

## **APPLICATION REPORT – 18/00800/OUT**

**Validation Date: 21 August 2018**

**Ward: Wheelton And Withnell**

**Type of Application: Outline Planning**

**Proposal: Outline application for the erection of up to 9 houses (with all matters reserved)**

**Location: Land Adjacent 8 Miller Avenue Abbey Village**

**Case Officer: Mr Iain Crossland**

**Applicant: Mr D and F & J Brown and Fisher**

**Agent: Mr Peter E Gilkes**

**Consultation expiry: 21 November 2018**

**Decision due by: 14 December 2018**

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### **RECOMMENDATION**

1. It is recommended that this application is approved subject to conditions.

### **SITE DESCRIPTION**

2. The application site is located within the settlement boundary of Abbey Village and is also within Abbey Village Conservation Area. The application site comprises 0.34ha of pasture land. It is relatively flat and does not accommodate any buildings.
3. To the north east of the site are dwellings located on Miller Avenue and Cherry Grove. To the south east and south west the site is bound by undeveloped open land located in the Green Belt, whilst the north west of the site is bound by the Withnell Nature Reserve.
4. It is noted that two previous outline applications for the erection of three detached dwellings on part of the site and accessed from Miller Avenue have been approved. One of these approvals was through an appeal following the refusal of planning permission by Chorley Council.

### **DESCRIPTION OF PROPOSED DEVELOPMENT**

5. The application seeks outline planning permission, with all matters reserved, for the erection of up to nine dwellings. Therefore, details of appearance, access, landscape, layout, and scale are reserved and are not for consideration at this time. Only the acceptability of the principle of providing nine residential dwellings on the site is for consideration.
6. An indicative layout has been submitted showing the nine dwellings along a new road that would be a continuation of Miller Avenue. This demonstrates how nine properties could be set out on the site, and that it is possible to accommodate nine dwellings on the site, however, the indicative layout is not for consideration at this stage.

## REPRESENTATIONS

7. Representations in objection have been received from the occupiers of 9 addresses. These raise the following issues:
  - Highway safety concerns.
  - Ecological impact
  - Adjacent land would become capable of development.
  - Inconvenience caused by construction traffic.
  - Deliberate attempts to circumnavigate the planning process through subdividing the site.
  - No need for additional dwellings.
  - The proposed development is too large.
  - Impact on the Abbey Village conservation area.
  - Impact on the character of the area.
  - Outline applications should not be accepted in conservation areas.
  - Lack of facilities/amenities.
  - Larger properties do not benefit the people of the village.
  - The legal status of the land between Miller Avenue and the application site is in dispute.
  - The access roads are too narrow to support additional dwellings.
  - The land would be worth more with planning permission.
  - Loss of open land used by residents.
  - It is also queried who would be liable for problems with ground conditions.
8. Representations in support have been received from the occupier of 1 address.

## CONSULTATIONS

9. **Withnell Parish Council:** No comments have been received.
10. **Lancashire Highway Services:** Have commented that the proposed development is acceptable in principle subject to conditions.
11. **United Utilities:** Have no objections.

## PLANNING CONSIDERATIONS

### Principle of development

12. The application site forms part of land designated by policy V2 of the Chorley Local Plan 2012 - 2026 as within the Settlement Area of Abbey Village. Within these areas there is a presumption in favour of appropriate sustainable development, subject to material planning considerations and compliance with other Development Plan policies.
13. Abbey Village is not specified as an area for growth within Core Strategy policy 1 and falls to be considered as an 'other place'. Criterion (f) of Core Strategy policy 1 reads as follows: "In other places – smaller villages, substantially built up frontages and Major Developed Sites – development will typically be small scale and limited to appropriate infilling, conversion of buildings and proposals to meet local need, unless there are exceptional reasons for larger scale redevelopment schemes."
14. One of the core principles of National Planning Policy Framework (the Framework) is that development should be focussed in locations that are sustainable. It is considered that the site is located in a reasonably sustainable location with some access to public transport and local amenities such as a school, public house and restaurant and the means to access other amenities relatively easily. The Framework also states that development in sustainable locations should be approved without delay. This presumption in favour of sustainable development is reflected in policy V2 of the Chorley Local Plan.
15. It is considered that Abbey Village can be classified as a 'smaller village'. It is also considered that the proposed development of nine dwellings is small scale. Nine dwellings would be an appropriate amount of development, within the settlement boundary of a

village of this size. A large proportion of dwellings in Abbey Village are terraced, two-storey properties on either side of Bolton Road, originally built to house workers within the Mill. These are typically small with 2 bedrooms. The delivery of larger dwellings would have the benefit of providing much needed family housing to Abbey Village, which may support a small number of families to remain within the village rather than having to seek appropriate housing elsewhere.

