

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ML	13/12/2018
Planning Development Manager authorisation:	SCE	13.12.18
Admin checks / despatch completed	SB	13/12/18

Application: 17/01658/FUL **Town / Parish:** Harwich Town Council

Applicant: Verve Gain (Harwich) Ltd

Address: Land North of Williamsburg Avenue Harwich Essex

Development: 32 No. houses and 18 No. flats (C3 use class) with associated works.

1. Town / Parish Council

Harwich Town Council Harwich Town Council objects on the grounds of over development, out of character and not in keeping with other properties within the area. Furthermore, there is insufficient parking and the buildings are too high and crammed in.

2. Consultation Responses

Environment Agency We refer to the email from Canham Consulting dated 3 November 2017 which advised that the architect had reviewed the layout of the flats and a revised layout with a safe refuge on the second and third floors has been proposed. We confirm that if plans are revised to show refuge areas to be provided on upper floors within the development, that we will be able to remove our objection on flood risk grounds.

ECC Schools Service Contribution of £143,258 required toward additional places.

UU Open Spaces If it is to maintain both a NEAP and open space – Management Company requirement as sum is not sufficient for us to do this. We would ask for £100,000

If open space only we would be prepared to maintain this for £50,000.

Referring to the plan AL(00)005_B-Open Space NEAP then we are ok with the future maintenance of this area for the sum agreed.

UU Housing Consultation The department has been contacted by a registered provider who is looking to purchase the site and deliver 100% affordable rented homes if successful. The department will be supporting them in their bid to Homes England for funding.

ECC SuDS Consultee Lead Local Flood Authority position

Having reviewed the Flood Risk Addendum and the associated documents which accompanied the planning application, acting on behalf of ECC we do not object to the granting of planning permission based on the following:

Condition 1

No works shall take place until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development.

The scheme should demonstrate compliance with the NSTS and ECC's Sustainable Drainage Systems design Guide, and should include but not be limited to:

- Verification of the suitability of infiltration of surface water for the development. This should be based on infiltration tests that have been undertaken in accordance with BRE 365 testing procedure. Please submit infiltration tests that satisfy BRE 365 requirements or similar approved.
- Limiting discharge rates from the site to as close as reasonably practicable to the greenfield runoff rate from the development for the same rainfall event for the 1 in 1 year and 1 in 100 year rainfall events.
- Provide sufficient surface water storage so that the runoff volume is discharged or infiltrating at a rate that does not adversely affect flood risk and that unless designated to flood that no part of the site floods for a 1 in 30 year event, and 1 in 100 year event in any part of a building, utility plant susceptible to water within the development.
- Provide sufficient storage to ensure no off-site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus climate change event. Provide details of pre- and post 100 year, 6 hour runoff volume.
- Provision of suitable 'urban creep' allowance
- Final modelling and calculations for all areas of the drainage system.
- The appropriate level of treatment for all runoff leaving the site, in line with the CIRIA SuDS Manual C753.
- Detailed engineering drawings of each component of the drainage scheme.
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

The scheme shall subsequently be implemented prior to occupation.

Reason

- To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
- To ensure the effective operation of SuDS features over the lifetime of the development.
- To provide mitigation of any environmental harm which may be caused to the local water environment

Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.

Condition 2

No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.

Reason

The National Planning Policy Framework paragraph 163 and 170 state that local planning authorities should ensure development does not increase flood risk elsewhere and does not contribute to unacceptable levels of water pollution.

Regeneration

The Regeneration Team have no specific comments to make on this application.

Tree & Landscape Officer

The application site contains several young trees that have 'self-sown' although none have such visual amenity value that they merit retention or protection by means of a tree preservation order.

The adjacent highway embankment is well clothed with relatively young trees and shrubs, as well as rapidly establishing bramble that collectively act as a good screen between the highway and the application site. The retention of this vegetation does not appear to be threatened by the development proposal and none of the trees merit protection by means of a tree preservation order.

Should planning permission be likely to be granted then details of soft landscaping to enhance the appearance of the development and help to strengthen the existing screening should be provided by the applicant.

Anglian Water Services Ltd

Available capacity for foul flows. Require submission of surface water strategy.

