

Location: **The Bell Inn
65 High Street
Codicote
Hitchin
Hertfordshire
SG4 8XD**

Applicant: **C/O Agent**

Proposal: **Residential development comprising of 9 dwellings including associated parking, landscaping and refuse storage and provision of car parking spaces for Public House use following demolition of existing outbuildings (Amended by plans received 18.03.2021) (New drainage and other documents received 29.09.2021)**

Ref. No: 20/01764/FP

Officer: **Andrew Hunter**

Reason for Delay

New details and Committee cycle

Reason for Referral to Committee

The application is to be determined by Planning Control Committee by reason of being called in by Councillor Ian Moody for the following reasons:

I'd like to call this application please as there is a lot of public objections to the development.

1.0 **Background**

1.1 Members will recall that this application was deferred from consideration at the Planning Control Committee of 2nd September 2021 (the original report is attached as **Appendix A**) for the following reasons:

RESOLVED:

That application 20/01764/FP be **DEFERRED** planning permission for the following reasons:

- That application 20/01764/FP be DEFERRED to require a more detailed assessment of the impact of the proposed development on the Codicote

Conservation Area and further assessment of the surface water management aspects of the development taking into account local flood issues.

- 1.2 The applicants have provided further drainage details, existing and proposed photo montages, and photos of existing development (newer and more historic) when viewed from parts of Codicote High Street.
- 1.3 The drainage document provides details required by Condition 20 of the 2nd September 2021 officer committee report.
- 1.4 The photo montages show how the proposed development would appear from the High Street, and specifically from between No. 63 and No. 65 The Bell. The lower roof of single storey Plot 1 is visible at the front, with the higher two storey Plot 2 dwelling behind Plot 1.
- 1.5 The applicant considers that they have addressed the issues of impacts on the Codicote Conservation Area and on surface water management as raised by the Planning Committee on 2nd September. In view of the information submitted the application is reported back to the Planning Committee for determination.

2.0 **Policies**

- 2.1 See original report at **Appendix A**

3.0 **Representations**

- 3.1 All notified neighbours of the original application, objectors to the application, the Council's Conservation Officer, and the Lead Local Flood Authority, have been re-notified of the proposed additional information. Responses received at the time of writing this report are set out below. Any further comments will be reported at the Committee meeting.

- 3.2 **Neighbours** – The following objections and comments were received from Nos. 2A Bury Lane and 63 High Street:

- Added documents are a minimal response to the deferment by the Planning Committee.
- Delays are due to the applicant.
- The Bell pub is not part of the application.
- The water problem cannot be separated from The Bell.
- The proposal has major inadequacies, and requires a fundamental re-design.
- Proximity issues.
- Loss of privacy and overlooking.
- Large massing, height and scale.
- Support Conservation Officer's original advice to remove plots 1 and 2 and reduce the rest of the development.
- Do not accept that the impacts on the Conservation Area and listed buildings are acceptable.
- Potential for ground destabilisation of No. 2A as it is higher than the site.
- Water issues are linked to ground destabilisation.
- Considerable soil removal.

- The Bell basement is flooded.
- The water engineering work is inadequate.
- The LLFA have no local knowledge of the site.
- The LLFA have not approved the drainage scheme.
- Water discharge to the sewer is the most unsustainable outcome.
- Absence of an analysis to determine if the water attenuation actually works, that run-off water from Bury Lane has not been considered, and does not account for displaced water from the basement of The Bell when it floods.
- No. 63 has limited foundations and no damp-proofing.
- The water table is high locally.
- There is a well under the lounge of No. 63, and other nearby properties have or had wells.
- The water equilibrium can be easily influenced.
- The age of No. 63 means it's sensitive to how water migrates across it.
- The natural water path across No. 63 must not be disturbed.
- Protection for No. 63 and its land should be included with the drainage scheme.
- The drainage attenuation will undermine the foundations of No. 63. The attenuation should be at least 5m from No. 63 according to current guidance.
- Water collects at the High Street entrance; near The Pound; and on top of a principal aquifer.
- Potential flooding of nearby buildings.
- Water should pass freely through boundary treatments and walls.
- It is critical that drainage matters are agreed and finalised as part of any permission granted, not left as an afterthought or to be reserved.
- Impacts on trees.
- The only solution is to reduce density and amount of development, and re-design the application.

