

ITEM NO:

Location: Land East Of Garden Walk And North Of Newmarket Road
Garden Walk
Royston
Hertfordshire

Applicant: Mr J Baines

Proposal: Reserved Matters application for the approval of landscaping, layout, access, scale and appearance relevant to the implementation of Phase 2 of the development under outline planning permission 14/02485/1 for residential development and community open space with access onto the A505 as amended by plans received on 25th May 2018.

Ref. No: 18/00359/RM

Officer: Sam Dicocco

Date of expiry of statutory period: 14/05/2018

Extension of statutory period: 24/09/2018

Reason for referral to Committee: Major development with a site area over the 0.5 hectare threshold.

1.0 **Relevant History**

- 11 14/02485/1 – Residential development and community open space with new access amended by documents and plans received 27 February 2015) – Conditional Permission subject to Section 106 Agreement granted December 2015.
- 1.2 17/02688/1DOC - Condition 6 - Noise Mitigation Measures (as Discharge of Condition of Planning permission 14/02485/1 granted 7/12/16) – Agreed 18 January 2018
- 1.3 17/02689/1DOC - Condition 7 - Surface Water Details (as Discharge of Condition of Planning permission 14/02485/1 granted 7/12/2016) – Agreed 29 January 2018
- 1.4 17/02691/1DOC - Condition 12 - Reptile Study (as Discharge of Condition of Planning Permission 14/02485/1 granted 07/12/2016) – Agreed 18 December 2017

- 1.5 17/02470/1 - New roundabout and access from the A505 to serve residential development – Resolution to grant subject to approval of application referenced 17/02627/1 agreed at committee 17 January 2018, subsequently issued Conditional Permission 31/05/2018
- 1.6 17/02627/1 - Application for approval of reserved matters comprising of access, landscaping, layout, scale and appearance of Phase 1 the development (pursuant to Outline application 14/02485/1 granted 07/12/2016) as amended by plans received on 22 December 2017; 30 January 2018; 27 March 2018; 18 April 2018; and 02 May 2018 – Conditional Approval of Details agreed at committee 24/05/2018, issued 30/05/2018

2.0 **Policies**

2.1 **North Hertfordshire Local Plan No.2 with Alterations**

LP6	Rural Areas Beyond the Green Belt
LP9	Royston's Development Limits
LP14	Nature Conservation
LP21	Landscape Open Space Patterns in Towns
LP26	Housing Proposals
LP29A	Affordable Housing for Urban Local Needs
LP55	Car Parking Standards
LP57	Residential Guidelines and Standards

2.2 **National Planning Policy Framework**

SECT5	Delivering a sufficient supply of homes
SECT9	Promoting sustainable transport
SECT11	Making effective use of land
SECT12	Achieving well-designed places

2.3 **Supplementary Planning Documents**

SPDDS	Design Supplementary Planning Document
SPDVP	Vehicle Parking at New Development

2.4 **North Hertfordshire Draft Local Plan 2011-2031**

The Local Plan has now been submitted to the Secretary of State, following completion of the final public consultation exercises and having been agreed and approved by Full Council in April 2017. The policies of the Draft Local Plan therefore carry limited weight at this stage, however the policies are to be afforded increased weight and consideration at each stage of the process up until full adoption. The policies of relevance in this instance are as follows:

D1	Sustainable Design
D3	Protecting Living Conditions
HS1	Local Housing Allocations

HS2	Affordable Housing
HS3	Housing Mix
HS4	Supported, Sheltered, Older Persons House
HS5	Accessible and Adaptable Housing
NE1	Landscape
NE2	Green Infrastructure
NE5	New and Improved POS and Biodiversity
NE7	Reducing Flood Risk
NE8	Sustainable Drainage Systems
NE12	Renewable and Low Carbon Energy Dev
T1	Assessment of Transport Matters
T2	Parking

3.0 **Representations**

3.1 **Site Notices:** 15/03/2018 **Expiry:** 06/04/2018
Press Notice: 08/03/2018 **Expiry:** 29/03/2018

Consultee responses

- 3.2 Royston Town Council – No objection.
- 3.3 Lead Local Flood Authority – No objection.
- 3.4 Urban Design and landscape Officer – Comments enquiring as to master landscape plan and asking for further trees to be planted.
- 3.5 Housing Supply Officer – Comments regarding affordable housing mix and provision within the phase.
- 3.6 Hertfordshire County Council Ecology – No objection in regards to Phase 2.
- 3.7 Hertfordshire County Council as Highways Authority – No objection subject to conditions.
- 3.8 Hertfordshire County Council Historic Environment – No objection.
- 3.9 Environmental Health Land Contamination – No objection.

