

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	ML	19/12/2018
Planning Development Manager authorisation:	AN	20/12/18
Admin checks / despatch completed	ER SB	21/12/18 21/12/18.

Application: 17/01175/FUL **Town / Parish:** St Osyth Parish Council

Applicant: Mr R.A, T.R, D.R, A.I Sargeant

Address: St Osyth Priory The Bury St Osyth

Development: Variation of condition 3 of 16/00656/FUL to allow amendments to the elevations and layout of Phase 1 and removal of condition 14 part e to remove the requirement to relocate the bus stop.

1. Town / Parish Council

St Osyth Parish Council At this time the Parish Council is unable to comment as it is unclear whether the application includes plans for the additional 8 dwellings as indicated at the City & Country Presentation & Stakeholder Session held on 4th July 2017. Furthermore without an obvious comparison of the amendments, it is difficult to ascertain exactly what the changes, as permitted in condition 3, actually consist of.

2. Consultation Responses

Building Control and Access Officer	No comments at this time
Environmental Protection	
Waste Management	No comments at this stage.
Tree & Landscape Officer	The proposed amendments do not appear to significantly alter the impact of the development proposal on the local landscape character.
ECC Highways Dept	Provided all highway related aspects already agreed are retained, the Highway Authority would not raise any objections.
Historic England	No comments – suggest seeking the views of specialist conservation advisors.
Environment Agency	No comments.
Natural England	No comments.
ECC-Place Services	Following revisions no further comments are provided on this application.

3. Planning History

11/00328/FUL	Erection of 23 dwellings; new access road; driveways; parking; landscaping and all ancillary works (following demolition of 1 dwelling to form access).		13.06.2014
11/00329/FUL	Erection of 46 dwellings; new access road; driveways; parking; landscaping and all ancillary works (following demolition of 1 dwelling to form access).		13.06.2014
11/00330/FUL	Erection of 33 dwellings; new access road; driveways; parking; landscaping and all ancillary works (following demolition of 1 dwelling to form access).		13.06.2014
11/00331/FUL	Erection of 21 flats within a new "Maltings" style building; new access road; driveways; parking; landscaping and all ancillary works (following demolition of 1 dwelling to form access).		13.06.2014
11/00332/FUL	Erection of 19 dwellings for use as residential and holiday accommodation (C3 use); restoration of park landscape; bunding; re-grading of 9 hectares of land; construction and alterations to access driveway; landscaping and all ancillary works.		13.06.2014
11/00333/OUT	Erection of 190 dwellings on 16.3 hectares of land; new junction and access roads; driveways; parking; footpaths; landscaping and all ancillary works; use of land as an archery range; construction of access drive and layout of parking area including siting of storage container for archery equipment. The proposals also include for a new footway to be built along a section of Colchester Road, south of the Wellwick.	Approved	18.03.2016
11/00334/FUL	Construction of a visitor centre/function room suite; part change of use and alteration to Darcy House for use as a function		13.06.2014

	room; internal and external alterations and all ancillary works.		
11/00335/LBC	Alterations to Darcy House to extend window opening to ground level, insert quoins in stone and retain upper section of window as a fanlight, adapting transom to receive door and install oak frame and door to match west wing north door (but with a straight rather than arched head).	Approved	18.09.2014
11/00336/CON	Demolition of detached dwelling at 7 Mill Street.		13.06.2014
11/01479/TCA	Area 13 - phased removal of sycamore. Area 9 - low key thinning of the sycamore and coppicing of alder and thorn. Wet 14 - sycamore removal particularly to the south of the pond. Area 15a - removal of immature sycamore adjacent to the five ponds, coppicing rotation for some of the alder, thorn and laurel.	Approved	12.01.2012
12/00184/FUL	Alterations and extension; change of use to a house. (Extension of time on previously approved 08/00718/FUL)	Approved	06.03.2013
12/01285/LBC	Re-ordering of interior with the opening up of windows and the forming of a new window in the gable.	Approved	08.10.2013
12/01312/FUL	New build garages, access and metal park rail fences.	Approved	26.07.2013
12/01316/FUL	Conversion of Abbots Tower into 1 no. 3 bedroom residential unit.	Approved	23.10.2013
14/00993/LBC	Taking down carefully and re-building of East Gatehouse & chimney.	Approved	15.09.2014
14/01008/FUL	Creation of a Visitor Centre in the Tithe barn, Cart Shed, Dairy and adjacent paddock including changes of use to A1, A3, B1, D2 and conference/functions/wedding reception use; construction of extensions; internal and external alterations and all ancillary works shown on the drawings.	Approved	09.01.2015
14/01009/LBC	Creation of a Visitor Centre in the Tithe barn, Cart Shed, Dairy and	Approved	09.01.2015