16. Therefore, it is considered that the 'principle' of the proposed dwellings is acceptable in compliance with Chorley Local Plan policy V2 and Core Strategy policy 1 and the Framework.

#### Impact on designated heritage asset

17. Policy BNE8 of the Chorley Local Plan 2012 – 2026 seeks to protect and enhance the designated Heritage Assets. The application site is located within the Abbey Village Conservation Area. The key characteristics of the conservation area are:
  - Linear development either side of a focal point, Abbey Mill;
  - The dominant building materials are elevations faced with local sandstone and grey slate roofs;
  - Dominance of small, two-storey terraced houses. The smallest ones are the oldest (1840) and are nearest to the mill. Slightly larger ones are younger (1875) and situated on the edge of the village; and
  - Modern development on the north western fringe.
18. The application site is adjacent to an area of the Abbey Village Conservation Area that comprises entirely of modern, late 20th Century houses that have no particular historic, architectural or cultural significance and it is not located adjacent to any buildings that currently contribute to the significance of the Conservation Area.
19. The application site itself is not noted within the Abbey Village Conservation Area Appraisal and Management Proposals, but it does, to some extent, help to preserve the appearance of the conservation area. It is considered that a carefully designed residential development, of an appropriate scale, using appropriate materials, could be provided at the application site, which would continue to preserve the appearance and character of the conservation area.
20. The only listed building in the area, Abbey Mill, is located approximately 140 metres south east from the application site. Given the character of the immediate area, and the separation distance to the only listed building in the area, it is considered that the proposed development would have no material impact on either the appearance of the listed building or the conservation area, or the significance of these designated heritage assets.
21. As such it is considered that an application in outline only can be determined in this instance, given the peripheral position within a less significant part of the conservation area. It is considered that the proposed development would have no material impact on either the appearance or setting of the Abbey Village Conservation Area or any listed buildings, or the significance of these designated heritage assets, and is, therefore, considered to be in conformity with S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, policy 16 of the Core Strategy and policy BNE8 of the Adopted Chorley Local Plan 2012 - 2026.

#### Impact on character and appearance of locality

22. The application seeks outline planning permission with all matters reserved. Therefore, no details of how the proposed dwellings would look, their scale or where they would be sited has been provided. From the information submitted with the application this suggests that the applicant's intention is to develop nine detached properties, which are likely to accommodate at 3 or 4 bedrooms each.

23. The prevailing dwelling types within the vicinity of the application site are detached bungalows and dormer-bungalows. However, elsewhere in Abbey Village, including within the conservation area, other dwelling types exist, including detached two-storey properties.
24. It is considered that nine detached properties in this location can assimilate with the built form of Miller Avenue. The dwellings themselves in this position could act as a logical extension to those existing dwellings, continuing the existing line of built form westwards.
25. Should this application be approved it is considered that the siting of the proposed dwellings would require careful consideration as part of a subsequent reserved matters application. The siting and continuation of the highway should reflect the general alignment and pattern of the dwellings positioned along Miller Avenue.
26. Therefore, whilst no details have been provided in respect to appearance, layout, scale and landscaping it is considered that nine dwellings could be accommodated on the application site without causing harm to the character and appearance of the locality. The development therefore complies with policy BNE1 of the Chorley Local Plan 2012 - 2026.

#### Neighbour amenity

27. Policy BNE1 of the Chorley Local Plan 2012 - 2026 states that new development must not cause harm to any neighbouring property by virtue of overlooking, overshadowing, or by creating an overbearing impact.
28. Consent is not sought for matters of layout at this stage and the final position of the dwellings may change from that which is indicatively shown. However, having regard to the position and location of the adjacent properties (particularly 5 and 8 Miller Avenue), and existing windows to habitable rooms, it is considered that a development of nine dwellings could be designed that would accord with the Council's interface standards. It is, therefore, considered that the development could be delivered without adversely affecting the amenity of any existing or future occupiers.