3.3 **Conservation Officer –**

These comments are in response to the photo montage received on 30/09/2021 and which seeks to address NHDC Planning Committee's request for more information and details as to how the proposal will affect the Codicote Conservation Area and the setting of listed buildings when viewed from the High Street. As can be seen below the lower, road-facing section of Plot 1 does have a glazed gable feature which would face towards the rear of nos.63 & 65 High Street (grade II). I appreciate that I did not raise a concern regarding this gable when commenting back in March and I am not aware of any specific concerns raised by the Parish Council or by neighbours with respect to this feature but the only point I make is that the existing vegetation screens this feature in the montage. The impact may be slightly more significant than this image suggests and particular so at night-time. I had thought previously about seeking to negotiate the omission of the glazed apex but I decided that on balance, an objection could not be justified.

Although I have suggested conditions previously, reviewing this, I would perhaps have extended a materials condition to have covered samples/details of brick type and weatherboarding and not just a condition relating to tiles.

Recommendation

I reiterate that I have given great weight to the conservation of the Codicote Conservation Area and to the setting of nearby listed buildings and conclude that the proposal (as amended) whilst it may still be considered, by some, that there is small amount of harm still occasioned to the character and appearance of the conservation area and to the setting of nearby listed buildings, by reason of the height and density of the proposal, that harm (if considered to exist) would, in my opinion, be very much towards the lower end of the continuum. That harm should then be weighed against any public benefits. Although a reduction in dwelling numbers and providing a more generous rear curtilage to The Bell Inn would have been a more desirable outcome and was my original intended goal, in my view, the amended scheme does make a much more positive contribution to the character and appearance of the conservation area when compared with earlier iterations. In light of the changes made, particular in the area of original Plots 1 and 2 and the retention of the outbuilding, I conclude that the proposal is **UNOBJECTIONABLE** in conservation terms and would satisfy the provisions of Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the aims of Policy HE1 : Designated Heritage Assets, of the North Hertfordshire Local Plan 2011 - 2031 (Proposed Main Modifications November 2018) and the aims of Section 16 of the NPPF.

4.0 Discussion

- 4.1 This discussion concerns whether the additional details submitted by the applicant are sufficient to assess the impacts on the Codicote Conservation Area, and to provide all details necessary to satisfy Condition 20 of the officer committee report of 2nd September 2021 and therefore to provide satisfactory details concerning surface water management.
- 4.2 Starting with the impacts on the Codicote Conservation Area (CCA), a photo montage of the west elevation of the proposed development as viewed between Nos. 63 and 65 High Street has been provided on drawing PL123, and document PL 125 showing a proposed photomontage.
- 4.3 The Council's Conservation Officer had no objections to the application when it was reported to committee on 2nd September 2021, and this remains the case. The four dwellings proposed at the front area of the site are considered to be shown sufficiently accurately given their proposed distance from the public highway.
- 4.4 The above documents PL 123 and PL 125 show the five rearmost dwellings being lower than Plots 2 to 4, whereas the Proposed Street Scene Plots 1 to 9 on drawing PL109 shows those rear dwellings being higher. It is considered that the views of photo montages (or similar) could possibly be achieved from some perspectives. From other perspectives, the Plot 5 to 7 dwellings at the back of the site would be visible above the ridge of Plots 2 to 4. The Plot 5 to 7 dwellings are approx. 1m higher than Plots 2 to 4, however this would not be considered to result in a significantly different appearance and impacts on the CCA than how the development is shown on PL 123 and PL 125, while those dwellings are towards the rear of the site where their impacts will be lesser.

- 4.5 As stated, the Council's Conservation Officer has no objections to the proposal, which is given significant weight. The proposal is not therefore considered harmful to the significance of the designated heritage asset the Codicote Conservation Area.
- 4.6 The other reason for the deferral concerned further assessment of the surface water management aspects of the development taking into account local flood issues. There was uncertainty over whether the proposed development would be satisfactory in terms of mitigating flood risk and providing satisfactory drainage, with Condition 20 cited as being part of this uncertainty due to the information that condition requires.
- 4.7 Condition 20 in the officer report is Condition 2 as recommended by the Lead Local Flood Authority in their comments of 12th August 2021. Condition 20 states:

No development shall take place until the final design of the drainage scheme is completed and sent to the LPA for approval. The surface water drainage system will be based on the submitted Drainage Statement in relation to the proposed residential development at The Bell Inn 65 High Street Codicote Hitchin Hertfordshire SG4 8XD, dated November 2020, reference: 6601415-MLM-ZZ-XX-RP-C-0004, prepared by MLM Consulting Engineers Drainage Statement, Rev 03, 10.11.2020 and the Surface and Foul Water Drainage Strategy, Drawing Reference 6601415-MLM-ZZ-XX-DR-C-0002, Revision P03, Prepared by MLM Group, Dated 16.07.2021. The scheme shall also include:

- 1. Detailed engineered drawings of the proposed SuDS features including their, location, size, volume, depth and any inlet and outlet features including any connecting pipe runs*
- 2. All corresponding calculations/modelling to ensure the scheme caters for all rainfall events up to and including the 1 in 100 year + 40% allowance climate change event with no flooding to occur at the 1 in 30 year return period.*
- 3. Post development overland routes and exceedance routes*
- 4. Demonstrate appropriate SuDS management and treatment and inclusion of above ground features such as lined permeable paving, this should also be considered for the proposed access road and car park.*
- 5. Silt traps for protection of any residual tanked elements*
- 6. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.*

Reason: To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site.

- 4.8 The applicant has provided details required by Condition 20 in a letter dated 29th September 2021, which are:
- 1) Detailed engineered drawings of the proposed SuDS features including their, location, size, volume, depth and any inlet and outlet features including any connecting pipe runs*

Detailed drainage drawing layout 65204340/SWE-ZZ-XX-DR-C-0100, drainage construction details 65204340/SWE-ZZ-XX-DR-C-0200 -0202 for construction issue stage.

2) All corresponding calculations/modelling to ensure the scheme caters for all rainfall events up to and including the 1 in 100 year + 40% allowance climate change event with no flooding to occur at the 1 in 30 year return period.

Hydraulic modelling MicroDrainage software calculations are enclosed for the surface water storage type 3 sub- base and hydrobrakes using FSR and FEH rainfall data. These calculations confirm that there is no flooding up to the 1 in 100 year design storm +40% for predicted climate change, with discharge rates less than the greenfield runoff rates and within Thames Water agreed discharge rates as summarised in the table on drawing 65204340/SWE-ZZ-XX-DR-C-0100. Water levels within the type 3 sub-base surface water storage for the 1 in 100 and 1 in 100 year plus 40% for predicted climate change for both FSR and FEH rainfall data are shown on drawing 65204340/SWE-ZZ-XX-DR-C-0150.

3) Post development overland routes and exceedance routes

Post development exceedance routes are shown on drawing 65204340/SWE-ZZ-XX-DR-C-0100

4) Demonstrate appropriate SuDS management and treatment and inclusion of above ground features such as lined permeable paving, this should also be considered for the proposed access road and car park.

5) The Surface Water Management Plan is enclosed and the water quality treatment is shown on drawing layout 65204340/SWE-ZZ-XX-DR-C-0100.

6) Silt traps for protection of any residual tanked elements

Silt traps included in all manhole chambers and gullies before discharge into tanked type 3 sub-base surface water storage.

- 4.9 The LLFA had not been able to respond at the time of writing this report that the new details provided by the applicant meant that the details required by Condition 20 had been provided, and that the Condition was no longer necessary. Therefore planning officers are not able to confirm that Condition 20 can be omitted from the recommendation (however this could change if the LLFA respond before the committee, in which case this will be reported verbally). The proposed development is considered to remain acceptable with regards to flood risk and drainage, including how this will be managed in relation to nearby properties, on the basis of the original absence of objections from the LLFA. The proposed development with regard to flood risk can be made acceptable by the conditions recommended by the LLFA, which accords with the advice in paragraph 55 of the National Planning Policy Framework, therefore it is advised that planning permission should be granted and that it would be unreasonable to refuse or further defer planning permission on these grounds.
- 4.10 At the Committee held on 2 September 2021 Members were advised that it would have, in the opinion of officers, effectively have been unreasonable to refuse planning permission on the grounds of Flood Risk in the face of no objection from the Statutory consultee on matters of surface water flooding (the LLFA). Not only would it have been unreasonable in my view to refuse planning permission without sufficient technical evidence to contradict the clear advice given by the statutory consultee, when suitable

conditions are recommended by the consultee acting as the competent authority for flood risk issues, it is in my view unreasonable to continue to defer a decision on this basis. In attempting to achieve compliance with conditions before the decision to grant planning permission has been made the requirements of the Planning Control Committee have already meant that the applicant has gone to greater expense than would have been needed at this stage in the development management process, had Members simply accepted the advice of the LLFA at face value by agreeing that it is for the competent flood risk authority to advise on these matters and they recommended that suitably worded planning conditions were sufficient in this instance. This deferral already in my view puts the Council at risk of an award of costs being made against it in any appeal even if the reasons for refusal do not relate to flood issues. By delaying the determination of the planning application to request additional information for matters that can be controlled via suitably worded conditions as is and was recommended by the LLFA it could be argued that this already amounts to unreasonable behaviour on behalf of the Local Planning Authority in any appeal costs claim should Members be minded to refuse planning permission and an appeal is lodged. On this basis I strongly advise Members not to defer determination of this planning application again even it at the time of the decision the Council has still not received the updated opinion of the LLFA. Or at the very least if Members are satisfied with all other matters (excluding flood risk) they resolve to grant planning permission subject to no objection from the LLFA.

