

Item 4h **13/00798/CB4**

Case Officer **Caron Taylor**

Ward **Chorley South West**

Proposal **Erection of 24 no. affordable dwellings (including 14 x flats, 8 x houses and 2 x bungalows) and associated parking and infrastructure**

Location **Former Site Of Douglas House Hodder Avenue Chorley**

Applicant **Adactus Housing Association**

Consultation expiry: 3 October 2013

Application expiry: 29 November 2013

Proposal

1. Erection of 24 no. affordable dwellings (including 14 x flats, 8 x houses and 2 x bungalows) and associated parking and infrastructure.
2. The application is made by Adactus Housing on land owned by the Council.
3. This application affects the route of a Public Right of Way. There is a separate report covering this issue on the agenda.

Recommendation

4. It is recommended that this application is granted conditional outline planning approval subject to the associated Section 106 Agreement

Main Issues

5. The main issues for consideration in respect of this planning application are:
 - Background information
 - Principle of the development
 - Density
 - Levels
 - Impact on the neighbours
 - Design and Layout
 - Trees and Landscape
 - Flood Risk
 - Traffic and Transport
 - Public Right of Way
 - Contamination and Coal Mines
 - Drainage and Sewers
 - Section 106 Agreement
 - Public Open Space, Code for Sustainable Homes and Viability
 - Community Infrastructure Levy

Representations

Two letters of objection have been received on the following grounds:

- The area is very quiet and peaceful area which is mostly made up of old age pensioners and Bungalows, there are no problems with heavy traffic on the road or of parking in the avenue;
- If this Planning goes ahead we will be overrun with Traffic which is on route for a lot of children walking to and from local schools (which is placing danger in their way);

- Hodder Avenue is exactly what it says "an Avenue" by building so many properties on this land it would be taking that aspect away from us. Adactus Housing would appear to be trying to turn Hodder Avenue into yet another typical Council Estate Flats and houses (aren't for the elderly) so they will be taking away what this area is made up of and always has been. This will only be creating and bringing into the area increased risks of crime. They have started moving persons into these empty flats just quite recently. Single mums in one bed flats, with them they bring their friends (unsavoury friends) and these past few weeks we the neighbours have had several items outside stolen and this is the first time in over 24 years since I have lived here;
- There will be a great deal of noise not only from these dwellings but off the roads with the traffic, I have young children who go to bed early every night to get up for school;
- The whole scale of it is going to dominate and over power the area taking away a lot of natural day light, alongside of where the planning will be is a ginnel which on a daily basis my children myself and the elderly in this area walk through on route to town and local shops and schools - how do we know who Adactus plan on housing in these properties? This could be another danger being placed in the path of everyone who already lives in this area if this planning goes ahead;
- One of my biggest concerns is my property as a home owner, as it stands now my property is in a very peaceful quiet and desirable area and the fact it is an Avenue makes a difference. If it goes ahead it will be another typical council estate which they do not want to live on and I have stayed away from them and kept my children away from them;
- Building here will drastically affect the value of my property;
- A lot people have concerns about the development which will create extra traffic and might also attract what we have already round here drug activity which goes on near All Saints Church. The area around here is an estate for the elderly and in great demand which if the development was for the same would increase more bungalows for said elderly. It is also right at the side of a primary school with an access path and we already see people waiting to pick up drugs at the side of church, this has been going on for number of years, the police seem to let this activity continue so we don't need any more space for them to congregate.

6. One letter of no objection has been received on the following grounds:

- It will look a lot better with the dwellings than the way it is now.

Consultations

7. Lancashire County Council Highways

The site currently has a vehicle access to a privately maintained access road that leads to the All Saints School. From the drawings submitted, part of the development is to be accessed from the existing access. The main access to the development will be a new access located on the sharp bend in Hodder Avenue. There are no major concerns with the layout of this access, however, the junction radii appears to be in excess of the recommended 6m for a residential development of this scale. The internal road layout seems acceptable, however the lack of turning areas at the ends of the cul-de-sacs may present difficulties for turning and lead to individual parking spaces, particularly those at the ends of the cul-de-sacs being used for vehicle turning.