Neighbour representations

- 3.10 10 comments have been received from members of the public. Concerns raised can be summarised as –
- 3.11 The access onto Garden Walk should be gated with a physical barrier – **Officer comment – the access onto Garden Walk is for bus and emergency services only and the method of securing the access is subject to a condition on the Outline planning permission referenced 14/02485/1.**

3.12 Cannot see the exclusion for 50 metres above and below ground from the outlier badger sett – **Officer comment – Phase 2 is not in close proximity to the outlier badger sett.**

3.13 Overlooking into rear gardens.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is located to the east of Royston, enclosed by the A505 to the east; Newmarket Road to the south; Hawthorn Way, Garden Walk and a recreation ground to the west; and an enclosed private playing field associated with Meridian School to the north. The site has a relatively flat, low-lying topography to the north of the site, which rises steeply towards the southeast of the site. The site is bounded by a mature and strong tree and shrubbery line along the east, south, and the south part of the west. The site has informal pedestrian access points from Garden Walk, as well as the recreation ground to the south west of the site.

4.1.2 The wider site encompasses 17 hectares of arable agricultural land. The site subject to assessment within this application lies close to the east of the wider site.

4.2 **Proposal**

4.2.1 The application requests the approval of all reserved matters for phase 2 of the wider development site. For clarity, the reserved matters consist of the landscaping, layout, scale, access and appearance of the site.

4.2.2 The proposal would see the erection of 108 dwellings within the east section of the site including a play area. The dwellings would principally be two storeys in height, with a selection of the dwellings hosting second floors by means of small dormer windows.

4.3 **Key Issues**

4.3.1 The structure of this officer report is such that the background to the application will first be discussed. Following the introduction to the application and its background and associated matters, discussion and analysis will take place as to the reserved matters in the order of access, appearance, landscaping, layout and scale. Following this, any other matters which require attention based on details submitted with this application shall take place, followed by a conclusion.

4.3.2 The application seeks the approval of all matters reserved pursuant to the grant of outline planning permission referenced 14/02485/1. Some matters of principle remain following the grant of outline permission which impact matters reserved within this application. These matters crossover between the details approved within outline permission; this application for the approval of reserved matters; covenants within the section 106 agreement; and conditions to which the outline permission is subject to.

- 4.3.3 Section 1 of Schedule Two, Part I of the Section 106 agreement details the owners covenants made with the Council for the provision of affordable housing. This involves the provision of an affordable housing scheme detailing the provision of affordable housing for each phase of the development. An affordable housing scheme for phase 1 was submitted subsequent to the approval of phase 1 approval, and has been agreed subsequently for phase 1.
- 4.3.4 The proposed affordable housing provision in phase 2, subject to this application, represents a small under-provision of affordable housing as a percentage of the wider development. This small under-provision off-sets the over-provision within phase 1, and forms part of the wider strategy for affordable housing delivery in the site. As such it is recommended that approval of the matters within this application, including the proposed affordable units, will not prejudice the provision of a satisfactory proportion of affordable units throughout the site in line with the provisions of the section 106 agreement.