5.0 **Conclusion**

5.1 For the reasons above the proposal complies with all relevant local and national policies, and that planning permission should be granted.

5.2 **Alternative Options**

None.

5.3 **Pre-Commencement Conditions**

I can confirm that the applicant is in agreement with the pre-commencement conditions that are proposed.

6.0 **Legal Implications**

6.1 In making decisions on applications submitted under the Town and Country Planning legislation, the Council is required to have regard to the provisions of the development plan and to any other material considerations. The decision must be in accordance with the plan unless the material considerations indicate otherwise. Where the decision is to refuse or restrictive conditions are attached, the applicant has a right of appeal against the decision.

7.0 **Recommendation**

7.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 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 Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. **A sample panel indicating brick type, bond and mortar mix shall be erected on site and shall either be inspected by the Local Planning Authority on site or photographs submitted to and approved in writing by the Local Planning Authority prior to the above ground brickwork being constructed. Thereafter, the brickwork shall be implemented in accordance with the approved sample panel.**

Reason: To ensure that special regard is paid to safeguarding the character and appearance of the Codicote Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. **The roofs shall be covered with a clay plain tile, a sample of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the roof-tiling. Thereafter, the roofs shall be covered using the approved tiles.**

Reason: To ensure that special regard is paid to safeguarding the character and appearance of the Codicote Conservation Area under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. **Prior to commencement of the approved development (excluding demolition), the following landscape details shall be submitted:**
 - a) **which, if any, of the existing vegetation is to be removed and which is to be retained**
 - b) **what new trees, shrubs, hedges and grassed areas are to be planted, together with the species proposed and the size and density of planting**
 - c) **the location and type of any new walls, fences or other means of enclosure and any landscaping proposed**
 - d) **details of any earthworks proposed**

Reason: To ensure the submitted details are sufficiently comprehensive to enable proper consideration to be given to the appearance of the completed development.

6. The approved details of landscaping shall be carried out before the end of the first planting season following either the first occupation of any of the buildings or the completion of the development, whichever is the sooner; and 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 during the next planting season with others of

similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality.

7. Prior to occupation, each dwelling shall incorporate an Electric Vehicle (EV) ready domestic charging point, and the new car park behind The Bell shall include at least three EV ready charging points.

Reason: To contribute to the objective of providing a sustainable transport network and to provide the necessary infrastructure to help off-set the adverse impact of the operational phase of the development on local air quality.

8. CONSTRUCTION MANAGEMENT PLAN

No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Management Plan shall include details of:

- a. Construction vehicle numbers, type, routing;
- b. Access arrangements to the site;
- c. Traffic management requirements
- d. Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);
- e. Siting and details of wheel washing facilities;
- f. Cleaning of site entrances, site tracks and the adjacent public highway;
- g. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;
- hi. Post construction restoration/reinstatement of the working areas and temporary access to the public highway;
- i. where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, B and C of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area.

10. **Contaminated Land Condition**

(a) The Phase I Report indicated a reasonable likelihood of harmful contamination: no development approved by this permission shall be commenced until a Site Investigation (Phase II environmental risk assessment) report has been submitted to and approved by the Local Planning Authority which includes:

(i) A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and;

(ii) The results from the application of an appropriate risk assessment Methodology

(b) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report; if required as a result of (a), above; has been submitted to and approved by the Local Planning Authority.

(c) This site shall not be occupied, or brought into use, until:

(i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (b) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme.

(ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority.

(d) Any contamination, other than that reported by virtue of condition (a), encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by the Local Planning Authority and subsequently fully implemented prior to the occupation of this site.

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled waters.

11. The development shall be completed in accordance with the measures set out in the Recommendations (section 7) of the Ecological Assessment (dated July 2020).

Reason: To minimise potential harm to ecology.

12. The development shall be completed in accordance with the measures set out in the Arboricultural Report (dated July 2020).

Reason: To provide appropriate protection for trees.

