

Item 3d	16/00236/OUTMAJ
Case Officer	Nicola Hopkins
Ward	Chorley North West
Proposal	Outline application for the erection of a 4 storey apartment building providing 28 No. one and two bedroom apartments with associated car parking, all matters reserved save for access, layout and scale (to replace previous extant outline planning permission 13/00076/OUTMAJ)
Location	Hospital Car Park, Preston Road, Chorley
Applicant	W. Marsden & Sons
Consultation expiry:	17th May 2016
Decision due by:	14th June 2016

Recommendation

Permit outline planning consent subject to the associated S106 Agreement (the applicant has provided a signed completed copy of the legal agreement to the Council)

Representations

In total 1 representation has been received which is summarised below:

- Concerns over the removal of the temporary hospital car park
- Concerns over potential tree removal

Consultees

Consultee	Summary of Comments received
LCC Archaeology	No objection
United Utilities	No objection subject to conditions
CBC Waste and Contaminated Land Officer	No objection subject to conditions
LCC Education	Are seeking a contribution to 1 primary school place (£12,209.40)
Lancashire Constabulary Designing Out Crime Officer	Has made some suggestions to prevent the opportunity for criminal and anti-social activity in and around the developed site
Environment Agency	No comments
Lead Local Flood Authority	No objection subject to conditions

Assessment

Proposed Development

1. The application is an outline application covering access, layout and scale and proposes the erection of a 4 storey building on this site which will accommodate 28 apartments. The site has previously had consent for an identical scheme however the most recent outline consent is no longer extant. Access to the site will be directly off the A6.

History of the Site

2. Outline planning permission was granted in April 2009 (ref:09/00033/OUTMAJ) to demolish the existing building and erect a 4 storey apartment building providing 28 one and two bed roomed apartments with associated car parking.
3. The building was subsequently demolished and the site has subsequently been used for car parking in association with the hospital.
4. In 2013 an application was submitted to extend the timescale to submit reserved matters (13/00076/OUTMAJ). This application was approved and the applicants had until 26 April 2016 to submit reserved matters. This has not occurred and as such the planning approval for this site is no longer extant although it was when this application was submitted.

Principle of the Development

5. The site is located within the settlement area of Chorley as identified within the Local Plan. The Local Plan identifies that development within settlement areas may be for an appropriate use such as housing, offices, community facilities or green infrastructure. This should be read in conjunction with other policies and proposals within the Core Strategy. Policy 1: Locating Growth of the Core Strategy identifies Chorley as a Key Service Centre where growth and investment will be focussed.
6. The site falls to be considered as previously developed land where at both a national and local level development is encouraged, as opposed to developing greenfield land. As such the principle of redeveloping the site for residential development is considered to be acceptable.

Density

7. The site is 0.218 hectares in size. The erection of 28 apartments on this site equates to a density of 128 dwellings per hectare. Policy 5 of the Core Strategy confirms that the authorities will secure densities of development which are in keeping with local areas and which will have no detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of an area, consideration will also be given to making efficient use of land. Although this is a very high density, the nature of the development, i.e. high density apartment development, and the location of the site, it is considered to be appropriate development for this site taking into consideration the sustainable location and character of the area.

Character of the area

8. The site was formerly occupied by a large three storey Victorian building. The property was originally built as a single dwelling however it was last used as a nursing home. To the north of the site is a large Victorian building which is used as a dental practice. To the south of the site is Highgrove House which is a two storey nursing home and to the rear of the site is Chorley Hospital.
9. When the planning permission was originally granted to replace the former building on this site, it was considered that due to the prominence of the building which was situated on the site, the replacement building should be a large dominant building which would adequately replace the original building.
10. This application follows the same established design principles. The application is an outline application dealing with layout, scale and access. If outline planning permission is granted, the design and landscaping will be dealt with at reserved matters stage. Scale is

being applied for as part of this outline planning application and the site will be redeveloped with a four storey building which is considered appropriate as this will create a dominant building within the street scene. This notwithstanding, an indicative plan detailing the elevations of the building has been submitted with the application. This indicates the design and style of the building which is envisaged on the plot and demonstrates that 28 apartments can be accommodated within the building.

