

## **APPLICATION REPORT – 17/01123/REM**

**Validation Date: 23 November 2017**

**Ward: Astley And Buckshaw**

**Type of Application: Reserved Matters**

**Proposal: Reserved matters application pursuant to outline planning permission 14/00927/OUTMAJ for substitution of house types on plots 440, 441 and 442 approved under reserved matters approval 17/00441/REMMAJ**

**Location: Group 1 Euxton Lane Euxton**

**Case Officer: Adele Hayes**

**Applicant: Persimmon Homes Lancashire**

**Agent: N/A**

**Consultation expiry: 22 December 2017**

**Decision due by: 18 January 2018**

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### **RECOMMENDATION**

1. It is recommended that the application is approved.

### **SITE DESCRIPTION**

2. The Group One site is located to the west of Central Avenue and covers an area of 54.34 hectares. It is located to the south west of Buckshaw Village and forms part of the former Royal Ordnance site. It is split between the administrative areas of South Ribble Borough Council and Chorley Borough Council with the larger part of the site within the boundary of Chorley.
3. Outline planning permission was granted in December 2009 for the redevelopment of the Group One site for mixed use development comprising housing and commercial uses and associated landscape treatment and highway works (08/00910/OUTMAJ). Permission was granted subject to a number of conditions and obligations contained within a Section 106 Agreement.
4. Three further Section 73 applications (11/00403/OUTMAJ, 13/00126/OUTMAJ and 14/00927/OUTMAJ) to vary condition 29 (access on the A49) of the outline planning permission, to remove the requirement for the dwellings to achieve Code Level 6 and to vary condition no. 30 (construction of main access road) to enable re-positioning of the main access road through the site, were approved on 27 July 2011, 17 July 2013 and 30 March 2015 respectively.
5. Infrastructure has been constructed to deliver serviced land and reserved matters approval has been given for several of the land parcels. Development is underway.
6. An application to vary the affordable housing obligations contained in the original Section 106 Agreement dated 22 December 2009 (in so far as they relate to the part of the Group 1 site within Chorley Borough Council's administrative area) was approved in September 2013.

7. The amendments involved a reduction in the affordable housing provision from 20 per cent to 15 per cent and for all of the affordable housing units provided to be in the form of social rented housing.
8. Two further applications have been submitted under Section 106A of the Town and Country Planning Act 1990 (as amended) to modify the planning obligation again insofar as it relates to the provision affordable housing and its delivery timeframe on other land parcels.
9. All of the other obligations within the original Agreement are not affected by these applications.
10. This application relates to part of Parcel M1 that is being developed by Persimmon Homes.

#### **DESCRIPTION OF PROPOSED DEVELOPMENT**

11. This application seeks reserved matters approval for plot substitutions on part of the approved development. The revised proposal affects 3no. plots pursuant to outline permission ref: 14/00927/OUTMAJ and which were approved previously under reference 17/00441/REMMAJ.
12. Consent is sought for details of appearance, landscaping, layout and scale. Details relating to means of access into the site from Wigan Road were approved at the outline stage.
13. The proposed development is subject to a number of conditions attached to the outline permission and a separate S106 Obligation.

#### **REPRESENTATIONS**

14. The application has been publicised on site and no representations have been received as a result of this publicity.

#### **CONSULTATIONS**

15. Euxton Parish Council – no comments have been received.

#### **PLANNING CONSIDERATIONS**

16. The principle of redeveloping the site with housing was originally established as being acceptable by the grant of outline planning permission in 2009, the approval of the subsequent Section 73 applications and by the grant of reserved matters approval in January 2015 for the development of this parcel.
17. The acceptability of the principle of development has been established and this application is for the consideration of 3no. plot substitutions only. Finished floor levels will be unchanged.
18. The fencing and landscaping proposals have been kept to the same standards as those previously approved.
19. The orientation of the proposed house types will remain the same and the scheme has been designed to ensure that the Council's minimum spacing standards are adhered to which ensures that the amenities of the future residents are protected.
20. It is considered that the relationship with the neighbouring properties will be acceptable and will not result in a reduction in the level of residential amenity expected to be enjoyed by the occupiers of other dwellings within the development or a greater degree of harm when assessed against the approved scheme.
21. The approved net density of the development remains unchanged.

