routes, surface water outfall, visibility splays, accesses, carriageway gradients, driveway gradients, car parking and street furniture, including timetable for provision of such works unless an alternative timetable is agreed in the approved details;
- (ii) Full details of the improvements to Public Footpath 8;
- (iii) Submission of a Landscape and Ecological Management Plan, to include details of pre and post-construction measures together with

- monitoring details; and
- (iv) Full details and samples of all external materials.

The works shall be carried out in accordance with the approved details.

REASON: In the interests of the character, appearance, amenity and highway safety of the area.

- 12 The ecological mitigation measures detailed in the approved Ecological Assessment [EAD Ecological Consultants, December 2012] shall be carried out in full prior to the first bringing into use/ occupation of the development and/or in accordance with the approved timetable detailed in the Ecological Assessment.

REASON: To mitigate against the loss of existing biodiversity and nature habitats.

POLICY: National Planning Policy Framework paragraph 118.

- 13 The necessary parts of the East stone boundary wall shall be carefully dismantled and stored in a dry and secure place for re-use wherever possible in the works to construct the replacement East stone boundary wall. The materials shall not be disposed of or otherwise taken off-site without the prior written approval of the Local Planning Authority.

REASON: In the interests of preserving the character and appearance of the Conservation Area and its setting.

- 14 Finished floor levels shall be set no lower than 55.305 metres above Ordnance Datum in accordance with the Flood Risk Assessment (Hydrock, dated March 2014, Ref: R/C14161/002).

REASON: To reduce the risk of flooding to the proposed development and future occupants.

- 15 No development shall commence until a surface water drainage scheme for the site incorporating sustainable drainage details, in accordance with the Flood Risk Assessment (Hydrock, dated March 2014, Ref: R/C14161/002), has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include details of how the scheme shall be maintained and managed after completion.

REASON: To prevent the increased risk of flooding and ensure future maintenance of the surface water drainage system.

- 16 No development shall commence on site until details of the works for the disposal of sewerage including the point of connection to the existing public sewer have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the approved sewerage details have been fully implemented in accordance with the approved plans.

REASON: To ensure that the proposal is provided with a satisfactory means of drainage and does not increase the risk of flooding or pose a risk to public health or the environment.

- 17 No materials, including spoil arising from excavation works, shall be deposited (either permanently or temporarily) within Flood Zone 3 as delineated by the red

line separating the development area and the informal public open space area shown on the 'Planning Layout' drawing in Appendix B, and the 'EA Flood Zone Mapping' in Figure 1 on page 4, of the Flood Risk Assessment (Hydrock, dated March 2014, Ref: R/C14161/002).

REASON: To ensure that there will be no increased risk of flooding to other land/properties due to impedance of flood flows and/or reduction of flood storage capacity.

- 18 No development shall commence on site until an investigation of the history and current condition of the site to determine the likelihood of the existence of contamination arising from previous uses has been carried out and all of the following steps have been complied with to the satisfaction of the Local Planning Authority:

Step (i) A written report has been submitted to and approved by the Local Planning Authority which shall include details of the previous uses of the site for at least the last 100 years and a description of the current condition of the site with regard to any activities that may have caused contamination. The report shall confirm whether or not it is likely that contamination may be present on the site.

Step (ii) If the above report indicates that contamination may be present on or under the site, or if evidence of contamination is found, a more detailed site investigation and risk assessment shall be carried out in accordance with DEFRA and Environment Agency's "Model Procedures for the Management of Land Contamination CLR11" and other authoritative guidance and a report detailing the site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority.

Step (iii) If the report submitted pursuant to step (i) or (ii) indicates that remedial works are required, full details have been submitted to the Local Planning Authority and approved in writing and thereafter implemented prior to the commencement of the development or in accordance with a timetable that has been agreed in writing by the Local Planning Authority as part of the approved remediation scheme. On completion of any required remedial works the applicant shall provide written confirmation to the Local Planning Authority that the works have been completed in accordance with the agreed remediation strategy.

REASON: To ensure that land contamination can be dealt with adequately prior to the use of the site hereby approved by the Local Planning Authority.

- 19 No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:

- (i) the parking of vehicles of site operatives and visitors;
- (ii) loading and unloading of plant and materials;
- (iii) storage of plant and materials used in constructing the development;
- (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- (v) wheel washing facilities;
- (vi) measures to control the emission of dust and dirt during construction;
- (vii) a scheme for recycling/disposing of waste resulting from demolition and Construction works;
- (viii) measures for the protection of the natural environment;
- (ix) hours of construction, including deliveries; and

(x) demolition works and disposal of demolition materials

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period.

The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

- 20 The development hereby permitted shall be carried out in accordance with the following approved plans:

House Type Booklet (Proposed Floor Plans and Elevations)

Received 3 April 2014

RHSW.5320.02.SH001 - Storey Height Plan
RHSW.5320.02.SL001 - Slab Levels
RHSW.5320.02.SS001 - Site Section A-A
RHSW.5320.02.SS002 - Street Scenes

Received 31 March 2014

RHSW.5320.02.AP001 rev B - Adoption Plan
RHSW.5320.02.BM001 rev C - Boundary Material Plan
RHSW.5320.02.DM001 rev B - Dwelling Material Plan
RHSW.5320.02.LP001 rev B - Location Plan
RHSW.5320.02.PL001 rev D - Planning Layout
RHSW.5320.02.SA001 - Site Access Arrangements
SB.LS.07 rev B - Proposed Planting Plots 64 to 84 and Associated Open Space

Received 10 June 2014

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

- 21 INFORMATIVE TO APPLICANT:
Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.
- 22 INFORMATIVE TO APPLICANT:
This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the [INSERT].
- 23 INFORMATIVE TO APPLICANT:
The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also

advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

24 INFORMATIVE TO APPLICANT:

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

25 INFORMATIVE TO APPLICANT:

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws the prior written consent (Flood Defence Consent) of the Environment Agency is required for any proposed works (permanent or temporary) or structures (including any surface water drainage outfall) in, under, over or within 8 metres of the top of the bank of the Sutton Benger Brook, designated a 'main' river. The need for this consent is over and above the need for planning consent. The applicant is advised to contact Daniel Griffin on 01258 483421 to discuss the scope of our controls.

26 INFORMATIVE TO APPLICANT:

The development should include water efficient systems and fittings. These should include dual-flush toilets, water butts, water-saving taps, showers and baths, and appliances with the highest water efficiency rating (as a minimum). Greywater recycling and rainwater harvesting should be considered. An appropriate submitted scheme to discharge the condition will include a water usage calculator showing how the development will not exceed a total (internal and external) usage level of 105 litres per person per day.