ECC Highways Dept

Highways have reviewed the plans and requested the following details/revisions;

- 1) Road bend radii should be no less than 13.6m.
- 2) Carriageways should be no less than 5.5m in width This should be confirmed on the drawing.
- 3) In-highway parallel parking spaces should not be situated behind footways Parking spaces F19-23 still appear to obstruct/narrow the footway. The spaces should be clear of the footway and the footway should measure no less than 2m
- 4) Parking spaces should measure 2.9m x 5.5m
- 5) Footways should measure no less than 2m in width
- 6) Plot 23 will remove a number of existing parking spaces This plot is still shown obstructing a number of existing parking spaces
- 7) Parking spaces F26-33 and V6-8 will remove the existing visitor parking spaces adjacent to the carriageway Visitor spaces 1, 2, 3, 6, 7 and 8 appear to have been removed; have these been provided elsewhere? If not confirmation is required that the development still accords with parking standards. Visitor spaces 1-4 not only remove existing spaces, but are shown obstructing the footway. These spaces should be provided in addition to the existing visitor parking facilities and clear of the footway.
- 8) Parking spaces for plots 12, 13 and 14 are positioned such that vehicles cannot turn round which will lead to an increased distance of reversing into Williamsburg Avenue. The spur accessing plots 11-15

still does not show turning facilities and therefore 12, 13, and 14 will still have an excessive distance to reverse.

Amended Plans have been secured showing this information. ECC-Highways still have concerns over parking size provision and loss of existing parking spaces. However, this arrangement is as previously approved and sufficient visitor's parking is provided elsewhere on the development.

Natural England

No comments to make.

NHS East Essex CCG

Contribution of £19,711 required to improve Fronks Road Surgery

3. Planning History

00/02080/ADV	3 x 48 sheet display panels each measuring 6.1m x 3.1m on 1.2m plinth with associated fencing	Approved	25.01.2001
02/00475/FUL	Variation of condition 2 of permission TEN/93/0206, Condition 1 of Permission TEN/96/1170 and Condition 1 of permission 99/00446/FUL to allow submission of reserved matters within an extended 3 year period to 6th April 2004.	Approved	23.05.2002
02/01497/FUL	Variation of Conditions 3 and 21 of TEN/93/0206 and to allow additional retail floorspace on the site. Renewal of planning permissions TEN/93/0206 TEN/96/1170 and 02/00475/FUL	Approved	31.10.2002
02/01516/FUL	Variation of illustrative masterplan to reallocate residential area as employment reference original outline planning permission TEN/93/0206 as amended and varied.	Withdrawn	09.09.2002
93/00206/OUT	Development of land for industrial/warehousing, retail units, fast food unit, petrol filling station (including DERV), hotel and residential uses including associated road network, service yards and parking (cars and HGV)	Approved	06.04.1994
93/00553/FUL	(Land at Iconfield, Parkeston) Open air market on Sundays only	Approved	04.08.1993
93/00796/FUL	(Land to south-east of Iconfield Roundabout, Dovercourt) Use of land as a motor cycle training area	Approved	14.09.1993

99/00446/FUL	Variation of Condition 02 of planning permission TEN/93/0206 and Condition 01 of planning permission TEN/96/1170 to allow submission of reserved matters within an extended 3 year period to 6th April 2002	Approved	09.07.1999
03/01835/DETAIL	Submission of reserved matters to 02/00475/FUL (99/00446/FUL, 96/1170 and 93/0206) affordable housing and associated works - Plot 2 Stanton Euro Park	Refused	09.12.2003
03/01836/DETAIL	Submission of reserved matters to 02/00475/FUL (99/00446/FUL, 96/1170 and 93/0206) affordable housing and associated works - Plot 2 Stanton Euro Park	Approved	01.04.2004
03/01837/FUL	Residential development. Provision of affordable housing and associated works including change of use to 02/00475/FUL - Plot 3 Stanton Euro Park	Refused	09.12.2003
03/01838/FUL	Mixed use development of A1, A3 and B1 units and children's nursery - Plot 3 Stanton Euro Park.	Approved	22.04.2005
03/02494/FUL	Variation of condition 1 of permission 02/00475/FUL to allow submission of reserved matters within an extended 3 year period to April 2007 (Plots 2/3)	Approved	01.04.2004
04/00454/FUL	Variation of condition 01 of permission 02/00475/FUL, Condition 02 of TEN/93/0206, condition 01 of permission TEN/96/1170 and condition 01 of permission 99/00446/FUL to allow submission of reserved matters within an extended period to 6th April 2006.	Approved	17.05.2004
04/00840/FUL	Variation of 21 of consent 93/00206 and varied in consent 95/01383 and 02/00475/FUL to allow A1 non-food to be 2137 sq metre and DIY Bulk to 3903 sq metres.	Approved	16.06.2004
04/02251/DETAIL	Submission of reserved matters for residential development (Pursuant to outline permission 93/00206 and varied by 96/1170, 99/0446, 02/00475/FUL and 04/00454/FUL) - Plot 2 Stanton Europark	Approved	08.02.2005