8. The car parking spaces for Plots 23 & 24 located beside the refuse storage area appears rather too isolated from the flats and are likely despite the proposed fence to be prone to vandalism. This is due to its closeness to the footpath which is not lit at night. The location of the cycle storage for Plots 15-24 should be re-evaluated as it seems not to be within easy reach of the flats. It seems arduous for residents to have to undertake the long walk round the entire block of flats to get to the cycle storage area.
9. The flats have no direct rear accesses to the refuse storage area and in a similar manner to the cycle storage, residents would be required to walk more than the recommended carry distance of 30m to empty their bins. I have no problems with the locations of the other cycle and refuse storage areas within the development.
10. Public Right of Way (PROW) FP 34 currently passes through the site. The applicant should be aware that, the granting of planning permission does not constitute the diversion of a Definitive Right of Way. There is currently a bus stop opposite the development in Moor Road. This bus

stop is non-DDA compliant. The upgrading of the bus stop shall be carried out through the S278 of the Highways Act 1980.

11. The side road leading to the All Saints School from Hodder Avenue together with the existing footpath FP34, known as Douglas Place is not shown on plan as being within the applicant's boundary. There would be no Highways objections to the proposed development providing the applicant obtains the necessary consent and authorisation from to use the side road to access the parking spaces to the satisfaction of the Local Planning Authority.

12. **Chorley's Waste Officer**

The bin store location on the south east corner of the site appears acceptable, provided there is suitable access for a vehicle to that side of the site, which I understand there is via existing access road.

13. My only concern is regarding car parking spaces and bin collection points. It is not clear where residents will leave their bins at kerbside for collection, as the current arrangements could give rise to potential conflict between parked cars and wheeled bins. It is not unreasonable to assume that the majority of parking bays will be occupied when refuse collections take place. Adequate space at kerbside for at least 2 bins per property will be required, with sufficient room for refuse collectors to manoeuvre bins without risk of damaging property/vehicles.

14. **Chorley Strategic Housing**

The Council has agreed, in principle, and subject to planning approval being obtained to sell the site to Adactus Housing Association for the development of an affordable housing scheme which is supported by grant monies from the Homes and Communities Agency (HCA).

15. The mix of properties has been agreed with the Council. The Council will have 100% nomination rights over the properties for 20 years and 50% thereafter.

16. As the scheme is HCA grant funded, Affordable Rents must be charged.

17. **United Utilities**

A public sewer crosses the South Eastern section of this site and we will not permit building over it. We will require an access strip which is in accordance with the minimum distances specified in the current issue of "Sewers for Adoption", for maintenance or replacement.

18. A modification of the site layout, or a diversion of the affected public sewer at the applicant's expense, may be necessary.

19. This site must be drained on a separate system, with only foul drainage connected into the foul sewer. They therefore request a condition to be attached requiring the developer to contact the Local Authority confirming how surface water will be managed.

20. **Chorley's Waste & Contaminated Land Officer**

Request a condition in relation to ground contamination.

21. In relation to waste collection they state the communal bin store location appears acceptable.

22. They have concern regarding car parking spaces and bin collection points, as the current arrangements could give rise to potential conflict between parked cars and wheeled bins [see Design and Layout section of this report covering this issue].

23. **Lancashire County Council (Education)**

This consultation response seeks to draw the Council's attention to impacts associated with the above development and propose mitigation for these impacts through a planning obligation. The contribution described is directly linked to the development described above and would be used in order to provide education places within a reasonable distance of the development (within 3 miles) for the children expected to live on the development.

24. The latest information available at this time was based upon the 2013 annual pupil census and resulting projections.

25. Based upon the latest assessment, LCC would be seeking a contribution of £11,880.45 for 1 primary school place but would not be seeking a contribution for secondary school places.

