
ITEM 3b – 22/00941/FULMAJ: Land North of Gorse Lane, Mawdesley

The recommendation remains as per the original report.

Some points of clarification as follows:

The second bullet point under paragraph 1 of the main committee report should read:

- 35% of the dwellings are required to be affordable. This equates to 19 dwellings. 70% (13) of these should be social rented and 30% (6) should be shared ownership.

Paragraph 67 of the main committee report refers to 30% affordable housing, this should read 35%.

Paragraph 82 should read “provides a mix of 2 bed, 3 bed, 4 bed and 5 bed properties”.

Following discussions with the applicant’s agent and an examination of the submitted plans against the Council’s mapping of protected trees, it has become apparent that no protected trees would be removed as a result of the proposal. This is a change to the statement at paragraph 84 of the main report.

Contaminated land

Discussions have taken place, since the writing of the main committee report, with the Council’s Waste and Contaminate Land Officer, the case officer and the applicant’s agent. As the submitted assessments cover many aspects of what would be required from a Phase II report, a suitable wording of a condition has been agreed that restricts the information required by condition to that which is required (included in the draft conditions below). This supersedes paragraph 13 of the main committee report.

Education

An updated consultation response has been received from LCC Education which supersedes the information at the third bullet point of paragraph 1 and paragraph 10 of the main committee report. The education contribution has been increased to £213,736 for 8 secondary school places, and the following is relevant:

Lancashire County Council Education have provided a contribution assessment for this development which can be summarised as follows:

Lancashire County Council is responsible for the provision of school places across the 12 county districts. The county has been facing significant increases in the birth rate at the same time as capital funding from the Department for Education has been significantly reduced.

Where the growth in pupil numbers is directly linked to housing development and existing school places are not sufficient to accommodate the potential additional pupils that the development may yield, Lancashire County Council would seek to secure developer contributions towards additional school places. Only by securing such contributions (which, depending upon the scale of development, may also include a contribution of a school site), can Lancashire County Council mitigate against the impact upon the education infrastructure which the development may have.

The assessment shows the level of impact on primary and secondary school places relevant to the development and provides details on the level of contribution required to mitigate the development impact.

The latest information available at this time was based upon the latest School Census available and resulting projections.

Latest projections for the local primary schools show there to be 65 places available in 5 years' time, with additional planning approvals expected to generate a demand for a further 3 school places. With an expected pupil yield of 16 pupils from this development, we would not be seeking a contribution from the developer in respect of Primary places.

Based upon the latest assessment for the local secondary schools show there to be a shortfall of 95 places in 5 years' time. These projections take into account the current numbers of pupils in the schools, the expected take up of pupils in future years based on the local births, the expected levels of inward and outward migration based upon what is already occurring in the schools and the housing development within the local 5 year Housing Land Supply document, which already have planning permission. With an expected yield of 8 places from this development the shortfall would increase to 103.

Therefore, we would be seeking a contribution from the developer in respect of the full pupil yield of this development, i.e. 8 places.

Economic benefits

The applicant has provided an infographic which provides the following estimations for the economic benefits of the proposal:

Construction (2-year-build)

- £12.5m construction investment
- 107 direct roles and indirect jobs supported per annum
- £12.2m GVA economic output from jobs supported

Operational

- 63 economically active and employed residents in new housing
- £330,000 first occupation expenditure, which is money spent by the average homeowner within the first 18 months of owning a new home on furnishings etc.
- £1.5m total household expenditure
 - 4 full-time jobs supported
 - £0.6m spent on food and drink, leisure clothes etc.

Whilst the applicant has also noted increase in Council Tax revenue as a benefit, this money is required to pay for services as a result of the new houses and is therefore a neutral consideration.

Further response

Mawdesley Parish Council have provided a further response, as follows:

- This development appears to be far from the “golden thread” with reference to the definition of sustainable development (as defined within the Local Plan) – “growth and investment in such places will typically be small scale and limited to appropriate infilling,

conversion of buildings, and proposals to meet local need unless there are exceptional reasons for large scale redevelopment schemes.”

