



14-2023-0371



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Proposed site layout



Front Elevation – type 1



Front Elevation – type 2



Front Elevation – type 3



Front Elevation – type 4



Looking from access east



Site entrance



Access visibility looking west



View across site from entrance looking west



View from within site towards entrance
looking north

WARD : Llanrhaeadr Yng Nghinmeirch

WARD MEMBER(S): Councillor Elfed Williams (c)

APPLICATION NO: 14/2023/0371/ PF

PROPOSAL: Erection of 7 dwellings including access, internal estate roads, landscaping and associated works

LOCATION: Land at Llys Heulog, Cyffylliog, Ruthin, LL15 2DW

APPLICANT: Roberts Homes Ltd

CONSTRAINTS: None

PUBLICITY UNDERTAKEN: Site Notice - No
Press Notice - No
Neighbour letters - Yes

REASON(S) APPLICATION REPORTED TO COMMITTEE:
Scheme of Delegation Part 2

- Recommendation to grant / approve – Community Council objection

CONSULTATION RESPONSES:

CYFFYLLIOG COMMUNITY COUNCIL:

“Cyffylliog Community Council objects to the subject planning application and plans on the following reasons:-

- 1. The Denbighshire County Council Ecology report recommends refusal to the planning application.*
- 2. The proposed site access is not wide enough to accommodate the site traffic.*
- 3. No affordable housing is provided within the site application.*
- 4. No Section 106 provision is made either via green space/park nor commuted sum has been allocated by the developer.*
- 5. Welsh Water has concerns regarding the development.”*

DWR CYMRU / WELSH WATER:

No objections provided the developer first diverts the water main. Confirm that capacity exists within the sewer system to accommodate the development. Planning condition suggested in relation to the diversion of the water main.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Traffic, Parking and Road Safety:

Highways Officer

Has advised the Case Officer that the proposed access is acceptable in terms of visibility, but that the Highway Authority would be unlikely to adopt the estate road owing to the gradients involved. It will be necessary to provide clear signage that the road will remain private to all future householders and that the responsibility of a private street and its maintenance will remain with the owners.

Ecology Officer:

No objections subject to conditions being imposed to secure ecological and biodiversity enhancements.

Strategic Housing & Policy Officer:

Given the history of the site, there is no objection in principle subject to commuted sums being secured through a legal agreement for affordable housing, public open space and education contributions.

RESPONSE TO PUBLICITY:

None received.

EXPIRY DATE OF APPLICATION: 09/08/2023

EXTENSION OF TIME AGREED: 22/03/2024

REASONS FOR DELAY IN DECISION:

- additional information required from applicant
- protracted negotiations resulting in amended plans
- re-consultations / further publicity necessary on amended plans and / or additional information
- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 Full planning permission is sought for the development of 0.48ha of land for the erection of 7 dwellings, access and associated works.
- 1.1.2 The access would be formed from an existing field entrance that connects the site to the minor road to the north of the site. It would include a carriageway approximately 5.2metres wide and a 2 metre footway along the southern edge of the site.
- 1.1.3 The dwellings would all be detached and would provide four 4 bed dwellings, and three 3 bed dwellings. The design of the dwellings is shown at the front of this report
- 1.1.4 It is proposed to dispose of foul sewage through a mains sewer connection, and surface water by way of a soakaway.
- 1.1.5 The application is accompanied by a Tree Survey, a Protected Species survey, and a Planning Statement.

1.2 Description of site and surroundings

- 1.2.1 The site is located on the south western edge of Cyffylliog. It is accessed via a gated field entrance that runs between the dwellings Bryn Hedd and Llys Heulog.
- 1.2.2 The site is currently used as pasture land for sheep. The site slopes down from south to north.
- 1.2.3 Existing dwellings surround the site on the southern and eastern boundaries, whilst to the west and north are open fields.
- 1.2.4 Site boundaries are mature hedges along the south western, south eastern and north eastern perimeters, whilst there is mature woodland to the north western side.