11. With the submitted Design and Access Statement, it is stated that the building has taken scale and style references from the demolished building. The statement goes on to confirm that the intention is to build a substantial property that has a varying roof line with hipped ends to the main roof and a mixture of gable and hip ends to the projecting elements of the building. Detailed elevations will be submitted at reserved matters stage. The design principles set out within the Design and Access Statement will be carried forward at reserved matters stage to ensure that the character and design of the building are appropriate in the context of the character of the site and the area as a whole.

Affordable Housing

12. Policy 7 of the Core Strategy sets out the requirements for the provision of affordable housing in Central Lancashire to meet the acute need for such housing in the area. Amongst other things, the Policy states that the minimum site size threshold will be 15 dwellings (0.5 hectares or part thereof) but a lower threshold of 5 dwellings (0.15 hectares or part thereof) is applicable in rural areas. Policy 7 is supported by the accompanying Supplementary Planning Document on affordable housing (SPD) which was adopted in October 2012.
13. In respect of this site, 30% affordable dwellings are required which equates to 8 on site affordable units. In this regard, as with the previous application, the applicants are contending that any affordable housing requirement on this site will render the scheme unviable.
14. Policy 7 does confirm however that this percentage is subject to site and development considerations such as financial viability. Policy 7 acknowledges that site considerations such as this should be taken into account, and where it cannot be demonstrated that the development of the site can be financially viable if the requisite number of affordable housing units is provided, then this number can legitimately be reduced and that is the proposal which is put forward in this statement. This approach is in accordance with the guidance in the Framework which confirms that development should:
.....not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.
15. In this regard the application is supported by a Viability Appraisal that has been reviewed by the Council's Property Services section and this is assessed below.
16. The submitted information includes the following headline figures:

<i>Element</i>	<i>Included figure</i>	<i>Estates Surveyor comments</i>
<i>Land Purchase Cost</i>	<i>£435,000</i>	<i>This does work out at a high land value at £805,555 per acre which was possibly purchased some time ago when prices were high. The land will also be capable of such high intensity development so the purchaser was able to pay more and it is within a very central location.</i>
<i>Costs of</i>	<i>£1,408,244 equivalent</i>	<i>This is considered reasonable for such high density</i>

<i>Construction</i>	<i>to £77 per square foot</i>	<i>development</i>
<i>External Works</i>	<i>£137,615</i>	<i>This is equivalent to £4,914 per plot and considered typical and average in addition to the net build costs.</i>
<i>Revenue from House Sales</i>	<i>between £95,000 to £110,000 per apartment</i>	<i>These do not appear to be too overly cautious but would be speculative to suggest any higher owing to nature of apartment sales.</i>

17. The Estates Surveyor concludes that although the sales prices are reasonably low, this is expected owing to the uncertainty of lending on apartments and if any affordable housing is included the profit will be vastly reduced and unviable to the developer and he is unlikely to obtain the funding at the appropriate interest. The land purchase cost is high in the case of this site however the only way to secure further funds for affordable housing as part of this development would be to reduce the profit or increase the sales prices. The profit is within the usual market limits at 16.2% on costs and 13.89% on revenue and any reduction would not provide a competitive return for the developer and the apartment market is too speculative to enable the sale prices to be increased.

Public Open Space

18. The Open Space and Playing Pitch SPD was adopted for development control purposes at the Council meeting on 17th September 2013 and open space requirements relating to new housing schemes need to accord with Local Plan Policies HS4A and HS4B and the approach in the SPD.

Amenity Greenspace

19. Local Plan Policy HS4A sets a standard of 0.73 hectares per 1,000 population. There is currently a deficit of provision in the Chorley North West ward in relation to this standard, a contribution towards new provision in the ward is therefore required from this development. As the development is 10 or more dwellings the required amenity greenspace should be provided on-site. The amount required is 0.05 hectares. A 10 year maintenance cost of £19,600 is also required unless private maintenance is proposed.