- The applicant’s transport statement notes that Gorse Lane is 6m wide, with footpaths of 2.5m. This is absolutely not the case, with sections of Gorse Lane much less than the 6m width and additionally there are a number of sections which do not have footpaths on at least one side of the road, meaning that pedestrians have to continually cross the road to stay on the footpaths. Add into this the numerous parked cars along the road and the useable width of the highway is significantly less than what should be considered 'safe' from a Highways perspective.
- The report also mentions that they expect 28 vehicle movements within the AM peak hours and again within the PM peak hour. This alone is 56 vehicle movements per day within 2 hours, but when we consider that an additional 55 homes are likely to involve circa 100 vehicles, most of which will move at least once a day in and out of the site by the same entrance and exit point on Gorse Lane, there is likely to be in the region of 200 additional vehicle movements per day onto a lane which does not meet even the standard criteria above for the necessary widths of both carriageways and footpaths – again clearly unsustainable.
- The developer continually refers to this application as 'Phase 2' of the St. Peter's Park development. There was no 'Phase 1' – there was ‘the application’ and many residents who bought properties on the site were categorically assured that there would be no further development for them to have to deal with.
- We would also suggest that if the original application would have been for 114 homes on a combination of brownfield and greenfield land, that the planners may have viewed this in a very different light to the original application which focused on the re-development of the brownfield part of the site.
- If this development were to proceed as planned, then combined with the original development, this would constitute an increase of approximately 15% in the number of houses in Mawdesley within one development. Again, from a Highways perspective and an increased pressure on local infrastructure, we do not feel that this is sustainable in any way, shape or form. There has been no increase in local service provision such as retail, doctors, dentists, health centres or similar - the need for much of which involves travelling to surrounding villages or towns to fulfil. This can only increase the pressure on local highways, as public transport is scarce at best and walking is not feasible due to the distances involved.
- We are also concerned The proposal to add another 55 homes onto a site of approximately 6.5 acres uses up a large proportion of the pre-defined Mawdesley Settlement Area in one fell swoop, leaving only something like 4.5 acres remaining for any or all future development before our Greenbelt becomes under threat.
- This settlement area is defined for all development, which should include commercial, retail, amenity development such as a health centre, parking, and recreational development. Obviously, none of these are likely to make the developer anything like the profit that housing does, so have not been included within this scheme at all, despite the significant pressure on Mawdesley's current infrastructure before potentially another 100 plus residents want to use the services of the village.
- In terms of the loss of green space, Section 7.1 of the Chorley Local Plan (2012-2026) states that "A high quality built and natural environment, accessible countryside, water areas, green space and good leisure and cultural facilities enhance the quality of life for existing and future communities, support wildlife and provide natural adaptation and mitigation mechanisms against the effects of climate change. These features are also important factors in attracting new investment to Chorley"
- In respect of the proposed extension to St. Peter's Park, we contend that many of these objectives are certainly not met, and furthermore the impact of the development is completely contrary to the achievement of a number of these objectives.

- How does removing 6.5 acres of greenfield, along with two attenuation ponds and a vast number of trees and hedgerows achieves any of the above aims?
- The inevitable increase in hard surfaces and the run off of water from these surfaces must be dealt with. It is all well and good for the developer to specify a pumping station, but what happens if (and when) there is either a failure to the equipment, or if it turns out to be inadequate?
- Biodiversity appears to be the least of the developer's concerns, citing existing structures as almost being something that they have contributed to the scheme to aid biodiversity?! As far as we can see, there are no additional net biodiversity measures as a result of this scheme, only a loss of biodiversity from the natural environment
- For all the reasons above, Mawdesley Parish Council strongly objects to this application, and we would urge the Planning Committee to reject this application as we do not see in any way how this is sustainable in a small rural community such as ours. At the very least, I would urge members of the Committee to arrange a site visit to see the very real issues in person as opposed to just relying on a desktop study
- Whilst I understand that this application has to be viewed independently of any other, we also feel that there is a very real issue with any conditions attached to this development, as the developer has still to fulfil their S106 applications from the original development, which has now been occupied for at least 2 years!