26. Failure to secure the contributions sought would mean that the County Council cannot guarantee that children living on this development would be able to access a school place within a reasonable distance from their homes.

27. Lancashire County Council Public Rights of Way

Thank you for your consultation letter dated 30 August. The proposed development site is crossed by a public footpath shown by the attached plan. I note that the Design and Access statement states that a footpath diversion is needed. I confirm that without a diversion of the public footpath under the Town and Country Planning Act that Lancashire County Council object to the proposed development.

28. Planning Policy

This proposal is on a brownfield site in Chorley Town. Chorley Town is an identified Key Service Centre in Central Lancashire Core Strategy Policy 1, where growth and investment should be concentrated.

29. The site is also a proposed housing allocation (HS1.11) in the emerging Chorley Local Plan, which is at a very advanced stage. This application proposes more units than the housing allocation, but this is acceptable provided that the units can be satisfactorily accommodated on site, subject to other policy considerations on matters such as design. Therefore, housing use is acceptable in principle on this site.

30. Density

This proposal equates to a density of over 60 dwellings per hectare in a sustainable location, so represents the efficient use of land.

31. Affordable Housing

There is a significant need for affordable housing in the Borough and as this proposal is for 100% affordable housing, it should provide significant benefits in this regard.

32. Community Infrastructure Levy (CIL)

This proposal is for affordable housing, so provided that the development meets the conditions in Regulation 49 of the CIL regulations (so can be considered social housing) it should be eligible for 100% relief from CIL.

33. Public Open Spaces and Playing Pitches

The Open Space and Playing Pitch SPD was adopted for development control purposes at the Council meeting on 17th September 2013. The SPD states that all new residential development with the exception of nursing/rest homes, sheltered accommodation and replacement dwellings will be required to contribute towards open space and playing pitch provision, so the contribution calculated is based on 24 dwellings:

- Amenity Greenspace - Although new provision is not required from this development there are several areas of amenity greenspace within the accessibility catchment (800m) that are identified as being of either low quality and/or low value in the Open Space Study. A contribution towards improving these sites rather than on-site provision is required from this development of £140 per dwelling.
- Provision for children/young people - There is currently a deficit of provision in the Chorley South West ward in relation to this standard. A contribution towards new provision is therefore required of £134 per dwelling.
- Parks and Gardens - There is no requirement to provide a new park or garden on-site within this development. A contribution towards improving existing parks and gardens is not required.
- Natural and Semi-Natural Greenspace - There is no requirement to provide new natural/semi natural green space on-site, however, there are areas of natural/semi-natural green space within the accessibility catchment (800m) of the development that are identified as being of either low quality and/or low value in the Open Space Study. A contribution towards improving these sites is required of £557 per dwelling.

- Allotments - There is no requirement to provide allotment provision on site, however, there are allotments within the accessibility catchment (10 minutes' drive time) of the development that are identified as being of either low quality and/or low value in the Open Space Study. A contribution towards improving these sites is required from this development of £15 per dwelling.
- Playing Pitches - A Playing Pitch Strategy was published in June 2012 which identifies a Borough wide deficit of playing pitches but states that the majority of this deficit can be met by improving existing pitches. A financial contribution towards the improvement of existing playing pitches is therefore required of £1,599 per dwelling.
- The total requirement for the development is therefore £58,680.

Assessment

Background Information

34. The application site is former site of Douglas House, a sheltered house scheme, now demolished. The site is currently viewed as a piece of vacant land, becoming overgrown.

