

APPLICATION REPORT – 16/01134/FUL

Validation Date: 19 December 2016

Ward: Clayton-le-Woods North

Type of Application: Full Planning

Proposal: Redevelopment of site to create 4 two bedroom houses together with addition of parking, private drives and boundary treatment

Location: Land North of 21 Woodfield Bamber Bridge

Case Officer: Adele Hayes

Applicant: Places For People Homes Ltd

Agent: Places For People Homes Ltd

Consultation expiry: 14 March 2017

Decision due by: 26 April 2017

RECOMMENDATION

1. Permit Full Planning Permission

SITE DESCRIPTION

2. The application site is located immediately adjacent to Clayton Brook Road, to the rear of dwellings that front Woodfield, within the defined settlement boundary of Clayton Brook. Part of the site is allocated as natural/semi-natural greenspace in the Local Plan, and it is assessed as low quality and low value. It contains mature trees and grass with a public footpath delineating the northern boundary.

DESCRIPTION OF PROPOSED DEVELOPMENT

3. This application seeks planning permission for a terrace of 4no. two bedroomed houses with associated car parking, driveways and integrated boundary treatments.
4. Each property will be constructed from a light red multi-facing brick under a gable ended smooth grey concrete tiled roof and will have white Upvc windows.
5. The accommodation offers a lounge, kitchen/diner and w.c. to the ground floor and two bedrooms with bathroom to the first floor.
6. To facilitate the development the proposal involves the removal of several mature trees and shrubbery.

RELEVANT HISTORY OF THE SITE

7. No relevant planning history associated with the site.

REPRESENTATIONS

8. A total of 4 representations have been received citing the following grounds of objection:
- The proposed development will result in a loss of privacy.
 - There will be disruption caused by noise and pollution during the construction phase.
 - There are currently no residential properties on Clayton Brook Road itself and as a consequence, despite there being no parking restrictions, there is currently no vehicle parking on Clayton Brook Road.
 - The development of this site would change the nature of Clayton Brook Road in that it would set a precedent for housing with direct access onto the road and would also create the potential for parking on Clayton Brook Road for visitors and delivery vehicles going to the new properties.
 - The location of the development at the junction of Clayton Brook Road and Tramway Lane could potentially cause problems for traffic turning right from Tramway Lane on to Clayton Brook Road if there are any vehicles parked outside the properties or cars are entering or exiting the properties.
 - The proposal involves the piecemeal loss of some of the green space on Clayton Brook to housing developments which is detrimental to wildlife.
 - The addition of residential houses here will increase traffic and promote the stopping of vehicles on a very busy road for deliveries and visitors.
 - The junction opposite is heavily used for access to the motorway and for Walton Summit industrial park and could not handle disruption of this type.
 - The road itself is also used regularly by the 125 bus service which will also suffer.

CONSULTATIONS

9. Lancashire County Council Highways – have no objection to the revised proposal subject to the imposition of conditions.
10. Lancashire County Council Archaeology Service – comment that the proposed development is in an area of known archaeological significance with a high probability that archaeological horizons might be encountered. Consequently should the Local Planning Authority be minded to grant planning permission to this or any other scheme, Lancashire Archaeological Advisory Service would recommend that an archaeological watching brief be maintained during groundworks for the proposed development in order to record both surviving elements and the line of the tramway and that such work is secured by means of the following condition.
11. Council's tree officer – comment that they would prefer to retain the trees but has no overall objection subject to conditions.
12. Greater Manchester Ecology Unit – have no objection subject to conditions
13. Waste & Contaminated Land – have reviewed the phase 1 preliminary risk assessment and have no objections to the development.
14. United Utilities - no objection subject to conditions
15. Lancashire County Council Public Rights of Way – no response received
16. Clayton Brook Parish Council – have objected to the application and have commented that when the estate was constructed Clayton Brook Road was built to provide access to the residential roads on the estate with no developments on the road itself. There are currently no residential properties on Clayton Brook Road. Therefore, despite there being no parking restrictions, there is currently no vehicle parking on Clayton Brook Road. The development of this site would change the nature of Clayton Brook Road in that it would set a precedent for housing with direct access on to the road. It would also create the potential for parking on Clayton Brook Road for visitors and delivery vehicles going to the new properties.