The following conditions are recommended:

No.	Condition																																							
1.	<p>The proposed development must be begun not later than three years from the date of this permission.</p> <p><i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>																																							
2.	<p>The development hereby permitted shall be carried out in accordance with the approved plans below:</p> <table border="1"> <thead> <tr> <th>Title</th> <th>Plan Ref</th> <th>Received On</th> </tr> </thead> <tbody> <tr> <td>Phase 2 - Location Plan</td> <td>GORSEY-PH2-LP01</td> <td>1 September 2022</td> </tr> <tr> <td>Phase 2 - Planning Layout</td> <td>GORSEYLANE/PH2-1 Rev K</td> <td>8 March 2023</td> </tr> <tr> <td>Proposed Site Access Plan</td> <td>2562-F01</td> <td>1 September 2022</td> </tr> <tr> <td>Soft Landscape Proposals Sheet 3 of 6</td> <td>19207-LD-03 Rev E</td> <td>8 March 2023</td> </tr> <tr> <td>Soft Landscaping Proposals Whole Ph2 Site Planting Plan</td> <td>19207-LD-07 Rev F</td> <td>10 March 2023</td> </tr> <tr> <td>Soft Landscape Proposals Sheet 1 of 6</td> <td>19207-LD-01 Rev E</td> <td>8 March 2023</td> </tr> <tr> <td>Soft Landscape Proposals Sheet 2 of 6</td> <td>19207-LD-02 Rev E</td> <td>8 March 2023</td> </tr> <tr> <td>Soft Landscape Proposals Sheet 4 of 6</td> <td>19207-LD-04 Rev E</td> <td>8 March 2023</td> </tr> <tr> <td>Soft Landscape Proposals Sheet 5 of 6</td> <td>19207-LD-05 Rev C</td> <td>8 March 2023</td> </tr> <tr> <td>Soft Landscape Proposals Sheet 6 of 6</td> <td>19207-LD-06 Rev B</td> <td>8 March 2023</td> </tr> <tr> <td>Tree Protection Plan</td> <td>6639.02 Rev A</td> <td>8 March 2023</td> </tr> <tr> <td>1800mm High Brickwork Wall with Timber Infill Panel Fence</td> <td>SDL 1800WF</td> <td>1 September 2022</td> </tr> </tbody> </table>	Title	Plan Ref	Received On	Phase 2 - Location Plan	GORSEY-PH2-LP01	1 September 2022	Phase 2 - Planning Layout	GORSEYLANE/PH2-1 Rev K	8 March 2023	Proposed Site Access Plan	2562-F01	1 September 2022	Soft Landscape Proposals Sheet 3 of 6	19207-LD-03 Rev E	8 March 2023	Soft Landscaping Proposals Whole Ph2 Site Planting Plan	19207-LD-07 Rev F	10 March 2023	Soft Landscape Proposals Sheet 1 of 6	19207-LD-01 Rev E	8 March 2023	Soft Landscape Proposals Sheet 2 of 6	19207-LD-02 Rev E	8 March 2023	Soft Landscape Proposals Sheet 4 of 6	19207-LD-04 Rev E	8 March 2023	Soft Landscape Proposals Sheet 5 of 6	19207-LD-05 Rev C	8 March 2023	Soft Landscape Proposals Sheet 6 of 6	19207-LD-06 Rev B	8 March 2023	Tree Protection Plan	6639.02 Rev A	8 March 2023	1800mm High Brickwork Wall with Timber Infill Panel Fence	SDL 1800WF	1 September 2022
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	600mm High Post and Diamond Knee Rail Fence	SDL 600PR	1 September 2022
	1800mm High Timber Post and Vertically Boarded Fence	SF 10	1 September 2022
	900mm High Post and Three Wire Fence	SDL 900PW	1 September 2022
	HANDFORTH HOUSE TYPE PLANNING DRAWING	HAND/ST/01	1 September 2022
	BIRCH HOUSE TYPE PLANNING DRAWING	BIR/ST/01	1 September 2022
	KESWICK HOUSE TYPE PLANNING DRAWING	KESW/HT/01	1 September 2022
	BENTLEY HOUSE TYPE PLANNING DRAWING	BENT/ST/01	1 September 2022
	LATCHFORD HOUSE TYPE PLANNING DRAWING	LATCH/ST/01	1 September 2022
	KNIGHTSBRIDGE II HOUSE TYPE PLANNING DRAWING	KNIG/ST/01	1 September 2022
	CONNAUGHT II HOUSE TYPE PLANNING DRAWING	CONN/ST/01	1 September 2022
	CONNAUGHT II HOUSE TYPE PLANNING DRAWING	CONN/ST/02	1 September 2022
	6x6m DETACHED DOUBLE GARAGE Floor Plans & Elevations	DET-DG-PLNG04	1 September 2022
	Sewerage Sector Guidance Appendix C	Approved Version 2.1 25 May 2021	31 October 2023
	Section 104 Foul and Surface Water Drainage Layout	S23-0759-57-01 Rev P3	25 August 2023
	External Surfacing Layout	GORSEYPH2/SURF/01	21 August 2023
	Pumping Station Elevations	n/a	1 November 2023