Principle of the development

35. The principle of the development is considered acceptable as the location is a brownfield site in Chorley. Chorley is a Key Service Centre in the Core Strategy and a Main Location for Growth.
36. The site is a housing allocation in the emerging Local Plan (under policy HS1.11). On 25 October, the Inspector issued her Partial Report on her findings into the soundness of the Chorley Local Plan 2012 – 2026. The Inspector's Partial Report is a material consideration in the consideration of this planning application. In summary, the plan is considered to be legally compliant. In relation to soundness, the plan is considered sound, with the exception of matters relating to Gypsies and Travellers. The examination of the local plan remains open, and the Inspector will reconvene the examination in April 2014 to consider Gypsy & Traveller Matters, which would enable adoption of the local plan by September 2014, following a supplementary report.
37. Paragraph 18 of the Partial Report states: *"For the avoidance of doubt, the Plan may not be adopted until it has been changed in accordance with all of the main modifications set out in the Appendix to this partial report and any which may be specified in the Appendix of my forthcoming supplementary report. However, because of the very advanced stage in the examination process that the main modifications set out in the attached Appendix have reached, significant weight should be attached to all policies and proposals of the Plan that are amended accordingly, where necessary, except for matters relating to Gypsies and Travellers."*
38. It is therefore considered that significant weight should be given to her report, and to the policies and proposals of the submitted local plan, as amended by the main modifications. The modifications do not propose to amend proposed allocation HS1.11 and therefore the principle of housing is considered acceptable on this site. Although more dwellings are now proposed than envisaged in the allocation it is considered that the layout demonstrates these can satisfactorily be accommodated on the site.

Density

39. The density of the development is equivalent to 68 dwellings per hectare which is considered an efficient use of land in a sustainable location.

Levels

40. The site is relatively flat and it is considered acceptable finished floor levels can be controlled by condition.

Impact on the neighbours

41. To the north west of the site is a ginnel that runs between Hodder Avenue and Moor Road and separates the site from All Saints Vicarage at 89 Moor Road and All Saints Primary School. The Vicarage has windows in its side elevation facing the site but there will be over 10m from these windows to the boundary with the site. In addition the property that these windows will face towards will be side onto them within no windows in this elevation. The relationship with this property is therefore considered acceptable.

42. On Hodder Avenue itself there are two flats nearest the site to the southeast (51 and 53) that are side onto the site; there are no windows in the side elevation of this building that face the side.
43. Opposite the site are the bungalows on Hodder Avenue. There will be approximately 16.5m between the nearest facing proposed properties (plots 1-3) to the bungalows opposite and over 13m to the boundary with them which exceeds the interface distance of 10m. This is considered an acceptable relationship.
44. The nearest properties to the west on Hodder Avenue are two flats (numbers 43 and 45) that are side onto the site and have no windows in their side elevation that face the side.
45. Opposite the site on Moor Road are numbers 94 to 102, which are two-storey. There will be over 25m between these existing properties and the ones proposed. This exceeds the Council's interface distance of 21m between first floor facing windows.
46. There is a Texaco petrol station on Moor Road that will share two boundaries with the application site. The nearest part of the petrol station site to the development is a jet wash. An acoustic assessment has been submitted with the application.
47. This states that the only windows that will need an upgraded specification are the bedroom windows in the elevation facing Moor Road (the 'North Block'), all other windows can be standard double glazing. It also recommends that the bedrooms of the North Block should employ alternative 'purge' ventilation. The Council's Environmental Health Officer has asked for clarification on some aspects of the proposal to see if these measures need to be extended to the other two blocks on the site. This issue will be updated in the addendum.

Design and Layout

48. In terms of the layout the properties are in three blocks. Plots 1-6 will face Hodder Avenue, Plots 7 to 14 will face Moor Road and plots 15 to 24 will face partly into the site and partly down Hodder Avenue. The layout is considered acceptable as it results in the scheme being outwards facing to both Moor Road and Hodder Avenue with the parking and servicing arrangements to the rear of the properties where they are less visible.
49. The properties are traditional two-storey mews properties with dual pitched roofs, the run of which is split by elements which have a lower ridge line. The last properties on either end of the development fronting Hodder Avenue (plots 1 and 23/24) would however have a mono-pitch roof at right angles to the road. The roofline gives visual interest to the properties and breaks up what would be a long uninteresting ridge line.
50. Each of the properties has bicycle parking and the flats have a communal bin store which the Council's Waste Collection Officer is happy with. Some amendments have been made to the layout to enable bins to be presented for collection without conflicting with parked vehicles.
51. The ground floor properties have access to the rear to access the bin store/cycle store and communal garden area.
52. The existing grasses area in front of the site to Moor Road is outside the application boundary and will remain. The proposed boundary treatment with the ginnel to the west has been designed so that it is not entirely enclosed but where screening is not required to gardens it is more open metal railing to avoid enclosing the ginnel but also allowing some natural surveillance to the parking areas that will be positioned to the rear of plots 7 and 14.
53. The design and layout of the properties is considered acceptable.