Access

- 4.3.5 The main access and egress point of the wider development site has been agreed within applications referenced 17/02470/1 and 17/02627/1 as shown in the planning history above. Furthermore, access details have been approved for phase 1 of the wider site, which provided good quality internal access for pedestrians, cyclists and vehicles within the proposed residential area, as well as the circular footpath around the perimeter of the site and the chalk grassland community open space.
- 4.3.6 Access, in relation to reserved matters applications, is defined within the Town and Country Planning (Development Management Procedure) Order 2015 (as amended) as –

“the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network; where “site” means the site or part of the site in respect of which outline planning permission is granted or, as the case may be, in respect of which an application for such a permission has been made”

- 4.3.7 The main access road is continued within phase 2, maintaining its curvature in line with the topography of the site. This curve for the main access road, while maintaining suitable sight lines for vehicular traffic, would lower speeds for vehicular traffic. The access onto phase 2 of the development from the main entrance road onto the site would be 60m from the entrance onto phase 1 of the wider development site. The proposed site layout would see a central road splitting the residential development of phase 2 running northbound from the aforementioned access from the spine road of the wider site. This road would connect to phase 1 midway through the phase 2 site as well as at the north-most extent of phase 2. Where the central road of phase 2 turns west towards the boundary with properties along Hawthorn Way, the streets close, with driveway access to dwellings only.

- 4.3.8 I consider that the access both into and out of the site, as well as circulation within the site, is more than adequate for the occupiers of the dwellings proposed and visitors. Furthermore, features have been incorporated in to the design of the scheme to encourage slow vehicular speeds, thereby providing a safe space for vehicles, bicyclists and pedestrians to share.
- 4.3.9 Phase 2 would provide connections to pedestrians and cyclists utilising the footpath around the perimeter of the wider site. The road and footpath layouts allow for vehicular, cyclist and pedestrian circulation throughout all public areas of the site. The design of phase 2 of the wider development is considered to be of good quality, increasing the permeability and legibility of the wider site for future occupiers and visitors.
- 4.3.10 Hertfordshire County Council as Highways Authority have responded to consultation following amendments recommending the application be approved subject to conditions. The conditions recommended have been reviewed to ensure they are not already covered by conditions applied through the outline planning permission.
- 4.3.11 Consideration has been had as to whether the conditions requested meet the six tests laid out within paragraph 55 of the NPPF. Following review, some of the wording of the conditions has been altered to ensure any conditions on any potential approval are reasonable and precise. Following these amendments, the conditions recommended are considered reasonably related to the planning and development subject to this application, necessary and enforceable.

Appearance

- 4.3.12 Appearance is defined within the Town and Country Planning (Development Management Procedure) Order 2015 (as amended) as –
- “the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture”*
- 4.3.13 The sites lies on the edge of Royston. The character of the nearest residential developments are relatively mixed. In terms of materials, gault and red bricks are relatively common, as are gable flanked pitched roofs. The dwellings largely comprise of semi-detached and terraced dwellings.
- 4.3.14 The proposed mix of dwellings, consisting of terraced, semi-detached, detached as well as maisonettes is considered representative of the requirements for the area. The appearance of the buildings, in regards to the spacing between buildings, a predominance of gabled pitched roofs, alongside hipped roofs where appropriate to reduce bulk, is considered to take account of the sites surroundings. The design of the buildings has given sufficient attention to the sense of place and history of Royston.

- 4.3.15 The materials proposed would be representative of the mix available in the surrounding area, consisting of two material themes; two different coloured pan-tiles; as well as both gault and red facing bricks. The themes, in terms of both predominant facing brickwork and roof tile colour are evenly spread, and are considered sensible in terms of how the themes would appear moving through the development. The off-white render features proposed, as well as the black timber boarding on the blocks of flats would not result in incongruous additions which would harm the material themes, rather serving to add some punctuating features on larger buildings, as well as on buildings in key positions.
- 4.3.16 The blank rear elevation on plot 187 would not appear overly apparent in the street scene or unduly impact the visual quality of the resultant built environment. On balance, it is considered that the proposed buildings would appear as good quality design which would result in a visually attractive place which relates sufficiently in terms of architectural detailing, materials, colour and texture to the sites surroundings.