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

3. The hard surfacing materials, detailed on approved drawing External Surfacing Layout ref. GORSEYPH2/SURF/01 shall be used and no others substituted.

Reason: To ensure that the materials used are visually appropriate to the locality.

4. Prior to their installation, specifications and images of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.

Reason: To ensure that the materials used are visually appropriate to the locality.

5. Boundary treatments shall be erected as shown on approved drawings Phase 2 - Planning Layout ref. GORSEYLANE/PH2-01 Rev K and drawing refs. SDL 600PR, SDL 1800WF, SDL 900PW and SF 10. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.

6.	<p>No removal of or works to any hedgerows, trees or shrubs or other vegetation shall take place between 1st March and 31 August inclusive, unless a competent ecologist has undertaken a detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority.</p> <p><i>Reason: Nesting birds are a protected species.</i></p>
7.	<p>All planting, seeding or turfing comprised in the approved details of landscaping shown on approved drawing refs. 19207-LD-07 Rev F, 19207-LD-01 Rev E, 19207-LD-02 Rev E, 19207-LD-03 Rev E, 19207-LD-04 Rev E, 19207-LD-05 Rev C and 19207-LD-06 Rev B shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the earlier, 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 in the next planting season with others of similar size and species..</p> <p><i>Reason: In the interest of the appearance of the locality.</i></p>
8.	<p>Prior to the construction/provision of any services within a phase, a strategy to facilitate super-fast broadband for future occupants within that phase shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a super-fast broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works within the site boundary only.</p> <p><i>Reason: To ensure a sustainable form of development.</i></p>
9.	<p>No development, other than remediation works, shall take place until an Employment and Skills Plan that is tailored to the development and will set out the employment skills opportunities for the construction phase of the development has been submitted to and approved by the council as Local Planning Authority (unless otherwise agreed in writing by the council). The development shall be carried out in accordance with the Employment and Skills Plan (in the interests of delivering local employment and skills training opportunities in accordance with Core Strategy Policy 15: Skills and Economic Inclusion).</p> <p><i>Reason: In the interests of delivering local employment and skills training opportunities as per the Central Lancashire Core Strategy Policy 15: Skills and Economic Inclusion and the Central Lancashire Employment Skills Supplementary Planning Document September 2017. No Employment and Skills Plan was submitted with the application.</i></p>
10	<p>No development shall take place until the Local Planning Authority has given written approval to remediation proposals which shall include an implementation timetable and monitoring proposals. Upon completion of remediation works a validation report containing any validation sampling results shall be submitted to the Local Planning Authority.</p> <p>Thereafter, the development shall only be carried out in full accordance with the approved remediation proposals.</p> <p>Should, during the course of the development, any contaminated material other than that referred to in the investigation and risk assessment report and identified for treatment in the remediation proposals be discovered, then the development should</p>