Trees and Landscape

54. There are a number of trees on the perimeter of the site which will be removed as a result of the development. Only three of these trees are of any significant size. The first is on the site of plots 21/22 but is a multi-stemmed tree, the second is on the boundary with the carwash but is not prominent in the street scene due to its location at the rear of the site. The main tree is where plots 13/14 will be sited and has a nice shape. It is readily visible from Moor Road and its loss is regrettable but must be weighed against the provision of affordable housing in the area.

Flood Risk

55. The site is not within a Flood Zone or over 1 hectare in size. A Flood Risk Assessment is not therefore required.

Traffic and Transport

56. Amended plans have been received as part of the application process reducing the junction radii as requested by LCC Highways. Their comments in relation to lack of turning heads at the end of the parking cul-de-sacs are noted, however the layout does not allow for these to be added and there is 6m for cars to reverse out of the provided spaces. Drivers will easily be able to see if the parking spaces are full prior to fully entering the parking area and if full will be able to use the junction in the middle of the layout to turn round. This is therefore considered acceptable. Most of the flats do have rear access to the communal parking and cycle stores through rear access doors.

57. Parking for the development is provided to the front of plots 15 to 24 but is in rear parking courts for the other properties. Properties 1-14 have the equivalent of one space for one bed dwellings and two spaces for two-bed dwellings which is in line with the Council's parking standards.

58. Plots 15 to 24 are made up of flats, some one-bed and some two-bed. Taking into account the numbers of bedrooms the flats have, the Council's parking standards require 14 parking spaces to serve them. The application proposes 10 spaces for these flats, four short. However, in this case the parking is considered acceptable because the site is in a sustainable location close to the town centre, there is a bus stop immediately outside the site and local shops nearby. In addition there is on-street parking available within or very close to the development, notably opposite the flats adjacent to the side of plot 6 and also in the small cul-de-sac off Hodder Avenue that leads to the Scout Hut on the primary school site. It is not considered that on-street parking in these locations would cause unacceptable nuisance to existing residents. For these reasons the parking is considered acceptable.

59. To respond to the comments of LCC Highways in relation to access to the two parking spaces to the rear of plots 23/24 and the adopted highway (as the applicant does not own the section of road between Hodder Avenue and the school site, Chorley Council does), Chorley Council will not be transferring this part of the road to Adactus as part of the land transfer but Chorley's legal department are aware that Adactus will need to agree rights of access with them over the land as part of the transfer. It is therefore considered that access to the parking spaces will be properly secured.

Public Right of Way

60. The definitive route of Public Right of Way number 34 cuts across the southwest corner of the site. The actual route of the footpath cannot be walked in practice as one end of it is blocked by the wall and fencing that encloses the application site from the ginnel. There is a separate report on this committee agenda dealing with the Public Right of Way diversion.

Contamination and Coal Mines

61. The site is in a Low Risk Area as identified by The Coal Authority. This requires an informative to be placed on any permission.

Drainage and Sewers

62. It is considered acceptable foul and surface water drainage schemes can be secured by conditions. United Utilities advise that public sewer crosses the south eastern section of this site and they will not permit building over it. This would either require a diversion or a modification of the site layout. Looking at United Utilities asset register the sewer actually terminates on the site rather than runs right across it. The applicant has been made aware of this and wishes to proceed with the current layout.