1.3 Relevant planning constraints/considerations

1.3.1 The site is allocated for housing on the proposals map for Cyffylliog in the Local Development Plan.

1.4 Relevant planning history

1.4.1 A previous outline application (with details of access) was granted in 2019 and the details of the access are the same as now proposed.

1.4.2 Subsequently reserved matters (appearance, layout, scale and landscaping) were approved for 7 dwellings on the site.

1.4.3 The application now submitted is effectively a repeat of those previously approved details, albeit with a variation to the mix of dwellings. The previous approval was for 1no. 2 bed house, 3no. 3 bed houses, 1no. 4 bed houses and 2no. 5 bed houses.

1.4.4 For Members reference the previously approved layout of the site was as shown below:



1.4.5 And for comparison purposes the layout now sought is:



1.5 Developments/changes since the original submission

1.5.1 Revised plans have been submitted to demonstrate that adequate visibility can be achieved at the point of entry onto the highway.

1.5.2 Additional information in relation to ecology/biodiversity has also been provided.

1.6 Other relevant background information

1.6.1 None.

2. DETAILS OF PLANNING HISTORY:

2.1 14/2018/0728/PO - Development of 0.48ha of land for residential purposes (outline application including access) REFUSED 27/12/2018

2.2 14/2019/0233/PO - Development of 0.48ha of land for residential purposes (outline application including access) GRANTED 17/7/2019

2.3 14/2019/1009/PR - Details of the appearance, landscaping, layout and scale of 7 no. dwellings submitted in accordance with condition no. 1 of outline permission code no. 14/2019/0233 (Reserved Matters application) GRANTED 10/11/2021

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

3.1 Denbighshire Local Development Plan (adopted 4th June 2013)

Policy RD 1 Sustainable Development and Good Standard Design
Policy BSC 1 Growth Strategy for Denbighshire
Policy BSC 4 Affordable Housing
Policy BSC 11 Recreation and Open Space
Policy VOE 2 Area of Outstanding Natural Beauty
Policy VOE 5 Conservation of natural resources
Policy VOE 6 Water Management
Policy ASA 2 Provision of sustainable transport facilities
Policy ASA 3 Parking Standards

Supplementary Planning Guidance

SPG Open Space
SPG Planning Obligations
SPG Affordable Housing in New Developments
SPG Residential Development Design Guide
SPG Nature Conservation and Species Protection

Government Policy / Guidance

Planning Policy Wales (Edition 12, 2024)
Development Control Manual November 2016
Future Wales – The National Plan 2040

Technical Advice Notes

TAN 1 Joint Housing Land Availability Studies (2006)
TAN 5 Nature Conservation and Planning (2009)
TAN 12: Design (2016)
TAN 18 Transport (2009)

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Section 9.1.2 of the Development Management Manual (DMM) confirms the requirement that planning applications 'must be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise'. It advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned.

The DMM further states that material considerations can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Section 9.4).

The DMM has to be considered in conjunction with Planning Policy Wales, Edition 12 (2024). Denbighshire County Council declared a climate change and ecological emergency in July 2019. In October 2020 the Council approved an amendment of its Constitution so that all decisions of the Council now have regard to tackling climate and ecological change as well as having regard to the sustainable development principles and the well-being of future generations.

The Council aims to become a Net Carbon Zero Council and an Ecologically Positive Council by 31 March 2030. Its goal and priorities are set out in its Climate and Ecological Change Strategy 2021/22 to 2029/30. The actions, projects and priorities in the Strategy directly relate to council owned and controlled assets and services. One priority of the Strategy is to promote the existing policies within the Local Development Plan (LDP) 2006 to 2021 and Supplementary Planning Guidance (SPG) which contribute to environmentally responsible development. In preparing these reports to determine planning applications we therefore highlight the LDP 2006 to 2021 and appropriate SPG. Applications that are determined in accordance with the LDP 2006 to 2021 are environmentally responsible developments.