22. The car parking arrangements also remain unchanged.

### **Conclusion**

23. The total number of dwellings remains unchanged and the acceptability of the principle of residential development on this site was established with the previous grants of planning permission. The amendments to the layout and house type substitution are considered to be acceptable. The applicant is bound by the conditions placed on the outline permission and the legal agreement.

**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.

### **RELEVANT HISTORY OF THE SITE**

**97/00509/OUT:** Outline application for mixed use development. Approved August 1999.

**97/00660/CTY:** Erection of a landfill containment facility for the storage of contaminated soils and demolition material and associated land forming. Approved January 1998.

**02/00748/OUT:** Modification of conditions on outline permission for mixed use development. Approved December 2002.

**05/00017/CTY:** Variation of conditions 1, 3 and 4 of planning permission 9/97/660 to allow the importation of hazardous waste and to amend the phasing of landfilling and restoration at the existing landfill containment facility. Approved March 2005.

**07/01108/CTY:** Variation of condition 1 of planning permission 09/05/0017, extending the period of operations of the contained landfill facility by 3 yrs. from 1/03/08 to 1/03/11. Approved by LCC January 2008.

**08/00645/FUL:** Erection of a bat house at Group One, Buckshaw Village. Approved July 2008.

**08/00910/OUTMAJ:** Outline planning application for the redevelopment of land at Group One (Site Area 54.34 Hectares), Royal Ordnance Site, Chorley for mixed use development comprising housing and commercial uses (including uses A1, A2, A3, B1, B2, C1, C2 and C3 of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2006) and associated landscape treatment and highway works. Approved December 2009.

**08/01002/FUL:** Erection of a bat house at group one Buckshaw Village. Approved November 2008.

**09/00058/CTY:** Construction of a landscape mound for recreational and nature conservation use, utilising surplus excavation soils from the restoration of the site. Approved by LCC April 2009.

**09/00084/FUL:** Erection of a bat house at group one, Buckshaw Village. Approved April 2009.

**09/00095/FULMAJ:** Land reclamation and remediation earthworks to create a development platform at Group 1, Buckshaw Village (site area 54.34 hectares). Approved December 2009.

**10/00153/DIS:** Application to discharge conditions 4, 9, 10, 11, 12, 14, 16, 17, & 18 attached to planning approval 09/00095/FULMAJ. Discharged April 2010.

**10/00247/DIS:** Application to discharge condition 32 of planning approval 08/00910/OUTMAJ. Discharged April 2010.

**10/00309/DIS:** Application to discharge condition 14 attached to planning approval 09/00095/FULMAJ (discharge of phase 1 only). Discharged July 2010.

**10/00339/DIS:** Application to discharge conditions 7, 8 and 23 of planning approval 09/00095/FUL. Discharged June 2010.

**10/00608/NLA:** Neighbouring local authority application for construction of an access road onto the A49. No objection August 2010.

**10/00693/DIS:** Application to discharge condition 14 attached to planning approval 09/00095/FULMAJ (further phase relating to more information on tree removal/tree retention in the high and medium risk remediation zones). Discharged September 2010.

**10/00940/DIS:** Application to discharge conditions 7, 10, 12, 22 & 28 attached to planning approval 08/00910/OUTMAJ. Discharged December 2010.

**10/01061/DIS:** Application to discharge condition 47 attached to planning approval 8/00910/OUTMAJ. Discharged January 2011.

**10/01062/DIS:** Application to discharge condition 13 attached to planning approval 9/00095/FULMAJ. Discharged January 2011.

**11/00080/DIS:** Application to discharge conditions 5, 6, 8, 9, 11, 29, 30 and 46 attached to planning approval 08/00910/OUTMAJ. Discharged March 2011.

**11/00099/DIS:** Application to discharge condition 14 attached to planning approval 9/00095/FULMAJ. (phase 2 of the tree removal/tree retention and amendments to Phase 1 previously approved as part of 10/00309/DIS and 10/00693/DIS). Discharged February 2011.

