

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
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Planning Development Manager authorisation:	JJ	27/01/2022
Admin checks / despatch completed	DB	27.01.2022
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Application: 21/01881/DETAIL **Town / Parish:** Alresford Parish Council

Applicant: Lane - Lane Homes (Sherbro) Ltd

Address: Sherbro House Boarding Kennels Colchester Main Road Alresford

Development: Reserved Matters for Access, Appearance, Landscaping, Layout and Scale for the proposed erection of 5 No. dwellings (following outlined planning permission 19/01858/OUT, dated 08/04/2020).

1. Town / Parish Council

Alresford Parish Council
07.12.2021

- Given the increase in vehicle traffic coming from 5 large family homes onto a dangerous stretch of road, there should be a "no right turn" restriction onto the B1027. Further, the Parish Council has not had sight of the construction management plan re safe access to the main road.

- This application relates to Outline Planning permission ref: 19/01858/OUT. However, the layout of the 5 homes materially changes the previous outline site configuration and should be subject to the full application and review.

- The outline planning permission requested that details of soft landscaping to strengthen existing screening should be submitted at detailed application stage. Further, item 5 of that permission requested a detailed Arboriculturalist method statement and tree protection plan. Neither of these conditions have been adequately addressed and further information is required.

These comments are addressed in the Assessment section of the main report below.

2. Consultation Responses

ECC Highways Dept
24.01.2022

The information that was submitted in association with the application has been fully considered by the Highway Authority. The information submitted with the application has been thoroughly assessed and conclusions have been drawn from a desktop study with the observations below based on submitted material, google earth image dated September 2021. It is noted that the development will be utilising an established vehicular access that exits onto a service road adjacent to Tenpenny Hill that also serves a number of individual residential properties; when compared with the previous use of the vehicular access, the level of activity will be on a par or possibly reduced. There is no evidence of any personal injury accidents in the vicinity of the existing access for the most recent 5-year period for Tenpenny Hill. The applicant has demonstrated that the existing access has adequate visibility on both approaches and a forward visibility splay of 90-metres has been demonstrated to be

achievable from the right-turn into the site. The proposed development will provide adequate off-street parking and turning, taking these factors into consideration:

From a highway and transportation perspective the impact of the proposal is acceptable to Highway Authority subject to the following mitigation and conditions:

1. There should be no obstruction above ground level within a 2.4 m wide parallel band visibility splay as measured from and along the nearside edge of the carriageway across the entire site frontage. Such vehicular visibility splays shall be provided before the road junction / access is first used by vehicular traffic and retained free of any obstruction at all times.

Reason: To provide adequate inter-visibility between users of the access and the public highway in the interests of highway safety in accordance with policy DM1.

2. Prior to the occupation of the development the internal layout shall be provided in principle with drawing numbers:

- **Drawing: 01 Rev. A Location and block plan**
- **Drawing: 06 Rev. B Amended Street scene and site layout plan**

Reason: To ensure that vehicles using the site access do so in a controlled manner, in the interests of highway safety and in accordance with Policy DM1.

3. Prior to the commencement of development, details of the estate roads and footways (including layout, levels, gradients, surfacing and means of surface water drainage) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that roads and footways are constructed to an acceptable standard, in the interests of highway safety and in accordance with Policy DM1 and DM6.

4. Prior to the occupation of any of the proposed dwellings, the vehicular access shall be constructed to a width of 5.5 metres for at least the first 6 metres from the back of Carriageway / Footway / Highway Boundary and provided with an appropriate dropped kerb crossing of the footway/verge.

Reason: To ensure that vehicles can enter and leave the highway in a controlled manner and to ensure that opposing vehicles can pass clear of the limits of the highway, in the interests of highway safety in accordance with policy DM1.

5. There shall be no discharge of surface water onto the Highway.

Reason: To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety to ensure accordance with policy DM1.