Section 106 Agreement

63. Normally a Section 106 legal agreement would be required to secure the affordable housing, however in this case the land is owned by the Council and is to be transferred to Adactus Housing Association. The Council's property services provider has confirmed that there will be restrictive clauses written into the land transfer to ensure that the land is used for affordable housing and there are restrictions on re-sale of the land. However, as legal agreements can be altered it is considered expedient to take a belt and braces approach by applying a planning

condition requiring at least 30% affordable housing (the percentage as required by policy on sites such as this) to ensure this is secured even if the site is sold on to another developer that is not an affordable housing provider.

Public Open Space, Code for Sustainable Homes and Viability

64. Policy 27 of the Joint Central Lancashire Core Strategy requires all new housing developments to meet Level 4 of the Code for Sustainable Homes and reduce carbon dioxide emission of predicted energy use by at least 15% through additional building fabric insulation measures or installation of appropriate decentralised, renewable or low carbon energy resources.
65. Policies HS4A and HS4B cover Open Space Requirements in New Housing Developments and Playing Pitch Requirements in New Housing Developments respectively. The total requirement from this development is £58,680.
66. Adactus have submitted a viability assessment that shows the development is not financially viable with either Code Level 4, the public open space contributions or the carbon reduction of 15%. It shows that the scheme is viable at Code Level 3 only.
67. The viability appraisal has been sent to the Council's property services provider to assess and they state that the appraisal provides for all sums necessary for the development of a scheme of 24 social rented properties which appear to be in keeping with other comparable scheme costs and are on the lower to average scale. The scheme is for social rented units only and therefore does not show any capital value from which to deduct the cost and show whether there is any profit or further funds to develop the properties to Code 4 and pay a S106 sum. There are no capital receipts that can be realised in the near future such as sales from RTA's, shared ownerships or shared equities.
68. It is therefore considered that viability of the scheme with Code Level 4 and a Public Open Space payment would be compromised and the proposal is therefore considered acceptable at Code Level 3 with no public open space or playing pitch contribution.

Community Infrastructure Levy

69. Lancashire County Council has requested a contribution to education from the application. However, since the 1st September 2013 this has been covered by the Community Infrastructure Levy (CIL) and the Council cannot 'double charge' by asking for a contribution through a legal agreement.
70. The development is CIL liable but the developer can apply for an exemption as the development is for affordable housing. However, this does not allow the Council to alternatively secure a contribution through a legal agreement.

Overall Conclusion

71. The application is recommended for approval subject to the outstanding matter of viability noise being acceptable. This will be updated on the addendum.

Planning Policies

National Planning Policies:

The National Planning Policy Framework

Adopted Chorley Borough Local Plan Review

Policies: GN1

Joint Core Strategy

Policies 1, 5, 7 and 27.

Emerging Chorley Local Plan 2012-2026

Policies: V1, HS1, HS4A, HS4B, BNE1

Planning History

04/00705/DEMCON Application for prior determination on respect of proposed demolition of Douglas House (demolition determination). Approved.

Recommendation: Permit Full Planning Permission Conditions

1. The proposed development must be begun not later than three years from the date of this permission. *Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004*

2. The foul and surface water drainage for the site shall be carried out in accordance with the details on approved plan drawing ref: 13.B. 10136/20 (Drainage Layout submitted 27th August 2013) concurrently with the rest of the development and in any event shall be finished before the dwellings are occupied. *Reason: To ensure a satisfactory means of drainage.*

3. No development shall take place, other than site preparation works, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. Construction and delivery vehicle routing to the site
- ii. the parking of vehicles of site operatives and visitors
- iii. hours of operation (including deliveries) during construction
- iv. loading and unloading of plant and materials
- v. storage of plant and materials used in constructing the development, including site compounds
- vi. wheel washing facilities

Reason: in the interests of highway safety and to protect the amenities of the nearby residents.