The location of the development at the junction of Clayton Brook Road and Tramway Lane is of concern from a road safety point. This is a busy junction as Clayton Brook Road/Tramway Lane is used as a link from the A6 Preston Road through to the M61/M65 and Kellet Lane and is on the 125 bus route. The development could potentially cause problems for traffic turning right from Tramway Lane on to Clayton Brook Road if there are any vehicles parked outside the properties or cars are entering or exiting the properties.

Comment is also made that the estate was designed with a specified amount of green / amenable land and this development would encroach on this

PLANNING CONSIDERATIONS

17. It is considered that the main issues in the determination of this application are:

- Principle of development;
- Loss of public open space;
- Highway safety;
- Impact upon the character and appearance of the locality;
- Impact on neighbour amenity;
- Ecology;
- Arboriculture;

Principle of development

18. The National Planning Policy Framework (The Framework) states that housing applications should be considered in the context of the presumption in favour of sustainable development and, therefore, development proposals which accord with the development plan should be approved without delay.

19. There is particular support for the provision of affordable housing in The Framework and through Policy 6 of the Central Lancashire Core Strategy.

20. Policy 1(a) of the Central Lancashire Core Strategy encourages some growth and investment in Urban Local Service Centres, such as Clayton Brook, providing it is in keeping with the local character and setting of the area.

21. One of the core principles of the Framework is that development should be focussed in sustainable locations and approved without delay unless other material considerations indicate otherwise. The site is located within a sustainable location with sufficient public transport networks and local services and facilities within walking to support the development.

Loss of public open space

22. The application site is located in the core settlement area of Clayton Brook and will result in the loss of 515 square metres of an area of natural/semi-natural greenspace which is allocated as open space under policy HW2 of the Local Plan. This policy seeks to protect land currently or last used as open space unless alternative provision is made under criterion a) or all of criteria b) to e) are satisfied.

23. The main issue in regards to this site is whether it makes a significant contribution to the character of the area in terms of visual amenity under criterion e). In such instances, and to overcome the harm, the applicant is required to either provide alternative provision elsewhere in the local area or through the agreement of a contribution towards improvements to remaining designated green space of £5 per m² of space lost.

24. Further to discussion with the Planning Policy team, it is acknowledged that there is no suitable land available in Clayton Brook to provide alternative provision and, therefore, a commuted sum for the loss of the site would be acceptable.

25. On the basis of the above, any planning approval would, therefore, normally be dependent upon a section 106 agreement detailing and securing a commuted sum payment. The applicant has however submitted a viability assessment which demonstrates that the provision of any contribution would render the development unviable.
26. Viability is material planning consideration and paragraph 173 of the Framework states that to ensure viability, the costs of any requirement likely to be applied to development... 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. The viability assessment submitted has been reviewed by the Council's Surveyor and is considered to be robust. The properties will be for social rent and all the costs and rents within the assessment are considered reasonable and any commuted sums will make the scheme unviable.
27. The proposed development will deliver affordable housing in a sustainable location, which is of benefit to the local community and although it is acknowledged it will result in the loss of an area that makes a contribution to the character of the area in terms of visual amenity, it is considered the provision of affordable housing carries significant weight in national planning policy and, therefore, in the planning balance is sufficient to outweigh this. As such, it is considered that the loss of the green space can be justified in this instance due to the benefits provided by the proposed development.
28. It should be noted that the applicant for this application is Places for People and a condition is suggested requiring that all the dwellings shall be provided as affordable dwellings (as defined in the Central Lancashire Affordable Housing Supplementary Planning Document) to be managed by a Registered Provider.
29. This will ensure that the properties are maintained as affordable properties as weight has been given to the fact they are affordable in the planning balance.
30. In terms of the open space contributions generated by the development itself, in line with policies HS4a and HS4b of the Chorley Local Plan 2012 – 2026 and the Open Space and Playing Pitch SPD no contribution is required for developments of less than eleven dwellings. The Council's approach is that a contribution is only required towards provision for children/young people if there is local evidence of need. Although there is a deficit of provision of this typology in Clayton Brook/Green there are no identified schemes for new provision and there are no schemes that the contributions can be pooled towards. A contribution is not, therefore, required.