6. No unbound material shall be used in the surface treatment of the vehicular access throughout.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety in accordance with policy DM1.

7. The development shall not be occupied until such time as a car parking has been provided in principle with drawing 06 Rev. B. These facilities shall be retained in this form at all times and shall not be used for any purpose other than the parking and/or turning of

vehicles related to the use of the development thereafter.

Reason: To ensure that on-street parking of vehicles in the adjoining streets does not occur, in the interests of highway safety and in accordance with Policy DM 1 & 8.

8. All single garages should have a minimum internal measurement of 7m x 3m

Reason: To encourage the use of garages for their intended purpose and to discourage on-street parking, in the interests of highway safety and in accordance with Policy DM8.

9. Prior to occupation of the proposed dwelling, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator free of charge.

(Continued...)

Reason: In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policies DM9 and DM10.

10. Any new boundary planting shall be planted a minimum of 1 metre back from the highway boundary and any visibility splay.

Reason: To ensure that the future outward growth of the planting does not encroach upon the highway or interfere with the passage of users of the highway, to preserve the integrity of the highway and in the interests of highway safety and in accordance with Policy DM1.

The above conditions are to ensure that the proposal conforms to the relevant policies contained within the County Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

Informative:

1: All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org

2: On the completion of the Development, all roads, footways/paths, cycle ways, covers, gratings, fences, barriers, grass verges, trees, and any other street furniture within the Site and in the area, it covers, and any neighbouring areas affected by it, must be left in a fully functional repaired/renovated state to a standard accepted by the appropriate statutory authority.

3: The Highway Authority cannot accept any liability for costs associated with a developer's improvement. This includes design check safety audits, site supervision, commuted sums for maintenance and any potential claims under Part 1 and Part 2 of the Land Compensation Act 1973. To protect the Highway Authority against such compensation claims a cash deposit or bond may be required.

3. Planning History

19/01858/OUT Erection of 5 no dwellings (all matters reserved). Approved 08.04.2020

Status of the Local Plan

Planning law requires that decisions on applications must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (Section 70(2) of the 1990 Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004). This is set out in Paragraph 2 of the National Planning Policy Framework (the Framework). Therefore, the 'development plan' for Tendring now comprises the adopted Section 1 and Section 2 of the Tendring District Council 2013-33 and Beyond Local Plan, together with any neighbourhood plans that have been brought into force.

In relation to housing supply:

The Framework requires Councils 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 of deliverable housing land against their projected housing requirements (plus an appropriate buffer to ensure choice and competition in the market for land, to account for any fluctuations in the market or to improve the prospect of achieving the planned supply). If this is not possible or if housing delivery over the previous three years has been substantially below (less than 75%) the housing requirement, Paragraph 11 d) of the Framework requires granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole (what is often termed the 'tilted balance').

The Local Plan fixes the Council's housing requirement at 550 dwellings per annum. On 19 October 2021 the Council's Strategic Housing Land Availability Assessment (SHLAA) updated the housing land supply position. The SHLAA demonstrates in excess of a six-and-a-half-year supply of deliverable housing land. On 14 January 2022 the Government published the Housing Delivery Test (HDT) 2021 measurement. Against a requirement for 1420 homes for 2018-2021, the total number of homes delivered was 2345. The Council's HDT 2021 measurement was therefore 165%. As a result, the 'tilted balance' at paragraph 11 d) of the Framework does not apply to applications for housing.