Planning applications are assessed in accordance with statutory requirements including The Environment (Wales) Act 2016, national policy (Future Wales, PPW 12) and local policy (LDP 2006 to 2021) and therefore they are assessed with regard to tackling climate and ecological change which is a material consideration.

The following paragraphs in Section 4 of the report therefore refer to all statutory requirements, policies and material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

- 4.1.1 Principle
- 4.1.2 Density of development
- 4.1.3 Visual amenity
- 4.1.4 Residential amenity
- 4.1.5 Ecology
- 4.1.6 Drainage
- 4.1.7 Highways (including access and parking)
- 4.1.8 Affordable Housing
- 4.1.9 Open Space

Other matters

4.2 In relation to the main planning considerations:

4.2.1 Principle

The main Local Development Plan Policy relevant to the principle of the development is Policy BSC 1. This policy seeks to make provision for new housing in a range of locations, concentrating development within development boundaries of towns and villages. It encourages provision of a range of house sizes, types and tenure to reflect local need and demand and the Local Housing market assessment.

The site is located within the development boundary of Cyffylliog which is defined as a village in the LDP, and the site is part of a larger area of land allocated for housing under Policy BSC 1. Collectively, villages are expected to contribute around 900 dwellings over the Local Development Plan period to meet local needs.

Given this background, Officers would respectfully suggest the principle of the development is in accord with policy, and that the acceptability of the proposals therefore should rest on the specific impacts as detailed in the following sections of the report.

4.2.2 Density of development

Local Development Plan Policy RD1 test ii) seeks to ensure the most efficient use of land by achieving densities of a minimum of 35 dwellings per hectare, unless there are local circumstances that dictate a lower density. It is relevant to the consideration of this application that table in the Local Development Plan referring to allocated sites in villages suggests an indicative number of 5 dwellings for the whole of the Lllys Heulog site, which is approximately 1 hectare in area, resulting in a density of 5 dwellings / hectare.

With regard to the proposed density of development Members attention is drawn to the planning history of the site. Previously in November 2021 a proposal for 7 dwellings on this site was approved by Planning Committee. Given that there are no material changes in circumstance or to planning policy in relation to this site, Officers consider that the density proposed is still acceptable.

4.2.3 Visual amenity

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which are matters relevant to the

visual impact of development; test (vi) requires that development does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; test (vi) requires the incorporation of existing landscape or other features, takes account of site contours, and changes in levels and prominent skylines; and test (xiii) requires the incorporation of suitable landscaping measures to protect and enhance development in its local context.

There are no objections raised on visual amenity grounds.

The proposal is for 7 detached dwellings, each with parking to the front, a small area of garden to the front and rear gardens. All of the properties exceed minimum floor-space standards contained within SPG guidance and all properties are provided with rear garden spaces in excess of 40 square metres or 70 square metres for the larger properties, in compliance with SPG guidance.

In relation to spacing and separation distances between proposed dwellings and existing dwellings to the east of the site, the development proposals meet or exceed the standards set out within SPG guidance.

The overall design of the dwellings is considered to be acceptable in this location given the mix of dwelling types and designs in the locality.

The layout of the site is considered to be respectful to the character of the area and complies with Council policies and guidance. It is therefore considered that the layout of the development does not raise any planning policy concerns.

4.2.4 Residential amenity

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which touch on the potential for impact on residential amenity; test (vi) sets the requirement to assess the impact of development on the amenities of local residents, other land and property users, or characteristics of the locality, in terms of increased activity, disturbance, noise, dust, fumes, litter, drainage, light pollution, etc.

In terms of privacy and overlooking, the Residential Development SPG at 6.41 states *“Extensions and new built houses should not overlook neighbouring houses or gardens. If habitable rooms such as bedrooms, living rooms, studies or kitchens are proposed on the first floor or above, care should be taken to avoid direct overlooking from windows and balconies particularly where the extension is close to the boundary. In some cases such as sloping sites, care should be taken to avoid overlooking from ground floor extensions.”* At 6.43 it states that *“Where a proposed window to a lounge, dining room, bedroom or kitchen will directly face a similar window or a neighbouring property the distance between them should be at least 21 metres in a back to back situation. Where direct overlooking of a lounge, dining room, bedroom or kitchen can be avoided by the positioning of the windows then the distance can be a minimum of 18 metres.”*

Officers consider that sufficient setback has been provided between proposed dwellings and existing dwellings.