11/00243/FUL	Provision of 38 two and three bedroom houses in detached, semi-detached and terraced forms, plus associated car parking, paths, drives and landscaping.	Approved	20.03.2012
11/00339/NMA	Change of roof to plot 96 (from long ridge to short ridge) to address clash with roof on plot 97.		31.03.2011
11/00487/FUL	Erection of two dwellings (alterations to roofs of plots approved under 93/00206/OUT and 04/02251/DETAIL).	Approved	29.06.2011
11/00638/OUT	Development of warehousing (B8 use) and general industrial (B2 use) buildings including ancillary office accommodation together with car and lorry parking, landscaping and associated works.	Approved	22.03.2012
16/30001/PREAPP	Proposal for residential development of 38 units on the eastern parcel of land, and erection of convenience food store on western parcel of land.		08.02.2016
16/00504/FUL	Provision of 38 No. two and three bedroom houses in detached, semi-detached and terraced forms, plus associated car parking, paths drives and landscaping.	Approved	27.02.2017
17/01658/FUL	32 No. houses and 18 No. flats (C3 use class) with associated works.	Current	

4. Relevant Policies / Government Guidance

NPPF National Planning Policy Framework July 2018

National Planning Practice Guidance

Tendring District Local Plan 2007

QL1 Spatial Strategy

QL2 Promoting Transport Choice

QL3 Minimising and Managing Flood Risk

QL9 Design of New Development

QL10 Designing New Development to Meet Functional Needs

QL11 Environmental Impacts and Compatibility of Uses

QL12 Planning Obligations

HG1 Housing Provision

HG3 Residential Development Within Defined Settlements

HG3A Mixed Communities

HG6 Dwelling Size and Type

HG7 Residential Densities

HG9 Private Amenity Space

COM2 Community Safety

COM6 Provision of Recreational Open Space for New Residential Development

COM21 Light Pollution

COM23 General Pollution

COM29 Utilities

COM31A Sewerage and Sewage Disposal

EN1 Landscape Character

EN6 Biodiversity

EN6A Protected Species

TR1A Development Affecting Highways

TR3A Provision for Walking

TR7 Vehicle Parking at New Development

Tendring District Local Plan 2013-2033 and Beyond Publication Draft (June 2017)

SPL1 Managing Growth

SPL2 Settlement Development Boundaries

SPL3 Sustainable Design

HP4 Safeguarded Local Greenspace

LP1 Housing Supply

LP2 Housing Choice

LP3 Housing Density and Standards

LP4 Housing Layout

LP5 Affordable and Council Housing

PPL1 Development and Flood Risk

PPL4 Biodiversity and Geodiversity

PPL5 Water Conservation, Drainage and Sewerage

CP1 Sustainable Transport and Accessibility

CP3 Improving the Telecommunications Network

Local Planning Guidance

Essex County Council Car Parking Standards - Design and Good Practice

Essex Design Guide

Status of the Local Plan

The 'development plan' for Tendring is the 2007 'adopted' Local Plan. Paragraph 213 of the NPPF (2018) allows local planning authorities to give due weight to adopted albeit outdated policies according to their degree of consistency with the policies in the NPPF. Paragraph 48 of the NPPF also allows weight to be given to policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency with national policy. As of 16th June 2017, the emerging Local Plan for Tendring is the Tendring District Local Plan 2013-2033 and Beyond Publication Draft.