Access and highway safety

31. Policy BNE1 of the Chorley Local Plan 2012-2026 reiterates that development will only be permitted where the *'residual cumulative highways impact of the development is not severe and would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces below the standards stated with the Site Allocations Policy – Parking Standards, unless there are other material considerations which justify the reduction.'*
32. Policy ST4 of the Chorley Local Plan 2012-2026 requires development to make parking provision in accordance with the standards set out in Appendix A of the Local Plan. In this regard the proposal includes two car park spaces for each unit which complies with the parking standards for a two bedroomed property.
33. The originally submitted site plan showed a frontage parking arrangement where vehicles would be reversed out of the individual frontages to exit the site. Clayton Brook Road is a link road between the A6 Preston Road and the B5256 Westwood Road with few residential frontages. As a result, traffic speeds appear in excess of the prevailing 30mph speed limit. Also, Tramway Lane which is opposite the site is a local access road to Bamber Bridge and a major route to the M61 Motorway as a result of which there is constant vehicular activity at the junction of Clayton Brook Road and Tramway Lane.

34. The site also lies between two bus stops and a footpath that provides pedestrian access from Clayton Brook Road to a public right of way (FP32) and a cluster of remote footways to the area southeast of the site. The site is also on a road bend where drivers of vehicles reversing out of the proposed parking spaces would not have a clear sight of hazards in the southerly direction, especially when buses are present in the nearside layby. Just to the south of the bus laybys, there is a carriageway narrowing with a give way marking which often lead to traffic queuing back across the site frontage.
35. This originally proposed parking arrangement was considered to be unacceptable due to its safety implication for traffic on Clayton Brook Road and those turning in and out of Tramway Lane. It would also endanger the safety of pedestrians using the footway frontage to the site from the adjacent footpath to the bus stops.
36. The scheme was, therefore, revised to include a single access to site that allows vehicles to be able to turn within the curtilage of the site in order to exit the site in forward gear.
37. In considering the wider access arrangements, it is noted that there are a number of bus services available along Clayton Brook Road, immediately to the west, which provides the benefit of realistic sustainable transport alternatives. There are also a number of amenities in the locality (Clayton Brook Local Centre) which can be accessed by foot and public transport to the south west. The location is therefore considered to be a sustainable one.

Impact upon the character and appearance of the locality

38. Paragraph 60 of the Framework states that '*Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.*'
39. Policy BNE1 of the Chorley Local Plan 2012 – 2026 states that planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that the proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials.
40. There is a consistent form of development in the immediate area of the site comprising a mixture of staggered terraced residential units and three storey apartment blocks with front and rear gardens, private car parking and a mixture of hedgerow and timber fence panelling to the boundaries. The dwellings themselves are fairly typical of their period, being constructed in red brickwork under shallow pitched concrete tiled roofscapes with corresponding fenestration patterns.
41. The application site is roughly square shaped and bounded to the north by a public footpath, to the south by the curtilage of the adjacent properties on Woodfield, with more natural/semi-natural greenspace to the east.
42. The proposal involves the construction of four modern two storey dwellings, contained in a terrace, facing onto Clayton Brook Road with a single point of access and associated landscaping. The terrace will have a side gable, containing a first floor landing window, facing the rear elevation of the dwellings on Woodfield with a separation distance of approximately 16m at its closest point.
43. Whilst it is acknowledged that the design concept for the dwellings is dissimilar to the surrounding built form, it is not considered a replication of the adjoining terraces would benefit the appearance, nor maintain the open character, of this particular site and, therefore, a different design approach has been undertaken. The proposed development will however, incorporate similar fenestration patterns and light red multi-facing brickwork under a grey concrete tiled pitched roof to help assimilate the proposal with existing architectural features in the immediate vicinity.