In terms of the residential amenity of the future occupiers of the new dwellings, having regard to the orientation of the dwellings and positioning of windows, the proposed separation distances between the properties are not considered to raise any significant residential amenity issues which would warrant a reason for refusal on this basis.

In terms of residential space standards, the proposed floor plans for each housing type, including the affordable dwellings would meet or exceed the minimum floor space standards set out in the Residential Space Standards SPG and the proposed

site plans show sufficient garden space meeting the 40sqm standard or above is provided for each unit.

Having regard to the scale, location and design of the proposed development, it is considered that the proposals would not have an unacceptable impact on residential amenity of the future occupiers or the occupiers of nearby properties, and would therefore be in general compliance with the tests of the policies referred to.

4.2.4 Ecology

Local Development Plan Policy RD 1 test (iii) requires development to protect and where possible to enhance the local natural and historic environment. Policy VOE 5 requires due assessment of potential impacts on protected species or designated sites of nature conservation, including mitigation proposals, and suggests that permission should not be granted where proposals are likely to cause significant harm to such interests. This reflects policy and guidance in Planning Policy Wales 12 (Section 5.2) current legislation and SPG 18 – Nature Conservation and Species Protection, which stress the importance of the planning system in meeting biodiversity objectives through promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.

The application is accompanied by a preliminary ecological assessment. It concludes that the ecological value of the site is limited as it is poor semi-improved grassland. Notwithstanding this, biodiversity enhancements are proposed in the form of a new native species hedgerow and native trees.

In Officers opinion, the proposal offers adequate ecological enhancements, although further final detail is required in this respect, along with control over external lighting and additional details of bat and bird boxes.

Subject to the inclusion of suitable conditions on any permission, it is suggested ecological interests can be suitably protected in relation to a development on this site.

4.2.5 Drainage

Local Development Plan Policy RD 1 test (xi) requires that development satisfies physical or natural environmental considerations relating to drainage and liability to flooding. Planning Policy Wales Section 13.2 identifies flood risk as a material consideration in planning and along with TAN 15 – Development and Flood Risk, provides a detailed framework within which risks arising from different sources of flooding should be assessed.

Natural Resources Wales (NRW) and Dwr Cymru Welsh Water (DCWW) have not raised any objections to the proposal subject to the inclusion of suitable conditions being imposed if planning permission is granted. The Council Drainage engineer has not raised an objection, but would like the applicant to be made aware of the requirement for the consent of the SuDS Approval Body (SAB) in relation to surface water drainage, prior to the commencement of development.

It is proposed to connect to the mains foul sewer, whilst surface water would be dealt with by soakaways, as per the previously approved application. Infiltration tests have been submitted which demonstrate the ground conditions are suitable for soakaways.

Given the comments of the technical consultees, it is considered reasonable to assume that an acceptable drainage scheme can be achieved on the site. It is considered appropriate to secure the provision of an appropriate drainage scheme through condition. The proposals are therefore considered acceptable in relation to drainage.

4.2.6 Highways (including access and parking)

Local Development Plan Policy RD 1 tests (vii) and (viii) oblige provision of safe and convenient access for a range of users, together with adequate parking, services and manoeuvring space; and consideration of the impact of development on the local highway network.

Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards.

These policies reflect general principles set out in Planning Policy Wales 12 (Section 8) and TAN 18 – Transport, in support of sustainable development.

The proposed plans show how the access would be detailed. Additional land has been included to allow for improved visibility at the point of entry into the site. The Highway Officer does not raise an objection. It is further noted that the access has previously benefited from planning permission.