Section 1 of the Local Plan (which sets out the strategy for growth across North Essex including Tendring, Colchester and Braintree) was examined in January and May 2018 and the Inspector's initial findings were published in June 2018. They raise concerns, very specifically, about the three 'Garden Communities' proposed in north Essex along the A120 designed to deliver longer-term sustainable growth in the latter half of the plan period and beyond 2033. Further work is required to address the Inspector's concerns and the North Essex Authorities are considering how best to proceed.

With more work required to demonstrate the soundness of the Local Plan, its policies cannot yet carry the full weight of adopted policy, however they can carry some weight in the determination of planning applications. The examination of Section 2 of the Local Plan will progress once matters in relation to Section 1 have been resolved. Where emerging policies are particularly relevant to a planning application and can be given some weight in line with the principles set out in paragraph 48 of the NPPF, they will be considered and, where appropriate, referred to in decision notices. In general terms however, more weight will be given to policies in the NPPF and the adopted Local Plan.

In relation to housing supply:

The NPPF requires Councils to boost significantly the supply of housing to meet objectively assessed future housing needs in full. In any one year, Councils must be able to identify five years' worth of deliverable housing land against their projected housing requirements (plus an appropriate buffer to ensure choice and competition in the market for land, account for any fluctuations in the market or to improve the prospect of achieving the planned supply). If this is not possible, or housing delivery over the previous three years has been substantially below (less than 75%) the housing requirement, paragraph 11 d) of the NPPF requires applications for housing development needing to be assessed on their merits, whether sites are allocated for development in the Local Plan or not. At the time of this decision, the Council is able to demonstrate a robust five year supply of deliverable housing sites (as confirmed in recent appeal decisions) and housing delivered over the previous three years has been comfortably above 75% of the requirement. There is consequently no need for the Council to consider an exceptional departure from the Local Plan on housing supply grounds and applications for housing development are to be determined in line with the plan-led approach.

5. Officer Appraisal (including Site Description and Proposal)

Site Description

The Stanton Euro Park Site, sometimes referred to as Harwich Gateway or the 'Iconfield' site as an area of major mixed-use development to the south of Harwich International Port and Bathside Bay accessed via the A120 bypass that was constructed in the 1990s. The application site forms one parcel of the land in question within the residential part of the development that lies undeveloped, following the development stalling during the economic downturn, with residential dwellings having already been built around it to the south off Williamsburg Avenue with the A120 to the north.

Proposal

This application proposes the erection of 32 no. dwellings and 18 no. flats on the site. The housing mix is as follows;

- 9 x 1 bed flats
- 9 x 2 bed flats
- 4 x 2 bed dwellings
- 28 x 3 bed dwellings

The provided layout shows the provision of open space located centrally with 30 no. dwellings located on its eastern side and 2 no. dwellings and 18 flats (contained within 3 separate buildings) situated on its western side.

Planning History

The site has an extensive planning history. The site (and wider area) was subject to outline consent for residential development initially in 1989, followed by a renewal in 1993. Reserved matters approval followed in 2009 for a 229 residential unit scheme. Of these, 109 have now been built out in accordance with the planning permission (south of Williamsburg Avenue).

The application site (north of Williamsburg Avenue) is therefore subject to an extant planning permission for 120 residential units.

The site adjacent to the roundabout (upon which two drive-thru restaurant/cafes are currently being constructed) was subject to planning permission, granted on appeal in 2008 for 81 residential flats, within an eight storey building. In allowing the appeal the Inspector concurred with a previous Inspector that "the size of the building" would not be 'inherently unacceptable'.

The application site received planning permission in 2011 for 38 residential houses. The reason for the proposed reduction in units was driven entirely by the market demand at that time. This permission was, in effect, renewed in February 2017 under planning reference 16/00504/FUL.

Principle of Development

In line with Section 38(6) of the Planning and Compulsory Purchase Act 2014, planning decisions must be taken in accordance with the 'development plan' unless material considerations indicate otherwise. The requirements of the National Planning Policy Framework (NPPF) are a material consideration in this regard.

The application site is situated within the settlement boundary in both the adopted and emerging Local Plans. As such, the principle of residential development is established. The planning application is for the erection of 32 dwellings and 18 flats which equates to approximately 39 dwellings per hectare. This relates to the character of the surrounding area which predominantly comprises of two and three bedroomed semi-detached and terraced properties. Based on its recent planning history, the dwellings proposed for this site already form part of the 'committed supply' that is anticipated to contribute toward meeting future housing needs through policies and proposals in the emerging Local Plan. In principle, the Council therefore supports the development of this site for the number of dwellings proposed.