4. Relevant Policies / Government Guidance

National Planning Policy Framework July 2021 (the Framework)

National Planning Practice Guidance (the NPPG)

Tendring District Local Plan 2013-2033 and Beyond Section 1

SP1 Presumption in Favour of Sustainable Development

SP2 Recreational disturbance Avoidance and Mitigation Strategy (RAMS)

SP3 Spatial Strategy for North Essex

SP4 Meeting Housing Needs

SP7 Place Shaping Principles

Tendring District Local Plan 2013-2033 and Beyond Section 2

SPL1 Managing Growth

SPL2 Settlement Development Boundaries

SPL3 Sustainable Design

HP5 Open Space, Sports and Recreation Facilities

LP1 Housing Supply

LP2 Housing Choice

LP3 Housing Density and Standards

LP4 Housing Layout

LP10 Renewable Energy Generation and Energy Efficiency Measures

PPL3 The Rural Landscape

PPL4 Biodiversity and Geodiversity

PPL5 Water Conservation, Drainage and Sewerage

CP1 Sustainable Transport and Accessibility

Alresford Neighbourhood Plan

Alresford Neighbourhood Plan has now been adopted (June 2021) and represents the Neighbourhood Plan for the Alresford parish for the period 2018 to 2033. The Plan contains a vision for the future of Alresford and sets out clear planning policies to realise this vision. This therefore forms part of the development plan for Tendring and the relevant policies in the Alresford Neighbourhood Plan have been taken into account as part of the assessment of this application.

Supplementary Planning Documents

Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy SPD 2020 (RAMS)

Essex County Council Parking Standards 2009 (Parking SPD)

Tendring Provision of Recreational Open Space for New Development SPD 2008

5. Officer Appraisal (including Site Description and Proposal)

Site Description

The application relates to the former Sherbro House Boarding Kennels. The site measures approximately 0.37 hectares in size and is situated on the eastern side of Tenpenny Hill, Alresford. Access to the site is off a parallel spur road which serves four other existing properties. The land is screened by a number of mature trees and hedgerow which feature on the east and west boundaries. To the rear is open farm land.

Description of Proposal

The application seeks permission for the reserved matters (Access, Appearance, Landscaping, Layout and Scale) pursuant to application 19/01858/OUT (all matters reserved) for the erection of 5 no. dwellings.

Assessment

The main considerations in this instance are:

- Principle of Development;
- Scale, Layout and Appearance;
- Access, Parking and Highway Safety;
- Trees and Landscaping;
- Residential Amenities;
- Financial Contribution - Open Space and Play Space;
- Financial Contribution - Recreational Disturbance; and,
- Requirements of Outline Conditions;
- Environmental Protection; and,
- Representations.

Principle of Development

The principle of development has been established by the approval of the outline planning application 19/01858/OUT which remains extant.

The considerations pursuant to this outline consent relate to Access, Appearance, Landscaping, Layout and Scale, which are addressed below.

Scale, Layout and Appearance

Adopted Policy SP7 of the 2013-33 Local Plan seeks high standards of urban and architectural design which responds positively to local character and context. Policies SPL3 and LP4 of Section 2 of the 2013-33 Local Plan also require, amongst other things, that developments deliver new dwellings that are designed to high standards and which, together with a well-considered site layout, create a unique sense of place. Paragraph 127 of the Framework requires that developments are visually attractive as a result of good architecture, are sympathetic to local character, and establish or maintain a strong sense of place. Furthermore, Policy PPL3 of Section 2 of the Tendring District Local Plan 2013-2033 and Beyond seek to ensure that development is appropriate in its locality and does not harm the appearance of the landscape.

The site constitutes a brownfield site currently occupied by a number of buildings and structures. All existing buildings will be demolished to accommodate the development and the five proposed dwellings will not extend beyond the position of the existing structures on site. Therefore, the character of the adjacent open fields to the east and south of the site will not be compromised by the development. The development will be physically and visually part of the existing built-up area and would not materially affect the character and appearance of the open countryside.

The residential development, although on the edge of the village, would be sited in close proximity to existing dwellings directly adjacent. The ribbon of housing along this side of the road is not uniform, with a number of properties set at various angles and distances from the highway. The proposal comprises 5 no. generously proportioned detached dwellings accessed via a shared private driveway and turning area (field access retained to the southern boundary of the site) at the southern end of the spur road.