On the basis of the plans submitted, it is considered that the proposal would not have an unacceptable impact upon the safe a free flow of traffic on the public highway.

4.2.7 Affordable Housing

Policy BSC3 of the local development plan sets the basic requirement for development to contribute where relevant to the provision of infrastructure including affordable housing, in line with Policy BSC4.

Local Development Plan Policy BSC 4 seeks to ensure, where relevant, 10% affordable housing either on site on developments of 10 or more residential units or by way of a financial contribution on development of less than 10 residential units.

There is detailed guidance in the Affordable Housing Supplementary Planning Guidance on the approach to provision and demand.

Planning Policy Wales (Edition 12, 2024) para 4.2.26 states that a communities need for affordable housing is a material planning considerations which must be taken into account in formulating development plan policies and the determination of planning applications. It states that where development plan policies make clear that an element of affordable housing is required on specific sites, this will be a material consideration.

The Community Council have questioned the amount of affordable housing provided in connection with the scheme. The Council's Strategic Planning and Housing section has advised there is an identified need for affordable housing in the area. The application specifies that the proposal will meet the Council's Affordable Housing policy.

In accordance with current planning policy, given that the amount of monies to be paid as a commuted sum for affordable housing based on the average floor space of the development, the number of dwellings, and the current BCIS build cost results in a commuted sum of £139,086.64 being required as a contribution to affordable housing in the community.

Officers consider that subject to this commuted sum being secured by way of a Section 106 legal agreement, the proposal is acceptable in terms of compliance with the adopted Affordable Housing policy.

4.2.8 Open Space

Policy BSC 3 of the local development plan sets the basic requirement for development to contribute, where relevant, to the provision of infrastructure, including recreation and open space, in accordance with Policy BSC 11.

Policy BSC 11 specifies that all new housing developments should make adequate provision for recreation and open space. All such schemes put increased demand on existing open spaces and facilities and therefore the policy applies to all developments including single dwellings.

Table 4 in the Open Space SPG (adopted March 2017) sets out thresholds for on-site provision and financial contributions. It specifies that for schemes of 1 – 30 dwellings, open space obligations should be met through financial contributions rather than onsite provision, however 5.4.9 of the SPG does state that the thresholds are indicative, and onsite provision for sites of less than 30 will be considered on their merits.

An Open Space Assessment and Audit Report has been completed by the Council and provides the evidence base for Policy BSC 11. The report assesses the quantity, quality and accessibility of existing open spaces in the County on a community area basis with some additional information on an electoral ward basis. The assessment shows a deficiency in the area of Cyffylliog.

Using the adopted Open Space calculator, a commuted sum of £8660.51 is required to ensure the proposal meets with the adopted open space policy.

Officers consider that subject to this commuted sum being secured by way of a Section 106 legal agreement, the proposal is acceptable in terms of compliance with the adopted Affordable Housing policy.

4.2.9 Education

Objective 12 of Chapter 4 of the Local Development Plan identifies that the Plan will ensure that an adequate level of community infrastructure (including schools) will be provided alongside new developments. Policy BSC 3 seeks to ensure, where relevant, infrastructure contributions from development.

The Planning Obligations SPG states that Education contributions will be sought from proposed developments which comprise of 5 or more dwellings, or a site area of 0.2 hectares or more, that have the potential to increase demand on local schools. Within paragraph 13.6 of the SPG, there are exceptions set out in relation to the provision of school places based on the type of residential development proposed and the SPG states that contributions will not be sought in the following circumstances:-

- 1) Housing specifically designed for occupation by elderly persons (ie restricted by planning condition or agreement to occupation by those over aged 55 years or more) and also
- 2) 1 bed dwellings or 1 bed apartments or flats

There is sufficient secondary school capacity to accommodate the development and therefore no financial contributions towards the provision of school places are required in this regard.

However, there is a shortfall in primary school places as the local primary school to this site (Ysgol Pant Pastynog) is currently oversubscribed. There would therefore be a requirement for a financial contribution from this development for £16,000 towards remodelling the existing primary school.