44. It is, therefore, considered that the simple design, scaling and proportionate massing of development is sympathetic to the densities found within the locality and will not harm, or be contrary to, the existing architectural characteristics of the adjoining residential units.

Impact on neighbour amenity

45. Policy BNE1 of the Chorley Local Plan 2012 – 2026 states that there should be no unacceptable adverse effect on the amenity of neighbouring properties through overlooking, loss of privacy or reduction of daylight.

46. In the assessment of this application, consideration has been given to the standard design guidelines for interface distances between habitable room windows of neighbouring properties and the impact of development upon the level of residential amenity enjoyed by the occupiers of adjoining occupiers.

47. In this regard, the proposed development has been positively designed to ensure a satisfactory relationship with the dwellings to the south with at least 16m between the habitable windows in the rear elevation these properties and the side elevation of the nearest proposed dwelling.

48. It is not considered that the development will detrimentally impact upon the amenities of any other property given the suitable layout and the level of screening to the boundaries.

49. It is, therefore, considered that the proposal will not cause overlooking, a significant loss of privacy or a reduction of daylight to the detriment of neighbouring occupiers to warrant refusal of the application.

Ecology

50. Policy BNE9 of the Chorley Local Plan 2016-2026 states that priority will be given to protecting, safeguarding and enhancing habitats for European, nationally and locally importance species.

51. The information submitted with the application includes a Preliminary Ecological Appraisal. The site provides habitat for nesting birds and commuting and foraging bats as well as supporting woodland and trees. Invasive species were also found on site.

Bats

52. None of the trees on site had the potential to support roosting bats but did offer potential foraging and commuting habitat for bats. The appraisal, therefore, makes recommendation in relation to the lighting of the development. A suitable condition is suggested.

Breeding birds

53. The proposal will result in the loss of a small area of woodland that provides habitat for nesting for birds. As compensation for this loss it is recommended that one blue tit nest box is affixed to a suitable tree within the proposals and the re-planting of hedgerow with native species. An informative is suggested.

Invasive Species

54. The invasive species Cotoneaster has been found on site and a suitable condition is suggested for its controlled removal.

Biodiversity Enhancements

55. In line with the requirements of the National Planning Policy Framework measures to enhance biodiversity at the site should be incorporated into the proposal and a suitable condition is suggested to ensure appropriate landscaping of the site.

Arboriculture

56. Policy BNE10 of the Chorley Local Plan 2016-2026 states that proposals which would result in the loss of trees and/or involve inappropriate works to trees which contribute positively to the character of the landscape, a building, a settlement or the setting thereof will not be permitted. Replacement planting will be required where it is considered that the benefit of development outweighs the loss of some trees or hedgerows.
57. The application is supported by the submission of an Arboricultural Impact Assessment produced by bEk Enviro to satisfy policy BNE10 of the Local Plan.
58. Five groups of trees were recorded during the survey and the development of the site as proposed will directly require the removal of four groups of trees and parts of one further group of trees. In the absence of suitable controls, the development may well have an indirect impact on a number of trees on the site. Measures are, therefore, required during the construction phase in order to safeguard retained trees for the long term benefit of the landscape.
59. The wider landscape comprises predominantly residential dwellings, with a moderate level of tree cover. The direct impact of the development is, therefore, considered likely to be minor on the extent of canopy cover within the wider landscape. Mitigation of the impacts from the development of the site can be provided in the form of replacement of trees lost to the development, by the planting of new trees as part of a comprehensive landscape package and the erection of protective fencing to an agreed specification in a suitable location in advance of the commencement of the development. Appropriate arboricultural and biodiversity enhancements in line with local and national planning policy can be achieved through the planting of trees, shrubs and where appropriate hedges, as part of the landscape proposals for the site. This can be secured by condition.
60. In assessing the report, the Council's Arboricultural Advisor has concluded that the proposed tree felling appears to be acceptable on the delivery of replacement planting to mitigate against the loss of the trees. The Council's Advisor has also indicated that successful retention of the remaining trees throughout the development phase will require the trees to be protected with temporary protective fencing through the submission of a Method Statement for Tree Protection conditioned to any grant of approval. Again this can be secured by condition.