The dwellings are well set back from the road with dense, mature planting along the front boundary. The layout of the dwellings takes on a linear arrangement being an appropriate response to the development pattern of the existing dwellings immediately to the north of site. There is a mixture of single storey, two storey and chalet style dwellings in the locality.

The layout of the development allows for well-spaced properties served by a private amenity space of a size and configuration that will appropriately meet the needs and expectations of the future occupants and which is commensurate to the size of dwelling and the character of the area, in accordance with Policy LP4 of the 2013-2033 Local Plan. There is sufficient variation in the house type, detailed design and materials to result in a visually varied but harmonious street scene. Therefore, the scale, layout and appearance of the dwellings are considered appropriate in this mixed character area.

The application has been amended to incorporate additional planting along the front boundary further screening the development and minimising the visual impact in street scene terms.

The proposed layout plan also details the proposed boundary treatments comprising 1.8m close boarded fencing between the plots and the retention of existing screen hedging to the majority of the rear boundary.

Overall, the development is considered to represent an acceptable scale, layout and appearance.

Access, Parking and Highway Safety

Paragraph 108 of the National Planning Policy Framework 2019 seeks to ensure that safe and suitable access to a development site can be achieved for all users. Policy SPL3 Part B of Section 2 of the Tendring District Local Plan 2013-2033 and Beyond seeks to ensure that access to a new development site is practicable and the highway network will be able to safely accommodate the additional traffic the proposal will generate and provision is made for adequate vehicle and cycle parking.

Furthermore, Policy PPL10 of the Local Plan states that proposals for new development should consider the potential for renewable energy generation, appropriate to the site and its location, and should include renewable energy installations, or be designed to facilitate the retro-fitting of renewable energy installations.

The EPOA Parking Standards 2009 require that for dwellings with 2 or more bedrooms, a minimum of 2 parking spaces is required. Parking spaces should measure 5.5 metres by 2.9 metres and garages, if being relied on to provide a parking space, should measure 7 metres by 3 metres internally. The layout plan demonstrates how each plot will be served by garages and parking in excess of the standards allowing for some informal visitor parking and secure cycle storage.

The development will be utilising an established vehicular access that exits onto a service road adjacent to Tenpenny Hill that also serves a number of individual residential properties; when compared with the previous use of the vehicular access, the level of activity will be on a par or possibly reduced. The development of the site for 5 units is not considered excessive in terms of associated traffic movements. It is therefore considered that the increase in traffic can be accommodated on the local road network, without any significant adverse impact.

There is no evidence of any personal injury accidents in the vicinity of the existing access for the most recent 5-year period for Tenpenny Hill. The detailed layout plan and additional 'Highways Visibility Splay Plan' received on 6th January 2022 demonstrates how safe access to the site will be achieved, supported by appropriate visibility splays, turning and parking in accordance with The Highway Authority standards and requirements. In this instance the existing access has adequate visibility on both approaches and a forward visibility splay of 90-metres has been demonstrated to be achievable from the right-turn into the site.

The Highway Authority raise no objection to the development subject to conditions. These conditions will be imposed where necessary, including a condition for electric vehicle charging facilities (in accordance with requirements of Policy PPL10), although some are already covered by the standard approved plans conditions or via the outline consent.

Trees and Landscaping

Paragraph 131 of the NPPF sets out the importance of trees and the contribution they make to the character and quality of urban environments. It states that planning policies and decisions should ensure that opportunities are taken to incorporate trees in developments and that existing trees are retained wherever possible. Policy LP4 relates to housing layout and states; to ensure a positive contribution towards the District's 'sense of place', the design and layout of new residential developments will be expected to incorporate and maximise the use of green infrastructure, verges, trees and other vegetation.

In combination with the information submitted with planning application 19/01858/OUT, relating to trees, the information submitted with the current application identifies those trees that need to be removed to facilitate the development proposal and shows how retained trees will be physically protected for the duration of the construction phase of any development.