13. The proposed dwellings shall not be occupied until the noise mitigation measure (1.8 metre close boarded fence between the public house and Plot 1) as detailed in "Technical Note - The Bell Motel, 65 High St, Codicote – Noise Impact Assessment", Project Ref: TN01-20442, dated 31 July 2020 by Cass Allen Associates Ltd has been implemented in accordance with the approved details. The approved scheme shall be retained in accordance with those details thereafter.

Reason: To protect the residential amenities of existing and future residents.

14. **Details of any external lighting proposed in connection with the development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development (excluding demolition), and no external lighting shall be provided without such written consent. The development shall then be carried out in accordance with the approved details.**

Reason: To protect the residential amenity of existing and future residents.

15. **Prior to the commencement of the approved development (excluding demolition), a Landscape and Ecological Management Plan shall be submitted to the Local Planning Authority demonstrating a biodiversity gain within the site. The Plan if approved shall then be implemented prior to occupation of the development, and the approved measures shall remain unless otherwise agreed in writing with the Local Planning Authority.**

Reason: In the interests of ecology.

16. **No development shall take place/commence (excluding above ground demolition works) until an Archaeological Written Scheme of Investigation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an assessment of archaeological significance and research questions; and**
- 1. The programme and methodology of site investigation and recording;**
 - 2. The programme of post investigation assessment;**
 - 3. Provision to be made for analysis of the site investigation and recording;**
 - 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation;**
 - 5. Provision to be made for archive deposition of the analysis and records of the site investigation;**
 - 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.**

Reason: In the interests of archaeology.

17. **No development shall take place/commence (excluding above ground demolition works) except in accordance with the programme of archaeological works set out in the Written Scheme of investigation approved under condition 17.**

Reason: In the interests of archaeology.

18. **The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 17 and the provision made for analysis and publication where appropriate.**

Reason: In the interests of archaeology.

19. **The development permitted by this planning permission shall be carried out in accordance with the Drainage Statement in relation to the proposed residential development at The Bell Inn 65 High Street Codicote Hitchin Hertfordshire SG4 8XD, dated November 2020, reference: 6601415-MLM-ZZ-XX-RP-C-0004, prepared by MLM Consulting Engineers Drainage Statement, Rev 03, 10.11.2020 and the Surface and Foul**

Water Drainage Strategy, Drawing Reference 6601415-MLM-ZZ-XX-DR-C-0002, Revision P03, Prepared by MLM Group, Dated 16.07.2021 and the following mitigating measures:

1. Limiting the surface water run-off rates to a maximum of 3.5l/s for all rainfall events up to and including the 1 in 100 +40% climate change event with discharge into the Thames Water Foul Water Sewer.
2. Provide attenuation (700mm of storage within the type 3 subbase, or such volume agreed by the LPA) to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + 40% climate change event.
3. Implement the drainage strategy utilising lined permeable paving, type 3 subbase and a Hydrobrake flow control device.

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

20. **No development shall take place until the final design of the drainage scheme is completed and sent to the LPA for approval. The surface water drainage system will be based on the submitted Drainage Statement in relation to the proposed residential development at The Bell Inn 65 High Street Codicote Hitchin Hertfordshire SG4 8XD, dated November 2020, reference: 6601415-MLM-ZZ-XX-RP-C-0004, prepared by MLM Consulting Engineers Drainage Statement, Rev 03, 10.11.2020 and the Surface and Foul Water Drainage Strategy, Drawing Reference 6601415-MLM-ZZ-XX-DR-C-0002, Revision P03, Prepared by MLM Group, Dated 16.07.2021. The scheme shall also include:**

1. Detailed engineered drawings of the proposed SuDS features including their, location, size, volume, depth and any inlet and outlet features including any connecting pipe runs
2. All corresponding calculations/modelling to ensure the scheme caters for all rainfall events up to and including the 1 in 100 year + 40% allowance climate change event with no flooding to occur at the 1 in 30 year return period.
3. Post development overland routes and exceedance routes
4. Demonstrate appropriate SuDS management and treatment and inclusion of above ground features such as lined permeable paving, this should also be considered for the proposed access road and car park.
5. Silt traps for protection of any residual tanked elements
6. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site.

21. Upon completion of the drainage works for the site in accordance with the timing / phasing, a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority.

The scheme shall include:

1. Provision of a complete set of as built drawings for site drainage.
2. Maintenance and operational activities.
3. Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

22. The first floor south elevation windows of the Plot 7 and 9 dwellings shall be obscure glazed.

Reason: In the interests of privacy and amenity.

23. The undeveloped land west of Unit 1 shall remain as open amenity space.

Reason: In the interests of visual and neighbour amenity.

Proactive Statement

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant at the pre-application stage and during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.