Provision for children/young people

20. Local Plan Policy HS4A sets a standard of 0.08 hectares per 1,000 population. There is currently a surplus of provision in the Chorley North West ward in relation to this standard, a contribution towards new provision in the ward is therefore not required from this development. The site is also not within the accessibility catchment (800m) of any areas of provision for children/young people that are identified as being low quality and/or low value in the Open Space Study. A contribution towards improvements is therefore also not required from this development.

Parks and Gardens

21. There is no requirement to provide a new park or garden on-site within this development. There are no parks/gardens within the accessibility catchment (1,000m) of this site identified as being low quality and/or low value in the Open Space Study therefore a contribution towards improving existing provision is not required.

Natural and Semi-Natural Greenspace

22. There is no requirement to provide new natural/semi natural greenspace on-site within this development. There are no areas of natural/semi-natural greenspace within the accessibility catchment (800m) of this site identified as being low quality and/or low value in the Open Space Study therefore a contribution towards improving existing provision is not required.

Allotments

23. There is no requirement to provide allotment provision on site within this development. The site is within the accessibility catchment (10 minutes' drive time) of a proposed new allotment site at Sylvester's Farm, Euxton (HW5.2). A contribution towards allotment provision is therefore required from this development. The amount required is £15 per dwelling.

Playing Pitches

24. 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 from this development. The Playing Pitch Strategy includes an Action Plan which identifies sites that need improvements. The amount required is £1,599 per dwelling.

25. The total financial contribution required from this development is as follows:

Amenity greenspace arranged)	= £19,600 (maintenance cost if private maintenance not arranged)
Equipped play area	= £0
Parks/Gardens	= £0
Natural/semi-natural	= £0
Allotments	= £420
Playing Pitches	= £44,772
Total	= £64,792

26. As set out above, financial viability is a consideration at this site. The submitted viability appraisal includes a sum of £20,208 which is available out of the scheme for open space without affecting the viability of the scheme. Although this figure is below the Policy required amount, it is considered the maximum achievable out of this scheme and the associated S106 Agreement will include this figure to contribute to pitches within the Borough.

Access

27. The site fronts onto the A6 Preston Road which is the main route connecting Chorley Town Centre with the M61 motorway, Preston and the Parishes of Chorley. The A6 is a very busy road however visibility is good and the proposal will utilise the existing access point which served the former building on this (although this access has been temporarily blocked up whilst the land has been used as a car park for the hospital with access to the car park achieved through the hospital land).
28. The site is located close to local amenities and Chorley Town Centre and there is a regular bus service along Preston Road. As such the site is considered to be in a very sustainable location. The scheme incorporates 36 parking spaces including 4 disabled parking spaces and cycle storage.
29. The proposed apartment block will contain 20 one bedroom and 8 two bedroom apartments which generates the need for 36 parking spaces in accordance with Policy ST4 of the Adopted Local Plan and as such the proposed parking provision is acceptable for the number of apartments proposed.
30. Bin storage facilities are proposed adjacent to the entrance to the site which, in respect of the previous application, the Council's Environmental Services Team considered were adequate to serve the site. This application proposes similar bin storage facilities. The layout of the car park reflects the scheme proposed for the previous application which incorporated adequate turning space within the parking court for a refuse collection vehicle. It has previously been agreed that gates, which will be accommodated at the site entrance, will either be (a) closed, but operated by sensors to allow access to collection vehicles at all times, or (b) closed only during night-time periods and hence open when

access is required by the collection vehicle. The details of the gates will be required via condition.