Subject to a legal agreement being entered into to secure the necessary financial contribution, Officers consider the proposal has satisfied the requirements for education.

Other matters

Well – being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on the Council not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. The Act sets a requirement to demonstrate in relation to each application determined, how the development complies with the Act.

The report on this application has taken into account the requirements of Section 3 'Well-being duties on public bodies' and Section 5 'The Sustainable Development Principles' of the Well-being of Future Generations (Wales) Act 2015. The recommendation is made in accordance with the Act's sustainable development principle through its contribution towards Welsh Governments well-being objective of supporting safe, cohesive and resilient communities. It is therefore considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

Equality Act 2010

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation. A public authority must, in the exercise of its functions, have due regard to advancing equality.

Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

The above duty has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

5. SUMMARY AND CONCLUSIONS:

5.1 The report sets out the main planning issues which appear relevant to the consideration of the application on an allocated site within the adopted LDP and concludes that the proposal is acceptable having regard to relevant policies and guidance.

5.2 It is therefore recommended that Members resolve to grant permission subject to :

1. Completion of a Section 106 Obligation to secure the payment of the following commuted sums:
 - £16,000 towards Primary school education provision/improvement,
 - £8660.51 towards the provision/improvement of Public Open Space facilities in the community, and;
 - £139,086.64 towards the development and provision of affordable housing within the community

The precise wording of the Section 106 would be a matter for the legal officer to finalise. In the event of failure to complete the Section 106 agreement within 12 months of the date of the resolution.

2. Compliance with the following Conditions set out below.

RECOMMENDATION: GRANT- subject to the following conditions:

1. The development to which this permission relates shall be begun no later than 20th March 2029
2. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission
 - (i) Existing Site Location Plan (Drawing No. 23.002.A001 Rev P01) - Received 30 May 2023
 - (ii) Existing Site Plan (Drawing No. 23.002.A002 Rev P01) - Received 30 May 2023
 - (iii) Proposed Site Location Plan (Drawing No. 23.002.A002 Rev P02) - Received 30 May 2023
 - (iv) Proposed Site Plan (Drawing No. 23.002.A004 Rev P02) - Received 30 May 2023
 - (v) House Type 1 - Proposed Ground Floor Plan (Drawing No. 23.002.A101 Rev P01) - Received 30 May 2023
 - (vi) House Type 1 - Proposed First Floor Plan (Drawing No. 23.002.A102 Rev P01) - Received 30 May 2023
 - (vii) House Type 1 - Proposed Roof Plan (Drawing No. 23.002.A103 Rev P01) - Received 30 May 2023
 - (viii) House Type 1 - Proposed Elevations Sheet 1 of 4 (Drawing No. 23.002.A104 Rev P01) - Received 30 May 2023
 - (ix) House Type 1 - Proposed Elevations Sheet 2 of 4 (Drawing No. 23.002.A105 Rev P01) - Received 30 May 2023
 - (x) House Type 1 - Proposed Elevations Sheet 3 of 4 (Drawing No. 23.002.A106 Rev P01) - Received 30 May 2023
 - (xi) House Type 1 - Proposed Elevations Sheet 4 of 4 (Drawing No. 23.002.A107 Rev P01) - Received 30 May 2023
 - (xii) House Type 2 - Proposed Ground Floor Plan (Drawing No. 23.002.A201 Rev P01) - Received 30 May 2023
 - (xiii) House Type 2 - Proposed First Floor Plan (Drawing No. 23.002.A202 Rev P01) - Received 30 May 2023
 - (xiv) House Type 2 - Proposed Roof Plan (Drawing No. 23.002.A203 Rev P01) - Received 30 May 2023
 - (xv) House Type 2 - Proposed Elevations Sheet 1 of 4 (Drawing No. 23.002.A204 Rev P01) - Received 30 May 2023
 - (xvi) House Type 2 - Proposed Elevations Sheet 2 of 4 (Drawing No. 23.002.A205 Rev P01) - Received 30 May 2023
 - (xvii) House Type 2 - Proposed Elevations Sheet 3 of 4 (Drawing No. 23.002.A206 Rev P01) - Received 30 May 2023
 - (xviii) House Type 2 - Proposed Elevations Sheet 4 of 4 (Drawing No. 23.002.A207 Rev P01) - Received 30 May 2023
 - (xix) House Type 3 - Proposed Ground Floor Plan (Drawing No. 23.002.A301 Rev P01) - Received 30 May 2023
 - (xx) House Type 3 - Proposed First Floor Plan (Drawing No. 23.002.A302 Rev P01) - Received 30 May 2023
 - (xxi) House Type 3 - Proposed Roof Plan (Drawing No. 23.002.A303 Rev P01) - Received 30 May 2023
 - (xxii) House Type 3 - Proposed Elevations Sheet 1 of 4 (Drawing No. 23.002.A304 Rev P01) - Received 30 May 2023
 - (xxiii) House Type 3 - Proposed Elevations Sheet 2 of 4 (Drawing No. 23.002.A305 Rev P01) - Received 30 May 2023
 - (xxiv) House Type 3 - Proposed Elevations Sheet 3 of 4 (Drawing No. 23.002.A306 Rev P01) - Received 30 May 2023
 - (xxv) House Type 3 - Proposed Elevations Sheet 4 of 4 (Drawing No. 23.002.A307 Rev P01) - Received 30 May 2023
 - (xxvi) House Type 4 - Proposed Ground Floor Plan (Drawing No. 23.002.A401 Rev P01) - Received 30 May 2023
 - (xxvii) House Type 4 - Proposed Roof Plan (Drawing No. 23.002.A402 Rev P01) - Received 30 May 2023
 - (xxviii) House Type 4 - Proposed Elevations Sheet 1 of 4 (Drawing No. 23.002.A403 Rev P01) - Received 30 May 2023
 - (xxix) House Type 4 - Proposed Elevations Sheet 2 of 4 (Drawing No. 23.002.A404 Rev P01) - Received 30 May 2023
 - (xxx) House Type 4 - Proposed Elevations Sheet 3 of 4 (Drawing No. 23.002.A405 Rev P01) - Received 30 May 2023
 - (xxxi) House Type 4 - Proposed Elevations Sheet 4 of 4 (Drawing No. 23.002.A406 Rev P01) - Received 30 May 2023
 - (xxxii) Proposed Single Garage Floor Plan (Drawing No. 23.002.A501 Rev P01) - Received 30 May 2023
 - (xxxiii) Proposed Single Garage Elevation (Drawing No. 23.002.A502 Rev P01) - Received 30 May 2023
 - (xxxiv) Ecological Appraisal (PJ Ecological Solutions, dated Sept 2023) - Received 29 January 2024
3. Prior to the application of any external materials on any dwelling hereby approved, full details of the wall and roof materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

4. Within three months of the commencement of development, a detailed scheme of hard and soft landscaping for the site, designed to deliver a net benefit for biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of:
 - (a) all existing trees, hedgerows and other vegetation on the land, details of any to be retained, and measures for their protection in the course of development.
 - (b) proposed new trees, hedgerows, shrubs or vegetation, including confirmation of species, numbers, and location and the proposed timing of the planting and only feature species of known benefit to wildlife.
 - (c) proposed materials to be used on the driveway(s), paths and other hard surfaced areas and timing of implementation.
 - (d) proposed earthworks, grading and mounding of land and changes in levels, final contours and the relationship of proposed mounding to existing vegetation and surrounding landform.
 - (e) proposed positions, design, materials and type of boundary treatment and timing of implementation.
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding season following the occupation of the first unit. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
6. None of the trees or hedgerows shown on the approved plans as being retained shall be felled, lopped or topped without the prior written consent of the local planning authority. Any trees or hedgerow plants which die or are severely damaged or become seriously diseased within five years of the completion of the development shall be replaced in the next planting season with trees or hedgerow plants of size and species which shall first be agreed in writing with the local planning authority.
7. All trees and hedges to be retained as part of the development hereby permitted shall be protected during site clearance and construction work by 1 metre high fencing erected at least 1 metre outside the outermost limits of the branch spread. No construction materials or other items shall be placed or burned within such fenced areas; nor shall the existing ground levels be altered or any trenches or pipe runs formed within such areas without the prior written consent of the local planning authority.
8. Foul water and surface water discharges shall drain separately from the site and no surface water shall be allowed to connect either directly or indirectly to the public sewerage system unless otherwise agreed in writing by the Local Planning Authority.
9. **PRE-COMMENCEMENT CONDITION**