**11/00361/NLA:** Neighbouring Local Authority consultation on a reserved matters application for the construction of an access road, foul water pumping station and layout of the NEAP/ open space (site 0.9ha) at Group 1, Buckshaw Village. No objection May 2011.

**11/00403/OUTMAJ:** Section 73 application to vary condition 29 (access on the A49) attached to outline planning approval 08/00910/OUTMAJ. Approved July 2011.

**11/00784/DIS:** Application to discharge condition 45 attached to planning approval 11/00403/OUTMAJ. Discharged October 2011.

**11/00897/DIS:** Application to discharge condition 24 attached to planning approval 11/00403/OUTMAJ. Discharged October 2011.

**12/00007/FUL:** Construction of an access road to serve parcels H3 and H4 of Group 1 and the erection of a foul pumping station. Approved May 2012.

**12/00265/MNMA:** Application for minor non-material amendment to planning application 11/00403/OUTMAJ to amend to the remediation phasing. Approved April 2012.

**12/00266/MNMA:** Application for minor non-material amendment to planning application 09/00095/FULMAJ to amend to the remediation phasing. Approved April 2012.

**12/00448/DIS:** Application to discharge condition 17 attached to planning approval 09/00095/FULMAJ. Discharged May 2012.

**12/00475/FULMAJ:** Section 73 application to vary condition 18 (southern boundary treatment) attached to planning approval 09/00095/FULMAJ. Approved January 2013.

**12/00688/FUL:** Construction of an access road leading from Central Avenue together with earthworks and landscape treatment associated with the realignment of watercourses. Approved November 2012.

**12/00791/MNMA:** Application for minor non material amendment to outline planning application 08/00910/OUTMAJ comprising changes to the approved phasing of the development. Approved January 2013.

**12/00801/DIS:** Application to discharge conditions numbered 6 (exportation of material), 7 (cleaning of vehicle wheels), and 8 (routing of heavy goods vehicles) of planning approval 09/00095/FULMAJ. Discharged December 2012.

**12/00835/DIS:** Application to discharge condition 3 (requirement to agree the extent of the proposed sub-phase H3 for which a reserved matters application is to be submitted) of permission 08/00910/OUTMAJ (outline permission for the development of Group 1). Discharged September 2012.

**12/00979/DIS:** Application to discharge condition numbered 14 (tree survey) of planning approval 09/00095/FULMAJ. Discharged October 2012.

**12/01205/DIS:** Application to discharge conditions numbered 3 (phasing) and 24 (verification reports) of planning approval 11/00403/OUTMAJ. Discharged December 2012.

**12/01237/DIS:** Application to discharge condition numbered 14 (tree survey) of planning approval 09/00095/FULMAJ. Discharged February 2013.

**13/00126/OUTMAJ:** Section 73 application to vary condition no. 17 (Code for Sustainable Homes) of planning permission no. 11/00403/OUTMAJ to remove the requirement for dwellings built post January 2016 to achieve Level 6. Approved July 2013.

**13/00310/FULMAJ:** Engineering works comprising the re-grading of land at the ordinary watercourse crossing the site on a north-south alignment (following the installation of a culvert) to create a level platform for the construction of a Neighbourhood Equipped Area for Play to serve the planned housing neighbourhood. Approved June 2013.

**13/00649/FUL:** Application under Section 106 BA of the Town and Country Planning Act 1990 (as amended) to modify a planning obligation dated 22 December 2009. Approved September 2013.

**13/00945/DIS:** Application to discharge condition 3 (requirement to agree the extent of the proposed sub-phase H1a(ii) for which a reserved matters application is to be submitted) of permission 13/00126/OUTMAJ (outline permission for the development of Group 1). Discharged October 2013.

**13/01014/DIS:** Application to discharge of condition 22 (remediation strategy) and condition 24 (verification report) of planning permission of 13/00126/OUTMAJ. Discharged November 2013.

**13/01113/DIS:** Application to discharge of condition 22 (remediation strategy) and condition 24 (verification report) of planning permission of 13/00126/OUTMAJ. Discharged December 2013.