#### Highway safety

29. Consent is not sought for the means of access at this stage, however, it is clear that the development is to be accessed from the western extent of Miller Avenue, as a continuation of the existing highway. It is noted that Miller Avenue currently terminates at an area of grassed verge, which appears to have been planted and tended as a garden.
30. Evidence submitted by neighbouring residents claims that this land has been maintained by the occupiers of 5 and 8 Miller Avenue for 6 years; colloquial evidence suggests that the occupiers of 8 Miller Avenue have maintained it for some 35 years. Therefore, the owners of 5 and 8 Miller Avenue allege that they own (or at least have some control over) this strip of land between their properties, thus rendering vehicular access to the application site impossible without their permission or agreement.
31. LCC Highways have confirmed that this grassed verge area between the end of the surfaced carriageway at Miller Close and the application site forms part of the adopted highway and falls within the control and ownership of Lancashire County Council. Access to the site would not, therefore, depend upon the consent of any third parties.
32. The submitted location plan shows the application site boundary as the entire land to the end of Miller Avenue (adjacent nos. 5 and 8 Miller Avenue) and bounded to the north by public right of way (FP 17) and to the south by public right of way (FP 50). The indicative site plan shows 9 dwellings with detached garages to be served by an extension to the existing Miller Avenue up to the end of the site boundary, and suggests that the new carriageway would be 5.5m wide with 2.0m wide footways on both sides.
33. The indicative layout also shows a turning head which is not of adequate length to allow refuse and service vehicles to safely turn. Any reserved matters submission would, therefore, be required to include a swept path analysis demonstrating that the turning head can safely be manoeuvred by such vehicles. Provision of a turning head is an essential

consideration if the layout is to be accepted for adoption, therefore, should the applicant fail to provide a turning head of an acceptable standard in the reserved matters submissions, the development would not be accepted by LCC Highways for adoption.

34. The proposal as shown on the indicative plan, reference 18/108/P01 (26.09.2018) is acceptable in principle, however, any approval of outline planning permission would be subject to further details and it is recommended that conditions are attached to specify the nature of the site access and road layout.
35. Given the size of the application site it is considered that adequate parking spaces could be accommodated to serve nine 3 or 4 bedroom dwellings, by way of garages and/or driveway space. This would ensure that the proposal complies with the Council's parking standard set out at policy ST4 of the Chorley Local Plan 2012 - 2026.
36. It is considered that the surrounding highway network could accommodate the uplift in traffic associated with the delivery of nine 4 bedroom dwellings and that the residual cumulative impacts on the road network would not be severe. It is also noted that LCC Highways have no objection to the proposed development subject to the imposition of conditions.

#### Ecology

37. The application site consists of managed grassland and is not considered to provide any substantive nature conservation importance. It is recommended that a condition is attached to any grant of planning permission requiring a landscaping plan, as part of any reserved matters application. This should aim to create new habitat through the inclusion of domestic plant species.

#### Affordable housing

38. Policy 7 of the Core Strategy relates to affordable housing and this site would require 35% on-site affordable housing as the site is located within a rural location. The Central Lancashire Affordable Housing SPD includes guidance on the range of approaches, standards and mechanisms required to deliver a range of affordable housing to meet local needs. The nature of the site is such that on-site affordable housing provision would not be appropriate on this site therefore a financial contribution for off-site provision is required.
39. However, following publication of the revised National Planning Policy Framework earlier this year and in accordance with paragraph 63, Local Planning Authorities can no longer seek affordable housing provision on developments in rural areas of less than 10 dwellings unless the site is 0.5ha or greater.
40. The higher threshold was introduced in a Ministerial Statement in 2014 and re-introduced into National Planning Practice Guidance (NPPG) in 2016 following a successful court appeal judgment. Since this time, Chorley Council, as the local planning authority have continued to apply the lower threshold as set out in Core Strategy policy 7 as it was considered that the borough wide need for affordable housing outweighed the guidance. However, now that the higher threshold is set out in the Framework, rather than the NPPG it is no longer possible to take this approach.

#### Public open space (POS)

41. Policy HS4 of the Chorley Local 2012 - 2026 requires public open space contributions for new dwellings to be provided in order to overcome the harm of developments being implemented without facilities being provided. However, the National Planning Practice Guidance (NPPG) post-dates the adoption of the Local Plan and states that planning obligations should not be sought from developments of 10 or less dwellings and which have a maximum combined floorspace of no more than 1000 square metres.
42. In the determination of planning applications, the effect of the national policy is that although it would normally be inappropriate to require any affordable housing or social infrastructure contributions on sites below the thresholds stated, local circumstances may justify lower (or no) thresholds as an exception to the national policy. It would then be a

matter for the decision-maker to decide how much weight to give to lower thresholds justified by local circumstances as compared with the new national policy.