Impact on the neighbours

31. The immediate neighbours to the site are the dental surgery to the north of the site and the nursing home, Highgrove House, to the south of the site. The building has been sited in a similar location as the former building which occupied the site and is a similar height. As the scheme is outline in nature the design, including the location of windows will be assessed at reserved matters stage. The indicative elevation plans which have been submitted incorporate kitchen windows and windows which serve the corridors in the side elevations. As kitchen windows they have the potential to create overlooking, however the windows as designed are secondary windows to the open plan living space and could be obscurely glazed to protect the neighbours' amenities whilst not adversely impacting on the amenities of the future residents. It is considered that an acceptable window arrangement can be designed at reserved matters stage and any overlooking addressed by obscure glazing if deemed necessary.
32. Highgrove House, to the south of the site, is located at a lower land level than the application site. The proposed development will be located closer to the boundary with Highgrove House than the former building however windows serving habitable rooms will not be permitted within the southern elevation where overlooking/ loss of privacy would occur. The gable will be set off the boundary and replacement fencing along with landscaping along the boundary will be required via condition.
33. Planning permission was granted in December 2014 (14/00938/FUL) for two-storey extensions to the north, east and south elevations of Highgrove House. This work has not yet commenced however the permission is extant until December 2017. The main changed approved at Highgrove House is a two storey extension adjacent to Preston Road. As the proposed development is set back into the site, it is not considered that the new apartment block will impact on this element of the approved extension.
34. The approved scheme does however include an extension to the northern elevation of the building to create enlarged bedroom space which will bring the building closer to the boundary with the application site. This results in bedroom windows at both ground and first floor level closer to the application site. The approved extension is however only approximately 1.9m in width. Given the difference in land levels it is considered that sufficient boundary treatment and landscaping will act as a screen to the windows, including the first floor windows, in the north elevation of the nursing home. Additionally as the proposed development is located to the north of Highgrove House it will not result in loss of light.
35. This application is similar to the previous scheme in respect of siting and scale and it was considered that the building and the size proposed could adequately be accommodated on the site whilst protecting the neighbours' amenities. This is still considered to be the case even with the extensions as approved at Highgrove House.
36. To the west of the site there is a car park associated with the hospital and as such no loss of amenity is created at this part of the site.

Trees

37. An Ecological Assessment was not submitted with the application although one was undertaken prior to the demolition of the former building on the site. The proposal includes the provision of bat and bird boxes within the trees, a landscaping condition is attached to the recommendation which requires the planting of native species and the proposal incorporates a 'No Dig' construction and a permeable surface finish adjacent to the frontage trees. All of these provisions satisfy the Ecologists concerns in respect of the original application.

38. A number of trees have been felled on the site historically however a Tree Preservation Order (TPO 7 (Chorley) 2007) has been placed on the trees which have a high visual amenity value along the frontage of the site. These trees will be retained as part of the scheme

Sustainable Resources

39. Policy 27 of the Core Strategy currently requires dwellinghouses to be built to meet Code for Sustainable Homes Level 4 which increases to Level 6 on 1st January 2016. However the 2015 Deregulation Bill received Royal Assent on Thursday 26th March 2015 which effectively removes Code for Sustainable Homes. The Bill does include transitional provisions which include:

“For the specific issue of energy performance, local planning authorities will continue to be able to set and apply policies in their Local Plans which require compliance with energy performance standards that exceed the energy requirements of Building Regulations until commencement of amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015. This is expected to happen alongside the introduction of zero carbon homes policy in late 2016. The government has stated that, from then, the energy performance requirements in Building Regulations will be set at a level equivalent to the (outgoing) Code for Sustainable Homes Level 4. Until the amendment is commenced, we would expect local planning authorities to take this statement of the government’s intention into account in applying existing policies and not set conditions with requirements above a Code Level 4 equivalent.”

“Where there is an existing plan policy which references the Code for Sustainable Homes, authorities may continue to apply a requirement for a water efficiency standard equivalent to the new national technical standard, or in the case of energy a standard consistent with the policy set out in the earlier paragraph in this statement, concerning energy performance.”

40. As such there will be a requirement for each apartment to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations in accordance with the above provisions.

CIL

41. The Chorley CIL Infrastructure Charging Schedule provides a specific amount for development. The CIL Charging Schedule was adopted on 16 July 2013 and charging commenced on 1 September 2013. The proposed development will be a chargeable development and the charge is subject to indexation in accordance with the Council's Charging Schedule. However apartments generate a CIL levy of £0.
42. The intention of the CIL charging is to fund infrastructure that is needed as a result of development. The Council's CIL charging schedule includes funding for education provision and as such the additional school places required to accommodate the pupils generated by new development will be funded via the CIL. As set out above the financial viability of this scheme is restrictive and even if there were additional funds in this development it is not considered that an education contribution could be secured as this infrastructure is addressed by CIL.