**13/01132/REMAJ:** Reserved matters application pursuant to outline planning permission 13/00126/OUTMAJ for the erection of 93 no. 2, 3 and 4 bedroom, 2 storey residential dwellings, together with associated access roads, driveways, garages, private garden areas and means of enclosure. Includes for the provision of 14 no. affordable dwellings within the above. Approved March 2014.

**14/00056/DIS:** Application to discharge conditions numbered 11, 13, 14, 15, 16, 17, 18, 33, 36, and 37 attached to outline planning approval 13/00126/OUTMAJ in so far as they relate to development parcel H1a(ii). Discharged April 2014.

**14/00177/FULMAJ:** Application to vary condition 7 of planning permission ref: 12/00945/REMMAJ (which was a Reserved Matters application for the erection of 32 no. dwellings) to allow the dwellings to be built to Code Level 3 (but Code 4 Energy) rather than Code Level 4 or 6. Withdrawn May 2014.

**14/00179/DIS:** Application to discharge conditions 6 (carbon emissions statement) and 8 (Design Stage Assessment) of planning approval ref: 12/00945/REMMAJ (which was a Reserved Matters application for the erection of 32 no. residential dwellings). Pending.

**14/00265/REMMAJ:** Proposed erection of 20 no. dwellings and associated landscaping and highway works (further re-plan of part of site previously approved by permission ref: 13/01144/REMMAJ). Approved May 2014.

**14/00343/DIS:** Application to discharge condition numbered 25 (site compound) attached to outline planning approval 13/00126/OUTMAJ in so far as it relates to development parcel H1a(ii). Discharged May 2014.

**14/00549/DIS:** Application to discharge condition 3 (requirement to agree the extent of the proposed sub-phase H2 for which a reserved matters application is to be submitted) of permission 13/00126/OUTMAJ (outline permission for the development of Group 1). Discharged July 2014.

**14/00635/REMMAJ:** Reserved matters application for the erection of 64 no. residential dwellings and associated landscape and highway works (pursuant to outline permission ref: 13/00126/OUTMAJ). Approved September 2014.

**14/00659/DIS:** Application to discharge condition 3 (requirement to agree the extent of the proposed sub-phase H1e for which a reserved matters application is to be submitted) of permission 13/00126/OUTMAJ (outline permission for the development of Group 1). Discharged April 2015.

**14/00927/OUTMAJ:** Section 73 application to vary condition no. 30 (Construction of main access road) of planning permission no. 13/00126/OUTMAJ to enable re-positioning of the main access road through the site. Approved March 2015.

**14/00933/REMMAJ:** Reserved matters application for the erection of 51 no. residential dwellings (including 9 no. affordable) and associated landscape and highway works (pursuant to outline permission ref: 13/00126/OUTMAJ). Approved December 2014.

**14/00990/ADV:** Erection of 12 no. directional yellow signs (1m x 36cm) fixed to lampposts on routes leading from Euxton, the M61 and the M6 pointing the way to Redrow housing development at Buckshaw Village (Group 1 part of site). Withdrawn November 2014

**14/01014/ADV:** 1000 x 360 mm Lampost mounted signs. Withdrawn January 2015.

**14/01151/MNMA:** Minor non-material amendment to plots 1 - 4 (approved under 13/01132/REMMAJ) involving repositioning of previously approved house types. Approved December 2014.

**14/01152/REM:** Reserved matters application pursuant to outline planning permission 13/00126/OUTMAJ for substitution of house type on Plot 5 approved under reserved matters approval 13/01132/REMMAJ. Approved 22 December 2014.

**14/01231/REMMAJ:** Reserved matters application pursuant to outline planning permission 13/00126/OUTMAJ for substitution of house type on Plots 64-68 and 70 approved under reserved matters approval 13/01132/REMMAJ. Approved February 2015.

**14/01232/REMMAJ:** Reserved matters application for 58 no. dwellings and associated works (pursuant to outline permission ref: 13/00126/OUTMAJ). Variation of the plans approved by

permission ref: 14/00635/REMMAJ to amend the layout and house types on the parcel, including a reduction overall of 6no. dwellings. Approved January 2015.