No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the detailed phasing, layout, design, means of traffic calming, street lighting, signing drainage and construction of the access/accesses to the site, footway links and associated highway works, including details of the standard to which the access is to be constructed for construction stage works and for use by residents on occupation of any of the dwellings. The development shall proceed strictly in accordance with the approved details.
10. Facilities shall be provided and retained with each plot for the parking of vehicles in accordance with a scheme to be agreed with the Local Planning Authority and shall be completed before each dwelling is occupied.
11. **PRE-COMMENCEMENT CONDITION**

No works in connection with the development hereby approved shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to a detailed Construction Method Statement. The Statement shall provide details of:

 - a) the arrangements for the parking of vehicles of site operatives and visitors;
 - b) the location of any construction compound and measures to reinstate the land following completion of the works

- c) the hours of site works and deliveries
 - d) the proposed routing of delivery vehicles, and directional signing along public roads where necessary
 - e) the location of areas designated for the loading, unloading, and storage of plant and materials;
 - f) the proposals for security fencing or hoardings around the site
 - g) pollution prevention and control measures, including measures to control the emission of dust and dirt, and to prevent pollution of watercourses
12. No development shall take place until details of a scheme to divert the public sewer crossing the site has been submitted to and approved in writing by the local planning authority. The scheme shall include a detailed design, construction method statement and risk assessment outlining the measures taken to secure and protect the structural condition and ongoing access of the public sewer. No development pursuant to this permission shall be carried out until the approved diversion scheme has been implemented and completed. The approved scheme shall be adhered to throughout the lifetime of the development and the protection measures shall be retained in perpetuity.
 13. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul and surface water. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water shall be allowed to connect directly or indirectly with the public sewerage system.
 14. No development shall take place until a scheme for biodiversity enhancement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details.
 15. The development shall be carried out strictly in accordance with the precautionary measures set out in Section 4.2.3 of the approved Preliminary Protected Species Assessment (P J Ecological Solutions, September 2023)
 16. No dwellings shall be permitted to be occupied until the written agreement of the Local Planning Authority has been obtained to detailed proposals showing an external lighting/internal light spillage scheme, designed to avoid negative impacts on bats. The approved measures shall be implemented in full.
 17. Access for hedgehogs (at least one 13cm x 13cm opening per garden) must be made at ground level through the fencing used to separate the gardens of each property, to allow the movement of hedgehogs throughout the site. The access holes must be made prior to the occupation of the dwellings and retained at all times thereafter.

The reasons for the conditions are:

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990
2. For the avoidance of doubt and to ensure a satisfactory standard of development
3. In the interest of visual amenity
4. To ensure in the interests of visual amenity a satisfactory standard of landscaping in conjunction with the development.
5. In the interest of visual amenity and enhancing the biodiversity of the area
6. In the interest of visual amenity
7. In the interest of visual amenity.
8. To prevent the integrity of the public sewerage system and to prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.
9. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access
10. To provide for the parking of vehicles clear of the highway in the interest of traffic safety.
11. In the interest of safety and the free flow of traffic on the adjoining highway.

12. To protect the integrity of the public sewer and avoid damage thereto.
13. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment
14. In order to maintain and enhance biodiversity
15. In order to maintain and enhance biodiversity
16. In the interest of the biodiversity of the area
17. In the interest of the biodiversity of the area