This information is in accordance with BS5837: 2012 Trees in relation to design, demolition and construction ' Recommendations.

Officers recognise that T18 (Goat Willow) of the above report is no longer standing and consequently the proposed fencing to protect the Root Protection Areas (RPA's) of retained trees covers an area that no longer requires physical protection. Officers also recognise that the proposed site layout no longer accords with the site layout shown on the Tree Constraints Plan showing the position of the protective fencing. Nevertheless, the position of the fencing is acceptable and the development can still be carried out in compliance with Condition 5 of the outline consent reference 19/01858/OUT.

Taking into account the loss of T18 Goat Willow and the need to retain a strong boundary feature between the proposed development and the highway, additional soft landscaping to strengthen existing screening and to visually enhance the appearance of the development (primarily to the area of land between the proposed new access road and the existing highway) has been secured.

The revised/additional soft landscaping proposals provided are acceptable and sufficient to secure an adequate level of planting to satisfactorily screen and enhance the development.

Residential Amenities

Section 1 Policy SP7 of the 2013-33 Local Plan requires that the amenity of existing and future residents is protected. Section 2 Policy Policy SPL 3 Part C seeks to ensure that development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties. Paragraph 127 f) of the Framework requires that planning decisions should create places with a high standard of amenity for existing and future users.

The development allows for an internal layout and separation distances that would not detract from the amenities of any nearby dwellings or the future occupiers of the proposed dwellings. The dwellings are sited ample distance away from neighbouring dwellings with established trees and vegetation in between. The development will not result in any material loss of sunlight, daylight or outlook or any material loss of privacy or overlooking.

Furthermore, the dwellings are served by a private amenity space of a size and configuration that will appropriately meet the needs and expectations of the future occupants and which is commensurate to the size of dwelling and the character of the area, in accordance with Policy LP4 of the 2013-2033 Local Plan.

The site can satisfactorily accommodate the proposed dwellings without giving rise to detrimental impacts on residential amenities.

Financial Contribution - Open Space and Play Space

A completed unilateral undertaking has been provided as part of the outline planning permission to secure this legal obligation and to ensure the development is compliant with Policy HP5 of the 2013-2033 Local Plan.

Financial Contribution - Recreational Disturbance

A completed unilateral undertaking has been provided as part of the outline planning permission to secure this legal obligation and to ensure that the development would not adversely affect the integrity of European Designated Sites. Therefore, the development is compliant with Section 1 Policy SP2 and Section 2 Policy PPL4 of the Local Plan 2013-2033 and Regulation 63 of the Conservation of Habitat and Species Regulations 2017.

Requirements of Outline Conditions

The outline planning application was granted on appeal subject to the following conditions:

- 1 - 3) Standard reserved matters requirements and time limit.

This application provides sufficient information to meet the requirements of the reserved matters. The remaining conditions are time limit, compliance conditions and no further information is required for submission.

- 4) Construction Management Statement to be submitted concurrently with the reserved matters application.

This application is accompanied by the appropriate CMS the details of which have been approved by ECC Highways and the Council's Environmental Protection Team.

- 5) Development shall accord with Tree Survey, Arboricultural Impact Assessment Preliminary Arboricultural Method Statement & Tree Protection Plan In Accordance with BS 5837:2012 Proj. No 7997 dated 25th February 2020.

This is a compliance condition and no further information is required for submission.

Whilst officers recognised that the proposed site layout no longer accords with the site layout shown on the previously submitted Tree Constraints Plan showing the position of the protective fencing, the position of the fencing is acceptable and the development can still be carried out in compliance with Condition 5 of the outline consent.

- 6) Timing of clearance outside bird nesting season.

This is a compliance condition and no further information is required for submission.

This reserved matters submission for 5 dwellings provides all necessary details to satisfy the relevant conditions attached to the outline consent and is therefore fully compliant with the outline application.