**15/00207/DIS:** Application to discharge condition 4 (foul and surface water drainage) of application ref: 14/01232/REMMAJ (which was for 58 dwellings and associated works). Pending.

**15/00225/DIS:** Application to discharge condition 4 (foul and surface water drainage) for planning permission ref: 14/01232/REMMAJ (which was for 58 dwellings). Pending.

**15/00238/DIS:** Application to discharge condition 14 (materials) of outline planning permission ref: 13/00126/OUTMAJ. Discharged May 2015.

**15/00248/DIS:** Application to discharge condition 14 (materials) of outline planning permission ref: 14/00927/OUTMAJ (outline permission for the development of Group 1), in relation to Parcel H2. Discharged May 2015.

**15/00422/MNMA:** Minor non-material amendment to plots 31-35 & 53-61 (14 plots) (approved under 13/01132/REMMAJ) involving a substitution of the approved roof tile specification. Approved May 2015.

**15/00505/PNOT:** Prior notification of the intention to install an electricity substation and pump station. Approved June 2015.

**15/00674/OUTMAJ:** Section 73 application to vary conditions nos. 28 (Junction configuration) and 30 (Construction of main access road) attached to outline planning permission no. 14/00927/OUTMAJ. Pending.

**15/00769/OUTMAJ:** Section 73 application to vary conditions nos. 16 (Code for Sustainable Homes) and 17 (Code for Sustainable Homes) in respect of plots 41 to 52 (12 plots) on development parcel H1a(ii), attached to outline planning permission no. 14/00927/OUTMAJ. Pending.

**15/00825/DIS:** Application to discharge condition 3 (requirement to agree the extent of the proposed sub-phase H1c for which a reserved matters application is to be submitted) of permission 14/00927/OUTMAJ (outline permission for the development of Group 1). Discharged October 2015.

**15/01030/DIS:** Application to discharge condition 3 of permission 14/00927/OUTMAJ (revision to agreed extent of the proposed sub-phase H2 to enable extension of shared driveway to provide improved turning head). Discharged November 2015.

**15/01037/REMMAJ:** Reserved matters application pursuant to outline planning permission 14/00927/OUTMAJ for the erection of 167 no. dwellings (including of 41 no. affordable dwellings). Approved December 2015.

**15/01169/DIS:** Application to discharge condition 14 of permission 14/00927/OUTMAJ (insofar as it relates to sub-phase H2) to update approved materials schedule. Discharged December 2015.

**15/01244/FUL:** Section 73 application to vary conditions nos. 16 (Code for Sustainable Homes) and 17 (Code for Sustainable Homes) in respect of development parcels H1c, H1d, H1bi, M1 and H1a only attached to outline planning permission no. 14/00927/OUTMAJ. Pending.

**16/01027/TPO:** T1 Oak - Overhanging driveway of Plot 25 Foxglades and nearly touching property. Applying to prune back canopy by 3-4m where space allows and remove cracked limb. Approved December 2016.

**16/00046/REM:** Reserved matters application pursuant to outline planning permission 14/00927/OUTMAJ for substitution of house types on plots 23 and 41 on Parcel H2 approved under reserved matters approval 14/01232/REMMAJ. Approved February 2016.

**16/00110/REM:** Reserved matters application pursuant to outline planning permission 14/00927/OUTMAJ for substitution of house types on plots 24 and 40 on Parcel H2 approved under reserved matters approval 14/01232/REMMAJ. Approved March 2016.

**16/00397/S106A:** Application under Section 106A of the Town and Country Planning Act 1990 (as amended) and the Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992 to modify a planning obligation (Affordable Housing) dated 22 December 2009. Approved August 2016.

**16/00999/REMMAJ:** Reserved matters application pursuant to outline planning permission 14/00927/OUTMAJ for the erection of 166 no. dwellings. Approved January 2017.

**17/00218/DIS:** Application to discharge condition 3 (requirement to agree the extent of the proposed sub-phases H1a/M1; H1b(i); H1b(ii) and H1d for which reserved matters applications are to be submitted) of permission 14/00927/OUTMAJ (outline permission for the development of Group 1). Discharged May 2017.