Landscaping

- 4.3.17 Landscaping, in relation to reserved matters applications, is defined within the Town and Country Planning (Development Management Procedure) Order 2015 (as amended) as –
- “the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes—*
- (a) screening by fences, walls or other means;*
 - (b) the planting of trees, hedges, shrubs or grass;*
 - (c) the formation of banks, terraces or other earthworks;*
 - (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and*
 - (e) the provision of other amenity features”*
- 4.3.18 The site slopes gently upwards in a southerly direction. This results in little in the way of need for the formation of banks, terraces or other earthworks usually associated with more drastic changes in topography.
- 4.3.19 By reason of the significant amount of active frontages proposed the development would not result in large amounts of hard landscape features such as fencing facing streets. The lack of hard landscaping features within the street scenes is testament to the design of the development, and indicative of the amount of soft landscaping proposed.
- 4.3.20 The soft landscaping proposed within the built development has been designed to differentiate the main road and main entrances. The planting proposed in frontages would provide a mix of evergreen and perennial planting, providing year round interest and colour.
- 4.3.21 No concerns are raised in landscaping terms to the layout of gardens. The layout of the site is considered to contribute to the landscape quality.

- 4.3.22 Some details of the positions of lighting columns in relation to potential bat foraging areas has been provided within this application. Notwithstanding this, further details of the lighting columns proposed, their design, lighting hoods and heights are required in order to fully assess the impact of these hard landscaping features on the landscape, as well as the potential impact on ecology. These details can be secured through an appropriately worded condition.
- 4.3.23 The proposed LEAP area would be positioned relatively central within the wider development site, resulting in high discernibility, legibility and accessibility. The area would be secure and fenced in, which is important given its proximity to the main spine road in the wider development. The location of the LEAP has been negotiated through pre-application advice. The location was selected with the aim that further open space would be provided in phase 3 to allow public access from the LEAP to the community open space. The LEAP has been assessed and would meet the requirements of the LEAP as defined within the Section 106 agreement.

Layout

- 4.3.24 Layout is defined within the Town and Country Planning (Development Management Procedure) Order 2015 (as amended) as –

“the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development”

- 4.3.25 It is considered that the proposed layout represents good quality design. The development has near complete active frontages, leaving no leftover or unplanned space within the clusters of residential development.
- 4.3.26 The layout is such that any user of the site would be able to differentiate between public and private spaces. Notwithstanding this, it is considered that the further details of road finishing could assist in navigation of the site, with some streets turning into shared private driveways which do not provide a vehicular, pedestrian or cyclist through route. It is considered that a change in road surfacing would assist in navigating these spaces. The buildings would be of reasonable height and spaced with relatively generous streets intersecting the active frontages so as to create a pleasant and safe space. Furthermore, the layout will be legible with landmark tall buildings on corners.
- 4.3.27 The layout is such that no individual dwelling within the development site would be unreasonably impacted by surrounding buildings in terms of outlook, lack of light or loss of privacy. The back to back distances are largely within Xm. Some properties will have more limited back to side distances, however, the benefits of active frontages and quality of the amenity of the development as a whole outweighs the harm in terms of outlook to and from these properties. Furthermore, the more limited back to side distanced would not result in loss of privacy by reason of the internal layout of the dwellings.

- 4.3.28 As opposed to phase 1, it is considered that the side to rear distances within the layout of phase 2 could prove capable of material harm if the flank windows are not obscured glazed and non-opening unless 1.7m above the finished floor level of the rooms which they serve. The obscure glazing and non-opening of first floor side windows on the specific plots is not to prevent casual overlooking from living areas to living areas, rather to prevent the perception of being overlooking into the living areas of nearby adjoining properties. Furthermore, as the windows serve non-living areas, it is not considered that the condition would harm the living conditions of the occupiers of the premises subject to the condition. The plot numbers required to be subject to the condition are 85 (S); 99 (S); 120 (E); 122 (N); 129 (S); 133 (N); 134 (S); 141(SE); 147 (N); 148 (W); 163 (NW); 164 (NW); and 171 (S).
- 4.3.29 Plot 187 is of some concern in terms of layout, with a blank rear elevation reasoned to preserve the living conditions of the occupiers of plot 188. The lack of fenestration will preserve potential loss of privacy to the occupiers of plot 188. The blank two storey wall may appear an imposing feature within a short distance of the rear boundary fence, however, it would not result in such an overly urban or obtrusive outlook to warrant refusal of the scheme as a whole.
- 4.3.30 The proposed dwellings are to be spaced at a minimum of 15m from the rear boundary of existing dwellings along Hawthorn Way. This minimum distance, by reason of the SUDs feature and informal path around the perimeter of the site, as well as the driveway access to properties abutting the rear of Hawthorn Way, would only be in locations where mature boundary trees and hedging are to be retained. The proposed distancing of the front and side of proposed dwellings to the rear elevations and gardens of dwellings along Hawthorn Way is considered satisfactory to prevent any material loss of privacy to the occupiers of existing premises.