Environmental Protection

Given the sites historical land use and that of the surrounding areas historical use, the Council's Environmental Protection Team request that a condition be imposed securing a 'Watching Brief' that will be adhered to throughout the demolition and construction phase of the development.

An appropriately worded condition will be added to ensure the risks from land contamination to the future users of the land and neighbouring land are minimised. Conditions relating to asbestos and lighting are also considered necessary.

Representations

Alresford Parish Council make comments on the application. These are summarised and addressed below (officer response in italics):

- There should be a "no right turn" restriction onto the B1027.

Access and highway safety have been addressed in the main report above. The suggested restriction is not considered necessary to make the development acceptable and it would therefore be unreasonable to impose such a requirement as part of this planning application.

- Parish Council has not had sight of the construction management plan.

The application is accompanied by a Construction Management Plan which is available publically on the application file. This has been considered by the ECC Highways and the Council's Environmental Protection Team and deemed to be acceptable.

- The layout of the 5 homes materially changes the previous outline site configuration and should be subject to the full application and review.

An indicative layout plan drawing number 170 01 accompanied outline application 19/01858/OUT. However, layout did not form part of the outline application (all matters reserved). Therefore, this reserved matters application is not required to comply with this 'indicative' layout, and the proposed layout has been assessed, and found to be acceptable for the reasons outlined above.

- The outline planning permission requested that soft landscaping should strengthen existing screening.
- Condition 5 of outline consent requested a detailed Arboriculturalist method statement and tree protection plan. Neither of these conditions have been adequately addressed and further information is required.

These concerns have been addressed in the 'Trees and Landscaping' section of the main report above. A satisfactory Arboricultural Report was submitted and approved as part of the outline consent. Although the layout has changed to the 'indicative' layout proposed under the outline application, the tree protection fencing can still be installed in accordance with Condition 5 of 19/01858/OUT. Furthermore, this reserved matters application has been amended to include additional soft landscaping to strengthen the screening of the development.

No individual letters of representation from local residents have been received.

Conclusion

For the reasons set out above the scale, layout, appearance and landscaping are considered acceptable. The site constitutes previously developed land and the development would not be materially harmful to the character of the area or wider landscape, delivering an acceptably designed and spacious scheme that accords with the aims and aspirations of national and local plan policy. The application is therefore recommended for approval subject to appropriate conditions and informatives.

6. Recommendation

Approval - Reserved Matters/Detailed

7. Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans and accompanying external materials details:

- 01 A Location and Block Plan
- 03A Plots 1 and 4 - Elevations and Floor Plans
- 04 B Plots 2 and 3 - Elevations and Floor Plans
- 05 A Plot 5 - Elevations and Floor Plans
- 06 B Amended Street Scene and Site Layout Plan
- 08 Visibility Splay Plan

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

- 2 The approved amended Construction Method Statement received on 24th January 2022 shall be adhered to throughout the construction period for the development. This satisfies Condition 4 of the outline consent 19/01585/OUT.

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

- 3 All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the amended landscaping details drawing number 06 B 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 - To ensure the adequate implementation and maintenance of the approved landscaping scheme for a period of five years in the interests of the character and quality of the development.

- 4 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), other than those shown on the approved drawings, no provision of fences, walls or other enclosures shall be erected on the rear boundary of the site or forward of the front elevation of the dwellings hereby approved except in accordance with details that shall previously be approved in writing by the local planning authority.

Reason - In the interests of visual amenity and the quality of the development.

- 5 There should be no obstruction above ground level within a 2.4 m wide parallel band visibility splay as measured from and along the nearside edge of the carriageway across the entire site frontage. Such vehicular visibility splays shall be provided before the road junction / access is first used by vehicular traffic and retained free of any obstruction at all times.

Reason - To provide adequate inter-visibility between users of the access and the public highway in the interests of highway safety.