	adjacent paddock including changes of use to A1, A3, B1, D2 and conference/functions/wedding reception use; construction of extensions; internal and external alterations and all ancillary works shown on the drawings.		
15/01060/FUL	Removal of section of boundary wall fronting Mill Street and rebuild on a new reinforced concrete foundation.	Approved	09.09.2015
15/01061/LBC	The taking down of a failing section of the boundary wall fronting the road in Mill Street and rebuilding it on a new reinforced concrete foundation to match original appearance.		05.08.2015
16/00018/DISCON	Discharge of condition 03 (Archaeology Report) of Listed Building Consent 14/000993/LBC.	Approved	19.02.2016
16/00019/DISCON	Discharge of condition 04 (Archaeology Report) of Listed Building Consent (12/01285/LBC)	Approved	19.02.2016
16/00656/FUL	Demolition of existing property at 7 Mill Street and the creation of 72 no. two, three and four bedroom houses, plus associated roads, car parking, garages and landscaping.	Approved	18.11.2016
16/00671/FUL	Erection of 17 dwellings for use as residential and holiday accommodation (C3 use); restoration of park landscape; bunding; re-grading of 9 hectares of land; construction and alterations to access driveway; landscaping and all ancillary works.	Approved	18.11.2016
16/00712/DISCON	Discharge of condition 6 (archaeological report) of the approved planning application 12/01312/FUL.		07.07.2016
		Approved	21.06.2016
16/00786/FUL	Proposed new build garages, access and metal park rail fences.	Approved	29.07.2016
16/01057/DISCON	Discharge of condition 2 (Details of materials) of approved planning application 12/01285/LBC.	Approved	23.08.2016
16/01258/DISCON	Discharge of condition 4 (materials)	Approved	21.09.2016

	of Listed Building Consent 14/00993/LBC.		
16/01309/DISCON	Discharge of condition 3 (Archaeological Programme) of approved planning application 12/01316/FUL.		13.10.2016
17/00471/FUL	Demolition of pump-house building (including the removal of boilers/flue) and the erection of a building adjoining the bury boundary wall, for uses as a store.	Approved	16.06.2017
17/00472/FUL	Erection of new substation building (containing emergency generator and bunded diesel tank) and subterranean gas governor valve.	Approved	16.06.2017
17/00634/FUL	Variation of condition 3 of planning permission 16/00671/FUL - To allow the re-location of Lake House North and South Lodge.	Approved	19.12.2018
17/00674/LBC	Demolition of pump-house building (including the removal of boilers and flue) and the erection of a building adjoining the bury boundary wall for use as a store.	Approved	16.06.2017
17/01175/FUL	Variation of condition 3 of 16/00656/FUL to allow amendments to the elevations and layout of Phase 1 and removal of condition 14 part e to remove the requirement to relocate the bus stop.	Current	
17/01593/DISCON	Discharge of conditions 02 (S106 Agreement), 07 (Construction details), 08 (Wastewater Strategy), 09 (Foul Water Strategy), 10 (Surface Water Strategy) 11 (Landscape/ habitat management plan), 12 (Construction and Environmental management Plan), 13 (Cleaning facility), 14 (Highways details), 15 (Amendments to Drawings), 17 (Local Recruitment Strategy), 19 (External Lighting) and 20 (Construction Method Statement) of Planning Permission 16/00656/FUL. Discharge of Conditions 02 (S106 Agreement), 08 (Construction Details), 12 (Landscape/ habitat management plan), 14 (Construction and Environment	Approved	18.09.2018