Drainage

43. Lancashire County Council as the Lead Local Flood Authority and United Utilities have reviewed the proposal and have raised no objection to the scheme subject to conditions in respect of surface water drainage, sustainable drainage and maintenance. These conditions have been attached to the recommendation.

Neighbour Concerns

44. A concern has been received about the impact of this development on parking for the hospital. The site is currently used for parking in association with the hospital although this permission is only temporary (09/00410/FUL and 13/00166/FUL) with the current consent expiring on 30th April 2016. The Hospital Trust were advised that the consent

was about to expire and submitted a further application (16/00384/FUL) to use the land as a car park for a further three years as they have extended the lease for another three years. Whilst there is no current consent in place to use the land as a car park, in the event that the new application is approved, there will be consent for a further three years which would tie into the approval of this outline application. This notwithstanding, the use of the land as a car park was always a temporary use as this site had consent for new apartments and as such this parking was never envisaged for the long term with the land owner only granting temporary leases. As such the impact on parking at the hospital is not material to the consideration of this application.

Overall Conclusion

45. The proposal involves the redevelopment of brownfield land which is considered to be acceptable in terms of National Planning Policy. Although this is an outline application it is considered that the site can be developed without adversely impacting on neighbours, highway safety or ecology associated with the site and as such the scheme is considered to be acceptable.

Planning Policies

In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/ guidance considerations are contained within the body of the report.

Planning History

Reference	Description	Decision	Date
03/00958/COU	Change of use from Nursing Home to Offices (Class B1).	Approved	2003
04/01295/OUTMAJ	Outline application for the demolition of existing nursing home and erection of new B1 office block and car parking.	Refused	January 2005
07/01271/FULMAJ	Demolition of existing building and erection of four storey apartment building, providing 28 no. one and two bedroom apartments with associated car parking and landscaping.	Withdrawn	
08/00232/FULMAJ	Demolition of existing building and erection of four storey building, providing 28 one and two bedroom apartments with associated car parking and landscaping.	Refused	June 2008
09/00033/OUTMAJ	Outline application for the demolition of existing building and erection of a 4 storey apartment building providing 28 one and two bed roomed apartments with associated car parking.	Approved	April 2009
09/00410/FUL	Change of use to hospital car park for temporary 3 year period	Approved	June 2009
09/00470/DIS	Application to discharge conditions 3, 8 and 9 attached to planning approval	Conditions discharged	June 2009

	09/00033/OUTMAJ.		
09/00671/DIS	Application to discharge condition 3 and 4 attached to planning approval 09/00410/FUL.	Conditions discharged	September 2009
13/00166/FUL	Application to extend the temporary permission for the use of the site as a hospital car park for a 3 year period.	Approved	April 2013
13/00198/TPO	Crown lift and thin Sycamore Tree (T1 at 94 Preston Road), remove ivy from Alder Tree and prune branches overhanging the highway (T1 at 67 Preston Road), remove Ash Tree (T4 at 67 Preston Road).	Consent granted	May 2013
13/00076/OUTMAJ	Application for a new planning permission to replace the extant outline planning permission no. 09/00033/OUTMAJ (which permitted the demolition of the existing building and erection of a 4 storey apartment building providing 28 one and two bed roomed apartments with associated car parking) in order to extend time limit for implementation	Approved	April 2013
16/00384/FUL	Application to extend the temporary permission for the use of the site as a hospital car park for a 3 year period	Invalid	