43. The Council must determine what lower thresholds are appropriate based on local circumstances as an exception to national policies and how much weight to give to the benefit of requiring a payment for 10, or fewer, dwellings. The Council has agreed to only seek contributions towards provision for children/young people on developments of 10 dwellings or less.
44. There is a surplus of provision of this typology in Abbey Village, therefore, a contribution towards new provision is not required. There are no sites within the accessibility catchment (800m) of this site that need improving, therefore, a contribution towards improvements is also not required.

#### Sustainability

45. 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.”*

46. As such, there is a requirement for the proposed dwellings to achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations in accordance with the above provisions. This can be controlled by conditions.

#### Other matters

47. *There is sufficient housing stock in the area:* Although the Council has a 5 year housing supply, there is an ongoing need to supply housing within the borough, and part of this supply is anticipated to be delivered through windfall sites, which this is. In addition, there are few opportunities for new housing development in Abbey Village. In addition the provision of family sized housing within a village of predominantly 2 bedroomed dwellings is considered to be a benefit.
48. *Insufficient information for a site in a conservation area:* The planning application is in outline only with all matters reserved. An application for outline planning permission allows for a decision on the general principles of how a site can be developed. Outline planning permission is granted subject to conditions requiring the subsequent approval of one or more ‘reserved matters’, at which stage greater detail would be submitted for the Council’s consideration. Only information about the proposed use or uses, and the amount of development proposed for each use is necessary to allow consideration of an application for outline planning permission. It is considered that in this instance adequate information has been submitted in support of the application to determine the general principles of the

proposed development on the site in question, and the details of any potential development can be properly assessed at reserved matters stage.

49. *Who would be liable for problems with ground conditions?:* Should any issues with ground conditions be identified throughout the course of any development it is the responsibility of the developer to ensure the safe development of the site and any other land affected.
50. *Inconvenience caused by construction traffic:* It is recommended that a construction method statement is required by a condition prior to the commencement of any development of the site in the interests of highway safety and to protect the amenity of neighbouring occupiers.
51. *Adjacent land would become capable of development:* It is not considered that adjacent land would become any more capable of development due to any planning permission that is granted. Each application for planning permission must be assessed on its own individual merits.
52. *Deliberate attempts to circumnavigate the planning process through subdividing the site:* The proposal initially excluded the part of the site on which three dwellings had been previously approved. This was considered to constitute an artificial subdivision of the site and the application was subsequently amended by the applicant to contain the whole of the site.
53. *The land would be worth more with planning permission:* Land with planning permission for residential development is generally of higher value than agricultural land. The planning process anticipates that land owners and developers will make a profit from the sale of land and implementation of development.
54. *Loss of open land used by residents:* The land is not designated as public amenity space and its retention for such a use cannot be secured.

#### Community Infrastructure Levy

49. 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 would be a chargeable development and the charge is subject to indexation in accordance with the Council's Charging Schedule.

#### **CONCLUSION**

55. It is considered that the proposed development would have no detrimental impact character of the area and accords with the aims of policies within the Framework and the Chorley Local Plan 2012 – 2026 that seek to achieve sustainable development. It is also considered that the proposed development would not give rise to undue harm to the amenities of neighbouring residents or highway safety. Finally, the proposed development would preserve the character, appearance and setting of the Abbey Village Conservation Area and is accordingly recommended for approval

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

**Ref:** 17/00225/OUT **Decision:** REFFPP **Decision Date:** 26 May 2017  
**Description:** Erection of three detached dwellings accessed from Miller Avenue

**Ref:** 17/00913/OUT **Decision:** PERFPP **Decision Date:** 15 December 2017  
**Description:** Outline application for erection of two detached houses and a detached dormer bungalow (with all matters reserved)