Design/Layout

The proposed layout and form of the dwellings relate appropriately to the existing houses in regard to materials, height, scale and mass. The houses placed along Williamsburg Avenue are of similar form to the existing dwellings to the south albeit with a contemporary appearance due to the spacing and sizes of the fenestration. The outward facing form of the development follows the road to the open space, which is largely as previously approved, and then turns to provide a frontage to the open space providing a good degree of surveillance over the public open space. The three blocks of flats have been reduced down from 4 storey to 3 storey to bring them more in line with the scale of development on the opposite side of the road. The submitted section drawings show these buildings would not appear dominant and would be of a scale and size comparable with surrounding development. The modern form of the flats including zinc cladding at upper floor level would relate appropriately to the mixed character of the area. Pockets of landscaping to the front of dwellings and within the open space area will assist in breaking up the built form. Full landscaping details will be secured via condition.

Overall the scheme compliments the houses constructed to the south and follows the existing curve in the road, rather than providing a contrast as the previously approved apartment blocks did. The majority of the proposed garden sizes are in compliance with policy HG9 of the adopted Tendring District Local Plan (2007) and the back to back distances are sufficient to avoid loss of privacy to future residents.

Residential Amenities

The dwellings retain sufficient spacing to the existing properties to the south on Williamsburg Avenue not to cause any loss of privacy, outlook and light concerns to arise. The dwelling on plot 50 is set back behind no. 37 Williamsburg Avenue, however due to the separate distance between the properties and the fact the existing resident's garden faces north and loss of light or outlook would not be so adverse as to warrant a refusal of planning permission. The facing flank window would serve a bathroom and therefore would consist of obscure glazing.

The flats would be provided with a refuse area and cycle store for future residents. They would also be served by ample amenity space to the rear of the units and to the east of the open space area.

Flood Risk

The application site is located within a Flood Zone 3 where there is normally a presumption against development if land at lower risk of flooding can be developed as an alternative, i.e. the 'sequential approach' to development. Initially, the Environment Agency issued a holding objection and requested further information through a Flood Risk Assessment and details of refuge areas for residents of the proposed flats. Following the submission of the requested information, the Environment Agency has since withdrawn its objection and requested a planning condition relating to minimum floor levels of the new properties. Given the planning history of the site, where the principle of development has already been established, and the imposition of the suggested planning condition, Officers are content that the scheme can be approved - notwithstanding its location in Flood Zone 3.

Highways

Paragraph 109 in the NPPF provides that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Policy TR1a in the adopted Local Plan requires development proposals to be considered in relation to the road hierarchy to reducing and preventing hazards and inconvenience to traffic.

Essex County Council, in its capacity as the local highway authority has commented on the scheme and has no objections to the road bend radii, the turning areas and the carriageway widths. Concerns have been raised in respect of the size of parking bays and loss of existing layby parking. However, the parking layout follows the same principles as the previously approved

schemes on this site and therefore officers consider it would be unreasonable to rework the parking layout in view of what could be built out on site.

Further conditions requesting a construction method statement and a wheel washing facility will be secured in the interests of local resident's amenity.

The previous application showed the provision of a cycle path running northwards through the open space. As the path would not lead anywhere beneficial and has not been requested by ECC-Highways it has now been removed from the scheme.

Obligations

Affordable Housing

Policy HG4 of the adopted Local Plan requires affordable housing contributions in developments comprising 15 or more dwellings. The proposed development would therefore require 40% affordable housing provision. The emerging Policy LP5 is based on more up to date evidence of housing need and economic viability and requires up to 30% of dwellings to be provided as affordable or Council Housing, with flexibility to allow for different combinations of on-site provision and off-site financial contributions.

For the 2011 planning permission that lapsed, no affordable housing was required because an independent financial assessment illustrated that it would render the development unviable - although the s106 agreement that was completed for that scheme allowed for 'clawback' of a financial contribution in the event that the financial position improved over the time of the development.