	Plan), 15 (Cleaning facility), 17 (Local Recruitment Strategy) and 19 (Construction Method Statement) of planning permission 16/00671/FUL.		
17/01683/DISCON	Discharge of condition 03 (landscaping) of planning permission 17/00472/FUL.	Approved	10.04.2018
17/01735/DISCON	Discharge of condition 03 (external facing, roofing and hardsurfacing materials), 04 (hard and soft landscaping), 08 (written scheme of investigation), 10 (details of new or replacement windows and doors) and 11 (new balustrade and staircase drawings) of approved planning permission 14/01008/FUL. Discharge of condition 03 (external facing, roofing and hardsurfacing materials), 04 (hard and soft landscaping), 05 (details of new or replacement windows and doors) and 6 (new balustrade and staircase drawings) of planning permission 14/01009/LBC.	Approved	04.01.2018
17/01828/DISCON	Discharge of condition 4 (Materials) of approved planning application 16/00656/FUL.	Approved	29.05.2018
17/01843/FUL	Variation of condition 2 of 11/00333/OUT - condition to be amended from "application for approval of the reserved matters (listed above) shall be made to the Local Planning Authority before the expiration of three years from the date of the permission" To - "application for approval of the reserved matters (listed above) shall be made to the Local Planning Authority before the expiration of five years from the date of the permission".	Approved	
18/00042/DISCON	Discharge of condition 2 (wall details) of planning permission 15/01060/FUL.	Approved	26.01.2018
18/01166/FUL	Variation of condition 3 of approved application 16/00656/FUL to allow amendments to the elevations and layout of Phase 2.	Current	
18/01476/DETAIL	Erection of 190 dwellings on 16.3 hectares of land; new junction and	Current	

access roads; driveways; parking; footpaths; landscaping and all ancillary works; use of land as an archery range; construction of access drive and layout of parking area including siting of storage container for archery equipment. The proposals also include for a new footway to be built along a section of Colchester Road, south of the Wellwick.

18/01596/FUL Erection of 14 dwellings. (As part of Current
previously approved West Field
scheme.)

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

QL7 Rural Regeneration

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

HG4 Affordable Housing in New Developments

HG6 Dwelling Size and Type

HG7 Residential Densities

HG9 Private Amenity Space

HG14 Side Isolation

COM2 Community Safety

COM6 Provision of Recreational Open Space for New Residential Development

COM21 Light Pollution

COM23 General Pollution

COM26 Contributions to Education Provision

COM29 Utilities

COM31A Sewerage and Sewage Disposal

EN1 Landscape Character

EN3 Coastal Protection Belt

EN6 Biodiversity

EN6A Protected Species

EN6B Habitat Creation

EN11A Protection of International Sites European Sites and RAMSAR Sites

EN12 Design and Access Statements

EN13 Sustainable Drainage Systems

EN17 Conservation Areas

EN23 Development Within the Proximity of a Listed Building

EN27 Enabling Development

EN27A St Osyth Priory

EN29 Archaeology

EN30 Historic Towns

TR1A Development Affecting Highways

TR3A Provision for Walking

TR5 Provision for Cycling

TR6 Provision for Public Transport Use

TR7 Vehicle Parking at New Development

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

SP1 Presumption in Favour of Sustainable Development

SP4 Providing for Employment & Retail

SP5 Infrastructure & Connectivity

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

PP12 Improving Education and Skills

PP13 The Rural Economy

PPL2 Coastal Protection Belt

PPL3 The Rural Landscape

PPL4 Biodiversity and Geodiversity

PPL5 Water Conservation, Drainage and Sewerage

PPL7 Archaeology

PPL8 Conservation Areas

PPL9 Listed Buildings

PPL10 Renewable Energy Generation

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

Enabling Development and the Conservation of Significant Places

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 application site relates to 7.45 hectares of undeveloped agricultural land set to the west of the Priory on part of the land known as 'West Field' or 'Flag Creek Field', of which around 3.25 hectares are proposed to be developed. The land lies immediately north of existing properties in Mill Street. The site is generally open in nature except for hedgerows and trees that are found on the field boundaries.

Proposal

The application relates to the variation of condition 3 (approved plans condition) of planning permission 16/00656/FUL which granted planning permission for the demolition of no. 7 Mill Street and the creation of 72 no. two, three and four bedroom houses with associated roads, car parking, garages and landscaping.

This application looks to amend the elevations and internal layout of the first phase (the eastern section of the development). It does not change the number of units, or, the general layout of the developed area.