**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

No.	Condition						
1.	<p>An application for approval of the reserved matters, namely the access, appearance, layout, scale 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><i>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.</i></p>						
2.	<p>The development hereby permitted shall be carried out in accordance with the approved plans below:</p> <table border="1" data-bbox="336 837 1319 904"> <thead> <tr> <th data-bbox="336 837 624 866">Reference</th> <th data-bbox="624 837 1062 866">Title</th> <th data-bbox="1062 837 1319 866">Received</th> </tr> </thead> <tbody> <tr> <td data-bbox="336 866 624 904">N/A</td> <td data-bbox="624 866 1062 904">Site Location Plan</td> <td data-bbox="1062 866 1319 904">31 October 2018</td> </tr> </tbody> </table> <p><i>Reason: For the avoidance of doubt and in the interests of proper planning.</i></p>	Reference	Title	Received	N/A	Site Location Plan	31 October 2018
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N/A	Site Location Plan	31 October 2018					
3.	<p>Prior to the construction of the superstructure of any of the dwellings hereby permitted or with any reserved matter application, details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that each dwelling will achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations. The development thereafter shall be completed in accordance with the approved details.</p> <p><i>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.</i></p>						
4.	<p>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.</p> <p><i>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.</i></p>						
5.	<p>Prior to the construction of the superstructure of any of the dwellings hereby permitted or with any reserved matter 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</p>						

	<p>submitted to and approved in writing by the Local Planning Authority.</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 and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.</p> <p>The surface water drainage scheme shall include as a minimum:</p> <p>a. 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 for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.</p> <p>The development shall subsequently be completed, maintained and managed in accordance with the approved scheme.</p> <p><i>Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.</i></p>
6.	<p>As part of the first application for reserved matters or prior to the commencement of the development the following details shall be submitted to and approved in writing by the Local Planning Authority:</p> <p>a) Details of the colour, form and texture of all external facing materials to the proposed dwelling</p> <p>b) Details of the colour, form and texture of all hard ground- surfacing materials.</p> <p>c) Location, design and materials of all fences, walls and other boundary treatments.</p> <p>d) The finished floor level of the proposed dwelling and any detached garages</p> <p>The development thereafter shall be completed in accordance with the approved details. Prior to the first occupation of the dwelling hereby permitted all fences and walls shown in the approved details to bound its plot shall have been erected in conformity with the approved details.</p> <p><i>Reason: In the interests of the visual amenities and character of the area and to provide reasonable standards of privacy to residents.</i></p>
7.	<p>A scheme for the landscaping of the development and its surroundings shall be submitted as part of the reserved matters application. 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. The content of the plan should include elements to mitigate for loss of trees shrubs and bird nesting habitat.</p> <p>All hard and soft landscape works shall be carried out in accordance with the</p>

	<p>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.</p> <p><i>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.</i></p>
8.	<p>Either as part of the first reserved matters application or prior to the commencement of the development a Construction Method Statement shall be 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:</p> <ul style="list-style-type: none"> <li>i. the parking of vehicles of site operatives and visitors</li> <li>ii. hours of operation (including deliveries) during construction</li> <li>iii. loading and unloading of plant and materials</li> <li>iv. storage of plant and materials used in constructing the development</li> <li>v. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate</li> <li>vi. wheel washing facilities</li> <li>vii. measures to control the emission of dust and dirt during construction</li> <li>viii. a scheme for recycling/disposing of waste resulting from demolition and construction works</li> </ul> <p><i>Reason: In the interests of highway safety and to protect the amenities of the nearby residents.</i></p>
9.	<p>Prior to the construction/provision of any services, a strategy to facilitate super-fast broadband for future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a super-fast broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works within the site boundary only.</p> <p><i>Reason: To ensure a sustainable form of development.</i></p>
10.	<p>Either as part of the first reserved matters application or prior to the commencement of the development a scheme for the construction of the site access shall be submitted to and approved by the Local Planning Authority in consultation with the Highways Authority.</p> <p><i>Reason: In order to satisfy the Local Planning Authority that the final details of the highway scheme/works are acceptable before work commences on site.</i></p>
11.	<p>No dwelling hereby approved shall be occupied until the approved scheme for the construction of the site access has been constructed and completed in accordance with the scheme details.</p> <p><i>Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.</i></p>
12.	<p>Either as part of the first reserved matters application or prior to the commencement of the development a swept path analysis of the area for the turning of vehicles shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. No part of the development shall be occupied or brought into use until the approved details have</p>

	<p>been implemented. The turning area shall thereafter be kept clear so that vehicles can manoeuvre at all times.</p>
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*Reason: In the interest of highway safety.*