Suggested Conditions

No.	Condition															
1.	<p>An application for approval of the reserved matters, namely the design and landscaping of the site, must be made to the Council before the expiration of three years from the date of this permission and the development hereby permitted must be begun two years from the date of approval of the last of the reserved matters to be approved.</p> <p>Reason: This condition is required to be imposed by the provisions of Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>															
2.	<p>The development hereby permitted for up to 28 apartments (up to 20 one bedroom and 8 two bedroom apartments) shall be carried out in accordance with the following approved plans:</p> <table><tr><th>Title</th><th>Drawing Reference</th><th>Received date</th></tr><tr><td>Existing Site Layout and Location Plan</td><td>08/147/E01 Rev A</td><td>11th March 2016</td></tr><tr><td>Proposed Site Layout</td><td>08/147/P01 Rev B</td><td>11th March 2016</td></tr><tr><td>Proposed macadam no dig construction</td><td>09/147/P04</td><td>11th March 2016</td></tr><tr><td>Design & Access Statement</td><td></td><td>11th March 2016</td></tr></table> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p>	Title	Drawing Reference	Received date	Existing Site Layout and Location Plan	08/147/E01 Rev A	11th March 2016	Proposed Site Layout	08/147/P01 Rev B	11th March 2016	Proposed macadam no dig construction	09/147/P04	11th March 2016	Design & Access Statement		11th March 2016
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Proposed Site Layout	08/147/P01 Rev B	11th March 2016														
Proposed macadam no dig construction	09/147/P04	11th March 2016														
Design & Access Statement		11th March 2016														
3.	<p>The new dwellings hereby approved are required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations.</p> <p>Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Ascent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reduction as part of new residential schemes in the interests of minimising the environmental impact of the development.</p>															
4.	<p>Prior to the commencement of the construction of the building hereby permitted details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that each dwelling will meet the required Dwelling Emission Rate. The development thereafter shall be completed in accordance with the approved details.</p> <p>Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Ascent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development. This needs to be provided prior to the commencement so is can be assured that the design meets the required dwelling emission rate.</p>															
5.	<p>No part of the building hereby approved shall be occupied until a SAP assessment (Standard Assessment Procedure), or other alternative proof of compliance (which has been previously agreed in writing by the Local Planning Authority) such as an Energy Performance Certificate, has been submitted to and approved in writing by the Local Planning Authority demonstrating that each dwelling has achieved the required Dwelling Emission Rate.</p> <p>Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Ascent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development.</p>															

6.	<p>The application for approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site), notwithstanding any such detail shown on previously submitted plans. The development shall only be carried out in conformity with the approved details.</p> <p>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</p>
7.	<p>Due to the size of development and proposed sensitive end-use (residential), the development hereby permitted shall not commence until the applicant has submitted to and had approved in writing by the Local Planning Authority a report to identify any potential sources of contamination on the site and where appropriate, necessary remediation measures. The report should include an initial desk study, site walkover and risk assessment. If the initial study identifies the potential for contamination to exist on site, the scope of a further study and site investigation must then be agreed in writing with Local Planning Authority and thereafter undertaken and shall include details of the necessary remediation measures. The development shall thereafter only be carried out following the remediation of the site in full accordance with the measures stipulated in the approved report.</p> <p>Reason: Please note it is the applicant's responsibility to properly address any land contamination issues, to ensure the site is suitable for the proposed end-use, in accordance with Paragraph 121 of the National Planning Policy Framework (DCLG, 2012). A Desk Study Report should include a desk study and site reconnaissance (walk over) and preliminary risk assessment as defined in 'CLR 11: Model Procedures for the Management of Land Contamination' (Environment Agency, 2004). Further guidance and advice on producing the report can be obtained from the Contaminated Land Officer on 01527 515661.</p>
8.	<p>As part of the first reserved matter application a scheme of landscaping of the site shall be submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.</p> <p>Reason: In the interests of the amenity of the area and to ensure a landscaped buffer is provided between the development hereby approved and the adjacent property, Highgrove House.</p>
9.	<p>All planting, seeding or turfing comprised in the approved details of landscaping 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 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 in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.</p> <p>Reason: In the interest of the appearance of the locality.</p>
10.	<p>Prior to the commencement of the development or as part of the first reserved matters application samples of all external facing materials to the proposed buildings (notwithstanding any details shown on previously submitted plans and specification) shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.</p> <p>Reason: To ensure that the materials used are visually appropriate to the locality.</p>
11.	<p>Prior to the commencement of the development or as part of the first reserved matters application details of the colour, form and texture of all hard ground-surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.</p> <p>Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area.</p>