Design/Heritage Impact

Mill Street Cottage

The development still proposes the demolition of 7 Mill Street and the creation of a cottage at the entrance to the site. However, the location of the cottage has been altered to bring the property closer to the road and further to the east. This is to allow the property to sit more appropriately in the street scene clearly marking the entrance to the development. Through further design advice received from ECC-Place Services the cottage has been further re-designed to incorporate more Georgian styling rather than Gothic along with the removal of a rooflight and the reconfiguration of

the chimney. The eaves height has also been increased and supplemented by corncicing. Following the submission of revised plan ECC-Places have confirmed no objections to this element of the scheme.

Orchard Terraces

The Orchard Terraces are the first properties seen upon entry into the development. Consequently, they have been improved and made to appear more of a Georgian styling via the removal of bay windows, replacing rafter feet with cornice with dentils and the inclusion of more ornate chimneys. The proportions and styling of the windows and dormers have also been slightly altered to relate more sympathetically to the new design approach.

ECC-Place Services have no objections to this element of the proposals.

Courtyard Changes/West Terrace

The layout is in general conformity with the approved, the main differences relating to the location of the West Terrace (slightly eastward to accommodate the landscape), parking and the creation of a turning area for refuse vehicles. The revisions to parking are intended to remove most of the parking from the central green, which will help create an area of open space that can be enjoyed by residents. In addition to the relocation of parking, the car ports associated with larger properties are to be extended making them large enough to qualify as garages, providing these properties with additional storage space. A Cart Lodge (Cart Lodge A) is created to provide sheltered parking for the two larger properties within West Terrace. Cart Lodge C is extended to include two additional bays, which again will provide sheltered parking for the larger properties.

In respect of the West Terrace ECC-Place Services commented and requested slight tweaks to the fenestration layout and the number of chimneys proposed. Further changes to the landscaping scheme to centre this on the gable have also been secured. In view of these changes ECC-Place Service have no objections to these elements of the development.

Overall the changes proposed seek to enhance the appearance of the development with amendments focusing on proportions and detailing. The materials proposed are sympathetic to the styling of the proposed development and the local vernacular and suitably preserve the conservation area setting.

Other Considerations

Natural England, the Council's Tree and Landscaping Officer, ECC-Highways and Historic England have no objections to the variations.

St Osyth Parish Council provide the following comments;

At this time the Parish Council is unable to comment as it is unclear whether the application includes plans for the additional 8 dwellings as indicated at the City & Country Presentation & Stakeholder Session held on 4th July 2017. Furthermore without an obvious comparison of the amendments, it is difficult to ascertain exactly what the changes, as permitted in condition 3, actually consist of.

4 letters of objection/observation have been received outlining the following points;

- no alterations to the development should be considered other than a reduction in the scheme
- change to building layout and height could be detrimental to the Priory and local residents
- any increase in numbers would cause traffic problems/congestion
- approval must remain conditional and subject to a S106.

6. Recommendation

Approval

7. Conditions

- 1 The development hereby permitted shall commence prior to the 18th November 2021.

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 be carried out in accordance with following approved plans:

- CC002-50-15 REV E
- CC002-50-15A REV D
- CC002-50-16 REV F
- CC002-50-16A REV F
- CC002-60-03 REV B
- CC002-60-04 REV C
- (03)200 REV B
- (03)201 REV C
- CC002-50-17 REV F
- CC002-50-17A REV H
- OC002-03-01 REV P
- OC002-03-02 REV H
- OC002-03-03 REV H
- CC 0175 WF-L3 A
- CC-0175-WF-L-1
- CC-0175-WF-L-2
- CC-0175-WF-L-4
- CC-0175-WF-L-5

CC002-50-02 Rev. A Type C Floor Plan and Elevations
CC002-50-03 Rev. A Type D Floor Plan and Elevations
CC002-50-04 Rev. A Type E Floor Plan and Elevations
CC002-50-05 Rev. A Type F Floor Plan and Elevations
CC002-50-06 Rev. A Type G Floor Plan and Elevations
CC002-50-07 Rev. A Type H Floor Plan and Elevations
CC002-50-08 Rev. A Type J Floor Plan and Elevations
CC002-50-09 Rev. A Type K Floor Plan and Elevations

CC002-60-01 Rev. 00 Single Garages SG1 & SG2 Floor plans & elevations
CC002-60-02 Rev. A Pairs of Single Garages SG3 & SG4 Floor plans & elevations
CC002-60-03 Rev. 00 Carport Floor Plan & Elevations
CC002-60-04 Rev. A Carport Floor Plan & Elevations

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

- 3 The materials to be used in the construction of Phase 1 only shall be in accordance with the details shown on approved drawing no. OC002-03-03 REV H.