**17/00441/REMMAJ:** Reserved matters application for parcels M1 & HA1 pursuant to outline planning permission ref: 14/00927/OUTMAJ, for 158 residential dwellings (including 24 affordable units), including 4 storey apartments, 3 storey town houses and 2, and 2.5 storey dwellings and associated infrastructure and landscaping. Approved October 2017.

**17/00767/REMMAJ:** Reserved matters application for the erection of 120 no. residential dwellings (including 48 affordable dwellings) and associated landscape and highway works (pursuant to outline permission ref: 14/00927/OUTMAJ). Approved October 2017.

**17/00807/MNMA:** Minor non-material amendment to boundaries of plots 126 - 130 inc. (approved under 16/00999/REMMAJ) involving reduction in garden size. Approved 25 October 2017.

**17/00947/DIS:** Application to discharge condition 13 (engineering, drainage, street lighting and constructional details of the streets) of reserved matters consent 16/00999/REMMAJ which was for the erection of 166 no. dwellings. Approved 21 November 2017.

**17/01063/TPO:** Works to protected trees, Chorley BC TPO 8 (Euxton) 2010: mature oak no.1 - crown lift to 4.5 metres; mature oak no.2 bottom snapped limb to be removed; mature poplar requires removal of the lowest limb, second lowest limb reduce back away from light column. Pending.

**17/01107/DIS:** Application to discharge conditions 3 (levels), 5 (landscaping) and 11 (highway technical details) of permission ref: 17/00767/REMMAJ (which was a reserved matters application for the erection of 120 no. residential dwellings (including 48 affordable dwellings) and associated landscape and highway works). Pending.

**17/01112/DIS:** Application to discharge conditions 3 (levels), 4 (external materials) and 11 (engineering, drainage, street lighting and constructional details of the streets) of reserved matters consent ref: 17/00441/REMMAJ (which was for 160 residential dwellings, including 4 storey apartments, 3 storey town houses and 2, and 2.5 storey dwellings and associated infrastructure and landscaping - parcels M1 & HA1). Pending.

**17/01125/MNMA:** Minor non-material amendment to the development approved under references 14/00927/OUTMAJ and 17/00441/REMMAJ (erection of 160 dwellings) involving a change to the surface treatments on two roads from paving to tarmac. 11 December 2017

#### Suggested Conditions

1. The Development shall only be carried out in accordance with the approved plans, except as may otherwise be specifically required by any other condition of the outline planning permission or this approval of reserved matters.



*Reason: To define the permission and in the interests of the proper development of the site.*

2. The Development shall only be carried out in accordance with the approved plans, except as may otherwise be specifically required by any other condition of the outline planning permission or this approval of reserved matters.

*Reason: To define the permission and in the interests of the proper development of the site.*

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

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

<b>Title</b>	<b>Plan Ref</b>	<b>Received On</b>
ReplanLayout	H1A310 REV A	22 November 2017
Boundary Treatment Plan	H1A.302 REV D	22 November 2017
Materials Plan	H1A.308	22 November 2017
Clayton Corner House Type	TGDP/GOE-H1Bii/CLA	22 November 2017
Hanbury House Type	TGDP/GO-M1/HAN	22 November 2017

4. 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.*

5. Prior to the commencement of development details and/or 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.*

6. 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 of the dwellings 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.*

7. 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, to provide reasonable standards of privacy to residents.*

8. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

*Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use.*

9. The development hereby approved shall be carried out in accordance with the approved surface water regulation system.

*Reason: To secure proper drainage.*

10. Before the dwellings hereby permitted are occupied the driveways and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the approved plan. The driveways and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

*Reason: To ensure adequate on site provision of car parking and manoeuvring areas.*

11. The garage(s) hereby approved shall be kept freely available for the parking of cars and shall not be converted to living accommodation, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.

*Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking.*

12. No dwellings shall be occupied until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

*Reason: In the interest of highway safety to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.*

13. Before the use of the site hereby permitted is brought into operation and for the full period of construction, facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site.

*Reason: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.*

14. The ground surfacing materials, detailed on the approved plans, shall be used and no others substituted.

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