12.	<p>Prior to the commencement of the development or as part of the first reserved matters application full details of the position, height and appearance of all fences and walls to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plans) shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.</p> <p>Reason: To ensure a visually satisfactory form of development and to protect the amenities of occupiers of the adjacent Highgrove House.</p>
13.	<p>Prior to the occupation of the first apartment hereby approved full details of any gates to be erected to the vehicular entrance to the site (notwithstanding any such detail shown on previously submitted plans) shall have been submitted to and approved in writing by the Local Planning Authority. The details shall include information about the operation of the entrance gates. No building shall be occupied or land used pursuant to this permission before the entrance gates have been erected in accordance with the approved details. The entrance gates shall thereafter be retained in accordance with the approved details at all times.</p> <p>Reason: To ensure a visually satisfactory form of development and to ensure adequate access is provided for refuge vehicles.</p>
14.	<p>Prior to the occupation of the first apartment hereby approved full details of the Management Company and arrangements for the future management and maintenance of the site, including storage and collection of refuse, management of the parking spaces and management of the on site amenity space, shall be submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be managed by the approved Management Company in accordance with the approved arrangements.</p> <p>Reason: To ensure the satisfactory management of the car parking arrangements and refuse storage/ collection at the site.</p>
15.	<p>Prior to the commencement of the development or as part of the first reserved matters application full details of the cycle parking provision shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking provision shall thereafter be provided in accordance with the approved details.</p> <p>Reason: To ensure adequate on site provision for cycle parking to enable choice of transport modes to and from the site.</p>
16.	<p>Prior to the commencement of the development or as part of the first reserved matters application full details of the bin storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The bin storage shall be constructed prior to the occupation of the first apartment hereby approved and retained in accordance with the approved plans.</p> <p>Reason: To ensure that adequate refuse storage is provided on site.</p>
17.	<p>Foul and surface water shall be drained on separate systems.</p> <p>Reason: To secure proper drainage and to manage the risk of flooding and pollution.</p>
18.	<p>Prior to the commencement of any development or as part of the first reserved matters application, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:</p> <p>a) Information about the lifetime of the development design storm period and intensity (1 in 30 & 1 in 100 year + 30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance and easements where applicable, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of flood levels in AOD;</p> <p>b) The drainage scheme should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.</p>

	<p>c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);</p> <p>d) Flood water exceedance routes, both on and off site;</p> <p>e) A timetable for implementation, including phasing where applicable;</p> <p>f) Site investigation and test results to confirm infiltrations rates</p> <p>g) details of water quality controls, where applicable.</p> <p>The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme and shall be fully completed prior to the first occupation of the first apartment hereby approved.</p> <p>The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event of surface water draining to the combined public sewer, the pass forward flow rate to the public sewer must be restricted to 10l/s.</p> <p>Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.</p>
19.	<p>Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum: a.</p> <p>The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and</p> <p>b. Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime. The development shall subsequently be completed, maintained and managed in accordance with the approved plan.</p> <p>Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.</p>
20.	<p>During the construction period, all trees to be retained shall be protected in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standards.</p> <p>Reason: To safeguard the trees to be retained.</p>
21.	<p>The car park hereby approved shall be constructed in accordance with the 'macadam no dig construction' method detailed on plan reference 09/147/P04, received 11th March 2016, within the tree root zone of the trees to be retained on site. The construction of the car park shall be in accordance with the approved method of construction unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure the continued protection of existing trees on the site.</p>
22.	<p>The application(s) for reserved matters shall adhere to the following parameters in respect of the apartments hereby approved: 1) a maximum height of 4 stories reflecting the submitted Site Section Plan (ref: 08/147/P03 Rev A received 11th March 2016) 2) The design principles contained within the approved Design and Access Statement.</p> <p>Reason: To ensure an acceptable form of development for the site within the parameters of the site.</p>