Reason - To ensure the development, as far as possible, respects, conserves and enhances the special historic and architectural character of the St. Osyth Conservation Area and the setting of St. Osyth Priory as a heritage asset.

- 4 Prior to the commencement of phase 2 samples of the external facing, roofing, windows, doors, rainwater goods and hardsurfacing materials to be used in construction shall be submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development.

Reason - To ensure the development, as far as possible, respects, conserves and enhances the special historic and architectural character of the St. Osyth Conservation Area and the setting of St. Osyth Priory as a heritage asset.

- 5 Notwithstanding the provisions of Article 3, Schedule 2, Part 2 Class A 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) the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure shall not be carried out except in accordance with drawings showing the siting and design of such enlargement, improvement or other alteration which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - In the interests of visual amenity as the site lies within the St. Osyth Conservation Area and forms part of the setting of St. Osyth Priory.

- 6 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Class A, B and C 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), no enlargement, improvement or other alteration to the dwelling shall be erected or carried out except in accordance with drawings showing the siting and design of such enlargement, improvement or other alteration which shall previously have been submitted to and approved, in writing, by the Local Planning Authority.

Reason - In the interests of visual amenity as the site lies within the St. Osyth Conservation Area and forms part of the setting of St. Osyth Priory.

- 7 Water, energy and resource efficiency measures shall be implemented in accordance with those outlined within Section 6 of the submitted 'Construction and Environment Plan Management Plan' as prepared by City and Country and approved under planning reference 17/01593/DISCON.

Reason - To enhance the sustainability of the development through better use of water, energy and materials.

- 8 The wastewater strategy for phase 1 shall be implemented in accordance with the submitted 'Drainage Statement Addendum - Phase 1 ref - 139/2008/DS Revision A' dated August 2017 and additional information/plans received via GHBullard & Associates LLP dated 21st June 2018 plus drawing no. 093-2017.DWG, as approved under planning reference 17/01593/DISCON and prior to any of the phase 1 properties being occupied.

Reason - To prevent environmental and amenity problems.

- 9 Prior to commencement of phase 2 works a wastewater strategy shall be submitted to and approved in writing by the Local Planning Authority. No dwelling located within phase 2 shall be occupied until the works have been carried out in accordance with the wastewater strategy so approved.

Reason - To prevent environmental and amenity problems.

- 10 The foul water strategy for phase 1 shall be implemented in accordance with the submitted 'Drainage Statement Addendum - Phase 1 ref - 139/2008/DS Revision A' dated August 2017, as approved under planning reference 17/01593/DISCON and prior to any of the phase 1 properties being occupied.

Reason - To prevent environmental and amenity problems arising from flooding.

- 11 Prior to commencement of phase 2 works a foul water strategy shall be submitted to and approved in writing by the Local Planning Authority. No dwelling located within phase 2 shall be occupied until the works have been carried out in accordance with the foul water strategy so approved.

Reason - To prevent environmental and amenity problems.

- 12 The foul water strategy for phase 1 shall be implemented in accordance with the submitted 'Drainage Statement Addendum - Phase 1 ref - 139/2008/DS Revision A' dated August 2017 and additional information/plans received via GH Bullard & Associates LLP dated 21st June 2018 plus drawing no. 093-2017.DWG, as approved under planning reference 17/01593/DISCON and prior to any of the phase 1 properties being occupied.

Reason - To prevent environmental and amenity problems arising from flooding.

- 13 Prior to commencement of phase 2, a scheme for the provision and implementation of surface water drainage, incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, shall be submitted and agreed, in writing, with the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans and prior to the occupancy of any part of phase 2. Surface water shall be discharged from the site at a rate no greater than 4.87l/s as identified within the submitted Flood Risk Assessment.

Reason - To prevent environmental and amenity problems arising from flooding and to ensure a satisfactory method of surface water drainage.

- 14 The landscape and habitat management plan measures shall be carried out in full accordance with those outlined within Section 7 of the submitted 'Construction and Environmental Management Plan' (as prepared by City and Country and dated 31st August 2017) as approved under planning reference 17/01593/DISCON.

Reason - To ensure best practice measures are used on the site and during the construction phase of the development to secure necessary landscaping and minimise the impact on birds and wildlife.