4. The new estate road/access between the site and Hodder Avenue shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site. *Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.*

5. Before the development hereby permitted is first commenced, other than site preparation works, full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall be carried out strictly in conformity with the approved details. *Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.*

6. The development shall only be completed with a least 30% affordable housing on the site. *Reason: To ensure the proposal complies with Policy 7 of the Core Strategy.*

7. Prior to the commencement of development, other than site preparation works, samples 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.*

8. There is potential for ground contamination at this site (adjacent to a fuel storage/filling station, with a recorded incident of underground storage tank leak)). Due to the size of development and sensitive end-use (residential housing with gardens), no development shall take place, other than site preparation works, until:

- a) a methodology for investigation and assessment of ground contamination has been submitted to and agreed in writing with the Local Planning Authority. The investigation and assessment shall be carried in accordance with current best practice including British Standard 10175:2011 'Investigation of potentially contaminated sites - Code of Practice'.

The objectives of the investigation shall be, but not limited to, identifying the type(s), nature and extent of contamination present to the site, risks to receptors and potential for migration within and beyond the site boundary;

- b) all testing specified in the approved scheme (submitted under a) and the results of the investigation and risk assessment, together with remediation proposals to render the site capable of development have been submitted to the Local Planning Authority;
- c) the Local Planning Authority has given written approval to any remediation proposals (submitted under b), 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 Authority.

Thereafter, the development shall only be carried out in full accordance with the approved remediation proposals.

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 cease until such time as further remediation proposals have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the environment and prevent harm to human health, by ensuring the site is suitable for the proposed end-use, in accordance with Paragraph 121 of the National Planning Policy Framework (DCLG, 2012).

9. The dwellings hereby permitted shall meet Code Level 3 of the Code for Sustainable Homes. Prior to the commencement of the development, other than site preparation works, a Code Pre-Assessment shall be submitted to the Local Planning Authority to demonstrate compliance with Code Level 3. The Design Stage Assessment shall then be carried out as stated in the submitted Pre-Assessment. No dwelling shall be occupied until a letter of assurance; detailing how that plot has met the relevant Code Level has been issued by a Code for Sustainable Homes Assessor. Within 6 months of occupation of each dwelling a Final Certificate, certifying that the relevant Code for Sustainable Homes Level for that dwelling has been achieved, shall be submitted to the Local Planning Authority. *Reason: In the interests of minimising the environmental impact of the development.*

10. The development hereby permitted shall not commence, other than site preparation works, until full details of the colour, form and texture of all hard ground-surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details. *Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area.*

11. The parking and associated manoeuvring facilities shown on the plans hereby approved shall be surfaced or paved, drained and marked out and made available in accordance with the approved plans prior to the occupation of any of the dwellings; such parking facilities shall thereafter be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) Order 1995). *Reason: To ensure provision of adequate off-street parking facilities within the site.*

12. 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.*

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

Title	Drawing Reference	Received date
Location Plan	2217 100	27 th August 2013

Drainage Layout	13.B. 10136/20	27 th August 2013
Site Plan as Proposed	2217 105 B	4 th November 2013
Drainage Layout	13.B. 10136/20	27 th August 2013
2B3P Flat Plan	2217 120	27 th August 2013
Proposed Elevations	2217 121	27 th August 2013
2B3P Bungalow 57m ²	2217 123	27 th August 2013
2B3P Bungalow Elevation	2217 124	27 th August 2013
2B3P Bungalow Elevation T2	2217 127	27 th August 2013
Boundary Details	2217 129	27 th August 2013
Elevations as Proposed	2217 106	27 th August 2013
2B4P House	2217 111	27 th August 2013
2B4P House Type 1 Elevation	2217 112	27 th August 2013
2B4P House Type 2 Elevations	2217 113	27 th August 2013
2B4P House Type 3 Elevation	2217 114	27 th August 2013
Unit Plan 1B2P Flat	2217 116	27 th August 2013
1B2P Type 1 Elevations	2217 117	27 th August 2013
1B2P Flat Elevation Type 2	2217 118	27 th August 2013

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