	<p>cease until such time as further remediation proposals have been submitted to and approved in writing by the Local Planning Authority.</p> <p><i>Reason: To ensure that contamination on site is remediated to an appropriate standard for the end use.</i></p>
11	<p>All site works and construction shall be carried out in full accordance with drawing Tree Protection Plan ref.6639.02 Rev A and the Arboricultural Impact Assessment and Method Statement (Revision A) as received by the Local Planning Authority on 8 March 2023.</p> <p><i>Reason: To safeguard retained trees and hedgerows and in the interests of visual amenity.</i></p>
12	<p>The development permitted by this planning permission shall be carried out in accordance with the principles set out within the site-specific flood risk assessment and surface water sustainable drainage strategy HYD621_GORSEY.LANE_FRA&DMS revision 2.2 on 22nd July 2022 by Betts Hydro. The measures shall be fully implemented prior to occupation of the development and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority.</p> <p><i>Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.</i></p>
13	<p>No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority.</p> <p>The detailed surface water sustainable drainage strategy shall be based upon the sitespecific flood risk assessment and indicative surface water sustainable drainage strategy submitted and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.</p> <p>The details of the drainage strategy to be submitted for approval shall include, as a minimum;</p> <p>a) Sustainable drainage calculations for peak flow control and volume control for the:</p> <ol style="list-style-type: none"> i. 100% (1 in 1-year) annual exceedance probability event; ii. 3.3% (1 in 30-year) annual exceedance probability event + 40% climate change allowance, with an allowance for urban creep; iii. 1% (1 in 100-year) annual exceedance probability event + 45% climate change allowance, with an allowance for urban creep <p>Calculations must be provided for the whole site, including all existing and proposed surface water drainage systems.</p> <p>b) Final sustainable drainage plans appropriately labelled to include, as a minimum:</p> <ol style="list-style-type: none"> i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary; ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels; to include all existing and proposed surface water drainage systems up to and including the final outfall; iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate, to include the levels of the existing properties on Tarnbeck Drive;

	<p>iv. Drainage plan showing flood water exceedance routes and post development surface water flow paths in accordance with Defra Technical Standards for Sustainable Drainage Systems;</p> <p>v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL;</p> <p>vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;</p> <p>vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components;</p> <p>c) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates and groundwater levels in accordance with BRE 365.</p> <p>d) Evidence of an assessment of the existing on-site watercourses and surface water drainage systems to be used, to confirm that these systems are in sufficient condition and have sufficient capacity to accept surface water runoff generated from the development.</p> <p>e) Evidence that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.</p> <p>The sustainable drainage strategy shall be implemented in accordance with the approved details.</p> <p><i>Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 167 and 169 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.</i></p>
14	<p>No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the Local Planning Authority. Those details shall include for each phase, as a minimum:</p> <p>a) Measures taken to ensure surface water flows are retained on-site during construction phase(s) and, if surface water flows are to be discharged they are done so at a restricted rate to be agreed with the Lancashire County Council Lead Local Flood Authority.</p> <p>b) Measures taken to prevent siltation and pollutants from the site into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.</p> <p>The development shall be constructed in accordance with the approved details.</p> <p><i>Reason: To ensure that the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue flood risk on site or elsewhere; and to ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies.</i></p>
15	<p>The occupation of the development shall not be permitted until a site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The details of the manual to be submitted for approval shall include, as a minimum:</p> <p>a) A timetable for its implementation;</p>