COMMUNITY INFRASTRUCTURE LEVY

61. The proposed development is CIL chargeable, however, it is expected that social housing relief will be sought on the basis that the development is for affordable rented housing.

CONCLUSION

62. The proposed development will have the benefit of providing new affordable housing in a sustainable location. The proposal will have no unacceptable detrimental impact on the amenity of neighbouring occupiers and will not cause unacceptable harm to appearance of the site and character of the area. In addition, safe access and adequate parking is provided. The retention of the public open space is not considered to be a necessity in this instance given that to do so will affect the viability of the development. On the basis of the above, it is recommended that planning permission be granted.

RELEVANT 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.

Suggested 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 development hereby permitted shall be carried out in accordance with the approved plans below:

Title	Plan Ref	Received On
Location Plan	P01 Rev A	19 December 2016
Proposed Site Plan	P02 Rev A	28 February 2017
Proposed Floor Plans and Elevations.	P06	28 February 2017

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

3. Prior to the commencement of above groundworks, 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.

4. Prior to the commencement of above groundworks a scheme for the landscaping of the development and its surroundings shall be submitted. These details shall include 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, proposed finished levels, means of enclosure, minor artefacts and structures]. The scheme should include a landscaping/habitat creation and management plan which should aim to contribute to targets specified in the UK and Lancashire Biodiversity Action Plans. Landscaping proposals should comprise only native plant communities appropriate to the natural area.

All hard and soft landscape works shall be carried out in accordance with the approved details within 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.

Reason: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and secure a high quality design.

5. 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.

Reason: To safeguard the trees to be retained.

6. If the tree felling hereby approved does not commence before 31st March 2018 then the trees will be reassessed for bat roosting potential and the finding supplied to and agreed in writing by the LPA.

Reason: In the interests of protecting habitats for European Protected Species.

7. Prior to occupation, a "lighting design strategy for biodiversity" for areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:

a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: In the interests of protecting habitats for European Protected Species.

8. No removal of or works to any trees, shrubs or brambles shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, 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.

Reason: In the interests of protecting habitats for European Protected Species.

9. Prior to the commencement of development (including demolition, ground works, vegetation clearance), an invasive non-native species protocol shall be submitted to and approved by the local planning authority, detailing the containment, control and removal of Cotoneaster on site. The measures shall be carried out strictly in accordance with the approved scheme.

Reason: In the interests of protecting habitats for European Protected Species.

10. The dwellings hereby permitted shall not be occupied until the parking areas to the rear/side of the properties are constructed in accordance with the approved plans and shall be retained in situ thereafter.

Reason: In the interests of highway safety.

11. Before the development hereby permitted is first commenced 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.

12. No development shall take place, including any works of demolition, 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. the parking of vehicles of site operatives and visitors
- ii. hours of operation (including deliveries) during construction
- iii. loading and unloading of plant and materials
- iv. storage of plant and materials used in constructing the development
- v. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works

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

13. All new dwellings are required to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations.

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 Assent 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.

14. Prior to the commencement of the development 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.

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 Assent 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 it can be assured that the design meets the required dwelling emission rate.

15. No dwelling 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 the dwelling has achieved the required Dwelling Emission Rate.

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 Assent 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.

16. The first floor landing window in the southern elevation of the terrace of dwellings hereby permitted shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter. The obscure glazing shall be to at least Level 3 on the Pilkington Levels of Privacy, or such equivalent as may be agreed in writing by the local planning authority.

Reason: In the interests of the privacy of occupiers of neighbouring property.

17. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.