Seven years on, Officers have required the economics of the development to be re-evaluated and, again, independent advice has been sought. The overall conclusion of the independent revaluation is that the scheme remains unviable and it is therefore proposed that a similar s106 agreement, albeit containing updated baseline figures, is entered into to allow for a future review, if necessary. As a consequence no on-site or off-site affordable housing contribution is being sought at the present time.

Educational Contributions

Policy COM26 of the adopted Local Plan stipulates that educational contributions will be sought for developments of 12 or more dwellings where required. In 2011, the independent assessment of viability confirmed that the contributions requested by Essex County Council as the education authority would make the development unviable and no contributions through a s106 legal agreement were required. The updated viability review has demonstrated that this continues to be the case and therefore no education contribution will be secured at the present time.

Open Space Contributions

Policy COM6 of the adopted Local Plan requires that for residential developments on sites 1.5 hectares in size and over that a proportion of the site will be reserved for and laid out as public open space and made available for use prior to the occupation of the dwellings to which it relates. Where such space is to be dedicated to the Council, a payment would normally be required from the developer to provide for future maintenance. In this instance a financial contribution of £50,000 will be secured to future maintenance of this area.

Ecology

The submitted ecology survey and reptile mitigation plan has recommended the translocation of reptiles present on the site to a receptor site at West Hall Lane, Dovercourt (which is in the Council's ownership). The translocation has already taken place in conjunction with the development of the adjacent site where a commercial development is under construction.

Drainage

ECC-SUDs have reviewed the content of the submitted surface water drainage strategy and have no objections subject to a condition securing the scheme and its maintenance.

Other Considerations

Harwich Town Council objects on the grounds of over development, out of character and not in keeping with other properties within the area.

9 letters of objection have been received from local residents covering the following points;

- flats are too high in this location (amended plans since received showing a reduction to 3 storey)
- too much traffic congestion and lack of parking (must be viewed against the backdrop of the extant permission on site for 120 units)
- flats are out of character (the extant permission for 120 units containing large flatted development)
- noise and disturbance to local residents (construction method statement to be requested)
- lack of parking provision (the parking provision shows 2 spaces per property 2 bed and above and 1 space per 1 bed unit, visitor's parking is also proposed within the development).

6. Recommendation

Approval

7. Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following submitted plans:

- AL(00)102
- AL(00)104
- AL(00)106
- AL(00)109
- AL(00)110
- AL(00)111
- AL(00)112
- AL(00)202
- AL(00)203
- AL(00)204
- AL(00)205
- AL(00)206
- AL(00)209
- AL(00)210
- SK005
- SK007
- AL(00)004 P
- AL(00)112 - Plot 23
- AL(00)209 - Plot 23
- SK004 A
- SK006 A
- AL(00)103A
- AL(00)105A

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

3 Notwithstanding the submitted details, no installation of external materials until full details or samples of the external facing, roofing materials, rainwater goods and details of the colours to be used/applied in construction have been submitted to and agreed, in writing, by the Local Planning Authority. Such materials/colours as may be agreed shall be those used in the development unless otherwise agreed, in writing, at a later date with the Local Planning Authority.

Reason - To preserve and enhance the character of the site and setting of the surrounding area.

4 No above ground works shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping works for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS5837:2012 Trees in relation to design, demolition and construction." All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out during the first planting and seeding season (October – March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to a variation of the previously approved details.

Reason - In the interest of visual amenity and the character of the area.

5 Each proposed residential unit shall not be occupied until such time as its respective vehicle parking area, as indicated on the approved plans, including any parking spaces for the mobility impaired, have been hard surfaced, sealed and marked out in parking bays. The vehicle parking area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority."

Reason - To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided.

6 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) prepared by Canham Consulting referenced 209896-B Revision 3 and dated 8 May 2018 and the following mitigation measures detailed within the FRA:

- Finished ground floor levels are set no lower than 2.525m above Ordnance Datum (AOD);
- Flood Resilient Construction measures outlined at section 6.6; and
- Areas of safe refuge for the ground floor flats on higher floors as shown on the approved plans.

The mitigation measures shall be fully implemented prior to occupation and retain as approved.

Reason - To reduce the impact of flooding on the proposed development and future occupants.