	<p>b) Details of the maintenance, operational and access requirement for all SuDS components and connecting drainage structures, including all watercourses and their ownership;</p> <p>c) Pro-forma to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues;</p> <p>d) The arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme in perpetuity;</p> <p>e) Details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;</p> <p>f) Details of whom to contact if pollution is seen in the system or if it is not working correctly; and</p> <p>g) Means of access for maintenance and easements.</p> <p>Thereafter the drainage system shall be retained, managed, and maintained in accordance with the approved details.</p> <p><i>Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage system is subsequently maintained pursuant to the requirements of Paragraph 169 of the National Planning Policy Framework.</i></p>
16	<p>The occupation of the development shall not be permitted until a site-specific verification report, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The verification report must, as a minimum, demonstrate that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) (or detail any minor variations) and is fit for purpose. The report shall contain information and evidence, including photographs, of details and locations (including national grid references) of critical drainage infrastructure (including inlets, outlets, and control structures) and full as-built drawings. The scheme shall thereafter be maintained in perpetuity.</p> <p><i>Reason: To ensure that surface water flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property, and ecological systems, and to ensure that the development as constructed is compliant with the requirements of Paragraphs 167 and 169 of the National Planning Policy Framework.</i></p>
17	<p>No part of the development hereby approved shall commence until a scheme for the construction of the off-site works of highway improvement has been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.</p> <p><i>Reason: To satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.</i></p>
18	<p>No dwelling shall be occupied until the approved scheme for the site access and off-site works has been constructed and completed in accordance with the approved details.</p> <p><i>Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.</i></p>

19	<p>No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by, the local planning authority. The CEMP shall provide for:</p> <ul style="list-style-type: none"> a) vehicle routing and the parking of vehicles of site operatives and visitors; b) hours of operation (including deliveries) during construction; c) loading and unloading of plant and materials; d) storage of plant and materials used in constructing the development; e) siting of cabins, site compounds and material storage area(s); f) the erection of security hoarding where appropriate; g) wheel washing facilities that shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud and stones being carried onto the highway; h) measures to mechanically sweep the roads adjacent to the site as required during the full construction period; i) measures to control the emission of dust and dirt during construction; j) a scheme for recycling/disposing of waste resulting from demolition and construction works; k) measures to ensure that construction and delivery vehicles do not impede access to adjoining properties; and l) measures to be taken to protect important habitats during the course of the development (including the water course, trees and hedgerows). <p>There shall be no access/egress for site preparation or construction purposes from New Street.</p> <p>The approved development shall be carried out in accordance with the approved CEMP.</p> <p><i>Reason: To protect existing road users and to maintain the operation and safety of the local highway network and to minimise the impact of the construction works on the local highway network.</i></p>
20	<p>Prior to any development taking place above DPC level, a phasing plan for the delivery of the on-site public open space shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the provision of these areas shall be carried out in strict accordance with the approved details and retained as such thereafter.</p> <p><i>Reason: To ensure the delivery of the public open space.</i></p>
21	<p>The development has the potential to cause harm to great crested newts as identified in the Ecological Appraisal - ECUS ref. 16474 section 4.4.2 and the applicant has entered into District Level Licensing. Prior to the commencement of development, including site clearance work, the following should be provided to the Local Planning Authority and its agreement obtained in writing;</p> <ul style="list-style-type: none"> o confirmation that no changes to this mitigation approach have occurred; or o if changes have occurred, further information on the new mitigation approach to great crested newts is provided. <p><i>Reason: to safeguard a protected species.</i></p>
22	<p>Prior to the occupation of any of the dwellings hereby permitted a landscape and environmental management plan shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:</p> <ul style="list-style-type: none"> o A description and evaluation of the habitat features to be created and enhanced (to include but not necessarily exclusively ponds, grasslands, tree planting and bird nesting and bat roosting habitat / boxes) o Aims and objectives of management o Preparation of a work schedule for implementation

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| | <ul style="list-style-type: none">o Details of the organisations responsible for implementation and managemento A five year monitoring and maintenance plan |
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The approved plan will be implemented in accordance with the approved details.

Reason: To contribute to and enhance the natural and local environment.