- 15 The approved scheme of landscaping for phase 1 as shown on drawing no's. CC 0175 WF-L3 A, CC-0175-WF-L-1, CC-0175-WF-L-2, CC-0175-WF-L-4 and CC-0175-WF-L-5 shall be implemented in accordance with the details and timescales set out within the 'Construction and Environmental Management Plan' (as prepared by City and Country and dated 31st August 2017) as approved under planning reference 17/01593/DISCON.

Reason - To ensure the effective implementation of the approved landscaping scheme, in the interests of visual amenity.

- 16 Prior to commencement of phase 2 works a scheme of hard and soft landscaping works, 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 "BS 5837:2012 Trees in relation to design, demolition and construction", shall be submitted to and approved, in writing, by the Local Planning Authority. 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 relevant works 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 - To ensure the development is sympathetic to the character of the area and in the interests of amenity.

- 17 The development shall be carried out in complete accordance with the details specified in Sections 7 and 8 of the submitted 'Construction and Environment Plan Management Plan - City and Country' - dated 31st August 2017 and plan no's. CC175/WF-L-1, 2, 3a, 4 and 5, as approved under planning reference 17/01593/DISCON.

Reason - To ensure best practice measures are used on the site and during the construction phase of the development to minimise the impact on birds and wildlife.

- 18 Prior to the commencement of construction works a Wheel Washing Facility shall be installed as detailed in Section 9 of the submitted 'Construction and Environment Plan Management Plan - City and Country' - dated 31st August 2017 and plan no. CC-0175-CMP-501. The wheel washing facility shall remain in place throughout the duration of the construction works.

Reason - To ensure that loose materials and spoil are not brought out onto the highway, in the interests of highway safety.

- 19 The proposed development shall be carried out in accordance with the following highway works plans; 208104/27 & 100-A01 (aside from the relocation of the bus stop plan) and approved layout plan OC002-03-01 REV P. All parking areas, cycle/footways and turning areas shall be constructed prior to the first occupation of any of the properties associated with phase 1.

Reason - To protect highway efficiency of movement and safety and to ensure the proposal site is accessible by more sustainable modes of transport such as public transport, cycling and walking.

- 20 Prior to first occupation of the hereby approved development details of a Transport Information and Marketing Scheme (green travel pack) for sustainable transport shall have been previously submitted to and approved in writing by the Local Planning Authority. The Transport Information and Marketing Scheme shall be implemented as approved.

Reason - In the interests of promoting sustainable development and transport.

- 21 The Local Recruitment Strategy as outlined in Section 10 of the submitted 'Construction and Environment Plan Management Plan - City and Country' - dated 31st August 2017 and approved under planning reference 17/01593/DISCON shall be adhered to.

Reason - To promote and encourage the recruitment of employees and other staff in the locality of the application site.

- 22 The external lighting strategy for phase 1 shall be carried out in accordance with drawing no. 107/11 (02)100, as approved under 17/01593/DISCON.

Reason - In the interests of visual amenity and wildlife interests.

- 23 Prior to commencement of phase 2 works that impacts on bat commuting and foraging routes, details of external lighting shall be submitted and approved in writing by the Local Planning Authority. External lighting shall be implemented and retained in accordance with the approved scheme.

Reason - To ensure lighting is sensitively designed, minimises light spillage and avoids illuminating bat commuting and foraging routes and to ensure the use of low level, directional lighting to minimise light pollution.

- 24 The development shall be constructed in accordance with approved plan no. CC-0175-CMP-501 and Section 11 of the submitted 'Construction and Environment Plan Management Plan - City and Country' - dated 31st August 2017 as approved under planning reference 17/01593/DISCON. The details stipulated on the approved plan and

document shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.

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

- 25 No construction work shall take place onsite outside the hours of 07:30 to 18:00 Monday to Friday and 07:30 to 13:30 on Saturday and no time whatsoever on Sundays or Public Holidays, unless otherwise agreed with the Local Planning Authority. This includes deliveries to the site or work undertaken by contractors or sub-contractors.

Reason - In the interests of residential amenity.

- 26 Within 24 months from the date when any of the buildings permitted are first used for the purpose of residential dwellings, the land shown on the approved plan OC002-03-01 Rev P as open space shall be laid out in accordance with that plan as amenity land and thereafter retained for public use.

Reason - The amenity land is an essential element of the development and must be provided and retained for the future.

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.

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