Scale

- 4.3.31 Scale is defined within the Town and Country Planning (Development Management Procedure) Order 2015 (as amended) as –
- “the height, width and length of each building proposed within the development in relation to its surroundings”*
- 4.3.32 It is considered that the scale of the development, as well as the individual buildings, is acceptable. Discussions within the recommendation for the outline planning application and subsequent permission suggested the maximum scale of buildings to be two and half storeys, and that such buildings should be included only on the areas of the site with the lowest topography. Phase 2 starts at a low topography, increasing in height to the south and east. The building heights respect the outline permission guidance, in that they are lower in ridge height than the larger buildings in phase 1, which had a lower topography.
- 4.3.33 It is not considered that the two buildings would appear drastically out of scale with the surrounding area, and would not harm the character of Royston.

4.3.34 Within the scale of development, consideration can be had to the density and housing mix. It is considered that the density of the development proposed would not be out of scale with the density of development within the sites surroundings. The details provided with the application have reasoned the slight variation in housing mix from the most recent Strategic Housing Market Assessment. It is considered that the proposed housing mix is well considered and represents an appropriate mix of dwelling sizes and types.

Ecology

4.3.35 As noted in section 3 of this report, the developable area of phase 2 of the development is not in close proximity to any identified badger sett. No ecological issues have been raised in response to consultation from Hertfordshire County Council Ecology within the site subject to this application (phase 2). Comments raised by the Ecology officer in regards to development in phase 1 of the wider developable site are noted, however, are not relevant to this application.

Noise and nuisance

4.3.36 No response has been received at this stage from North Hertfordshire District Council Environmental Health team in regards to noise and nuisance at the point of formulating this report. In the absence of a response from the Environmental Health team, the noise impact assessment submitted in support of the application is agreed. Any potential approval of this application will need to be supplemented by a condition requiring the mitigation measures as detailed in section 5 of the noise impact assessment to be implemented.

Any other matters

4.3.37 Matters raised within neighbour notifications have been considered as a part of this recommendation. The consideration has either been in the form of an officer note within section 3 of this report, or within the wider report, or both as the case may be.

Conclusion

4.3.38 Subject to appropriately worded conditions, it is considered that the proposed development would be of good quality design which would enhance and protect the amenities of the site and the area in which it is situated; be of a scale commensurate to the sites location on the edge of a settlement; have a layout which would be acceptable and functional to visitors as well as residents of the site; be of an appearance considerate of the sites surroundings; and host good accessibility to and within the site itself. Furthermore, the reserved matters link well with details already approved by way of discharge of conditions applications and would not prejudice legal covenants contained within the S106 agreement.

4.3.39 As a result, the proposed development is considered to accord with relevant policy provisions of the local development plan as listed above.

5.0 **Legal Implications**

- 5.1 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.

6.0 **Recommendation**

- 6.1 That Reserved Matters be **APPROVED** subject to the following conditions:

1. 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.

2. 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.

3. Prior to the commencement of that part of the development hereby approved further details to be contained within an updated Lighting Design Strategy Plan shall be submitted to and approved in writing by the Local Planning Authority. Details should include the design of the pillars and hoods and an indication of the likely light spill to result. Details approved pursuant to this condition must then be implemented.

Reason: To ensure that the ecological value of the site is maintained and respected during construction and assess the quality of design of the hard landscaping feature.

4. Prior to the commencement of the works identified on the 'in principle' site plan numbers 618655 MLM ZZ XX DR D 0111 P05, 618655 MLM ZZ XX DR D 0112 P05, 618655 MLM ZZ XX DR D 0113 P05, 618655 MLM ZZ XX DR C 0130 P06, 618655 MLM ZZ XX DR C 0131 P06, 618655 MLM ZZ XX DR C 0140 P05, 618655 MLM ZZ XX DR C 0141 P05, 618655 MLM ZZ XX DR C 0142 P05, 618655 MLM ZZ XX DR C 0143 P05, 618655 MLM ZZ XX DR C 0144 P02, a detailed site layout shall be submitted to the highway authority with the ultimate design being technically approved.