7 Prior to installation precise details of the provision, siting, design and materials of screen walls and fences have been submitted to and approved in writing by the Local Planning Authority. The approved screen walls and fences shall be erected prior to the dwellings to which they relate being first occupied and thereafter be retained in the approved form.

Reason - In the interests of visual amenity and to safeguard future resident's privacy.

- 8 No development shall commence until the protected species mitigation measures as outlined in the submitted Updated Phase 1 Habitat Survey (prepared by James Blake Associates - September 2017) and the subsequent Reptile Mitigation Plan Revision C01 (as prepared by MLM Group - dated 13/06/2018) have been put in place. The measures as agreed shall be retained throughout the duration of building and engineering works.

Reason - To safeguard those protected species using the site.

- 9 No development shall take place 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 employees and visitors
- ii. loading and unloading of plant and materials (including details of a turning facility suitable for the largest vehicle attracted to or generated by the sites activities).
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding
- v. wheel washing facilities
- vi. the construction hours

Reason - In the interests of public amenity and highway safety.

- 10 Prior to its installation a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development.

The scheme should demonstrate compliance with the NSTS and ECC's Sustainable Drainage Systems design Guide, and should include but not be limited to:

- Verification of the suitability of infiltration of surface water for the development. This should be based on infiltration tests that have been undertaken in accordance with BRE 365 testing procedure. Please submit infiltration tests that satisfy BRE 365 requirements or similar approved.
- Limiting discharge rates from the site to as close as reasonably practicable to the greenfield runoff rate from the development for the same rainfall event for the 1 in 1 year and 1 in 100 year rainfall events.
- Provide sufficient surface water storage so that the runoff volume is discharged or infiltrating at a rate that does not adversely affect flood risk and that unless designated to flood that no part of the site floods for a 1 in 30 year event, and 1 in 100 year event in any part of a building, utility plant susceptible to water within the development.
- Provide sufficient storage to ensure no off-site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus climate change event. Provide details of pre- and post 100 year, 6 hour runoff volume.
- Provision of suitable 'urban creep' allowance
- Final modelling and calculations for all areas of the drainage system.
- The appropriate level of treatment for all runoff leaving the site, in line with the CIRIA SuDS Manual C753.
- Detailed engineering drawings of each component of the drainage scheme.
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

The scheme shall subsequently be implemented prior to occupation.

Reason -

- To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
- To ensure the effective operation of SuDS features over the lifetime of the development.
- To provide mitigation of any environmental harm which may be caused to the local water environment Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.

11 No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.

Reason - The National Planning Policy Framework paragraph 163 and 170 state that local planning authorities should ensure development does not increase flood risk elsewhere and does not contribute to unacceptable levels of water pollution.

12 No unbound material shall be used in the surface finish of a driveway within 6 metres of the existing or proposed highway boundary.

Reason - To avoid displacement of loose material onto the highway in the interests of highway safety.

13 All new driveways and parking areas shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling.

Reason - In the interests of sustainable development and to ensure that run-off water is avoided to minimise the risk of surface water flooding.

14 Prior to first occupation of the proposed development, the communal recycling/bin/refuse collection points and cycle stores, as shown on the approved block plan no. AL(00)004 P, shall be provided and retained thereafter.

Reason - To minimise the length of time a refuse vehicle is required to wait within and cause obstruction of the highway, in the interests of highway safety.

15 Notwithstanding the provisions of Article 3, Schedule 2 Part 1 Classes A and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), there shall be no additions to the dwellings, nor shall any buildings, enclosures, swimming or other pool be erected except in accordance with drawings showing the design and siting of such additions or building(s) which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - It is necessary for the Local Planning Authority to be able to consider and control further development in order to ensure that adequate usable private amenity space is retained on the plots and in the interests of neighbouring resident's amenity.

8. Informatives

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

This decision is also subject to a planning obligation under section 106 of the Town and Country Planning Act 1990 the purpose of which is to exercise controls to secure the proper planning of the area and to ensure that the development is sustainable for the lifetime. The planning obligation runs with the land and not with any person or company having an interest therein.

Are there any letters to be sent to applicant / agent with the decision? If so please specify:			YES	<input checked="" type="radio"/> NO
Are there any third parties to be informed of the decision? If so, please specify:			YES	<input checked="" type="radio"/> NO