Reason: To ensure that work undertaken on the highway is constructed to the current Highway Authority's specification, to an appropriate standard and by a contractor who is authorised to work in the Public Highway.

5. No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.

6. Prior to commencement of development, all adoptable estate roads should include service strips and footways, and full details including layout, dimensions, levels, gradients, surfacing, visibility splays, turning areas, loading areas and means of surface water drainage shall be submitted to and approved in writing by the Highway Authority.

Reason: To ensure roads/footways are constructed to an appropriate standard for Technical Approval and in the interests of highway safety.

7. The use of the land for vehicular parking shall not be commenced until the area has been laid out, surfaced and drained in accordance with details first submitted to, and approved in writing, by the Local Planning Authority and shall be maintained thereafter to the Authority's satisfaction.

Reason: To ensure that adequate and satisfactory provision is made for parking of vehicles within the curtilage.

8. Before first occupation or use of the development the access roads and parking areas as shown on the approved final Plan(s) shall be provided and maintained thereafter.

Reason: To ensure the development makes adequate provision for the off-street parking and manoeuvring of vehicles likely to be associated with its use.

9. Notwithstanding the plans submitted the development shall not commence until details of design of pedestrian footway for all persons including disabled persons that connects the site with Hawthorn Way has been submitted to and approved in writing by the Local Planning Authority and the Highway Authority. The facilities shall be provided in accordance with the approved details before the development is occupied or use commences.

Reason: In the interests of access for all within the site.

10. Prior to commencement of the development hereby permitted, details of mitigation measures to prevent parking on footways within the site, including fixed features or similar, shall be submitted to and approved in writing by the Highway Authority.

Reason: To protect unobstructed access for pedestrians across the site and encourage walking.

11. The development shall not commence until details of the siting, number and design of secure/covered cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority and the Highway Authority. The approved details shall thereafter be installed and permanently retained for cycle parking.

Reason: To ensure the provision of cycle parking spaces in line with the Council's adopted standards and to encourage use of sustainable modes of transport.

12. No development shall commence until a Construction Logistics Plan prepared in accordance with the Transport for London "Construction Logistics Plan Guidance" published in July 2017 has been submitted to and approved in writing by the local planning authority.

Reason: To minimise the impact of construction works upon highway safety, congestion and parking availability.

13. Best practical means shall be taken at all times to ensure that all vehicles leaving the development site during construction are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. In particular (but without prejudice to the foregoing), efficient means shall be installed prior to commencement of the development and thereafter maintained and employed at all times during construction of the development. This should include cleaning the wheels of all construction vehicles leaving the site.

Reason: In order to minimise the amount of mud, soil and other materials originating from the site being deposited on the highway, and in the interests of highway safety and visual amenity.

14. Development shall not commence until a scheme detailing provision for on-site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason: To ensure adequate off-street parking during construction in the interests of highway safety.

15. Development shall not commence until a scheme detailing how safe pedestrian and vehicle access will be managed for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason: In the interests of pedestrian and vehicle safety.

16. Notwithstanding the plans hereby approved, an amended site plan and elevation details showing provision of covered external residential storage for dwellings must be submitted to and approved in writing by the Local Planning Authority. Such details should include provision for covered storage of residential paraphernalia (garden equipment), secure cycle storage for the occupants of the residential units, as well as covered bin stores. The details approved by way of this condition must be implemented prior to the occupation of any dwelling hereby approved

Reason: To ensure adequate outdoor storage as required in association with the residential use of the site and promote storage of waste receptacles off-street in the interests of the living conditions of future occupiers and the character and quality of the development.

17. The mitigation measures as set out within section 5 of the Noise Impact Assessment referenced AC103723-2R0 dated 31st January 2018 shall be implemented prior to the occupation of plot 84 of the development hereby approved. The mitigation measures shall thereby be retained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure an acceptable living standard for the future occupiers of the premise.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant 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 (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015