- 6 Prior to any above ground works, details of the estate roads and footways (including layout, levels, gradients, surfacing and means of surface water drainage) shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason - To ensure that roads and footways are constructed to an acceptable standard, in the interests of highway safety and in accordance with Policy ALRES10 of the Alresford Neighbourhood Plan 2018-2033 June 2021.

- 7 All new hardstanding 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 site.

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

- 8 Prior to the occupation of any of the dwellings, the vehicular access shall be re-constructed to a width of 5.5 metres for at least the first 6 metres from the back of the footway and provided with an appropriate improved dropped kerb crossing of the footway.

Reason - To ensure that vehicles can enter and leave the highway in a controlled manner and to ensure that opposing vehicles can pass clear of the limits of the highway, in the interests of highway safety.

- 9 There shall be no discharge of surface water onto the Highway.
- Reason - To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety.
- 10 No unbound material shall be used in the surface treatment of the vehicular access throughout.
- Reason - To avoid displacement of loose material onto the highway in the interests of highway safety.
- 11 The development shall not be occupied until such time as the access, shared drive, turning area, garages and parking spaces have been provided in accordance with the approved plans. These facilities shall be retained in this form at all times and shall not be used for any purpose other than the parking and/or turning of vehicles related to the use of the development thereafter.
- Reason - To ensure that on-street parking of vehicles in the adjoining streets does not occur, in the interests of highway safety.
- 12 Any new boundary planting shall be planted a minimum of 1 metre back from the highway boundary and any visibility splay.
- Reason - To ensure that the future outward growth of the planting does not encroach upon the highway or interfere with the passage of users of the highway, to preserve the integrity of the highway and in the interests of highway safety.
- 13 Prior to above ground works, a scheme for the provision of electric vehicle charging facilities for the dwellings hereby approved shall have first been submitted to and approved in writing by the local planning authority. Thereafter the charging facilities shall be installed in a working order prior to first occupation of the development.
- Reason - In order to promote sustainable transport.
- 14 Prior to any above ground works, an ecological mitigation and enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
- Reason - To preserve and enhance the biodiversity of the site in accordance with Policy ALRES7 of the Alresford Neighbourhood Plan 2018-2033 June 2021.
- 15 No means of external lighting shall be installed until details of a lighting scheme have been submitted to and approved in writing by the local planning authority. Development shall only be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority. Any proposed lighting scheme must be located, designed and directed or screened so that it does not cause avoidable intrusion to adjacent residential properties/constitute a traffic hazard/cause unnecessary light pollution outside the site boundary. "Avoidable intrusion" means contrary to the Code of Practice for the Reduction of Light Pollution issued by the Institute of Lighting Engineers.
- Reason - To ensure adequate safeguarding of the amenity of nearby properties, protected species and prevent the undesirable, disruptive and disturbing effects of light pollution
- 16 Given the historical use of the land, a Watching Brief shall be undertaken throughout the construction phases of the development hereby approved. In the event of unexpected ground conditions being encountered at any time during construction, all site works at the position of the suspected contamination shall stop and the local planning authority and environmental protection team notified. The following minimum requirements for dealing with unexpected ground conditions being encountered during construction shall be adhered

to throughout and evidence of each stage reported in writing to the local planning authority for approval:

1. A suitably trained geo-environmental engineer should assess the visual and olfactory observations of the ground and the extent of contamination and the Client and the Local Authority should be informed of the discovery.
2. The suspected contaminated material will be investigated and tested appropriately in accordance with assessed risks. The investigation works will be carried out in the presence of a suitably qualified geo-environmental engineer. The investigation works will involve the collection of solid samples for testing and, using visual and olfactory observations of the ground, delineate the area over which contaminated materials are present.
3. The unexpected contaminated material will either be left in situ or be stockpiled (except if suspected to be asbestos) whilst testing is carried out and suitable assessments completed to determine whether the material can be re-used on site or requires disposal as appropriate.
4. The testing suite will be determined by the independent geo-environmental specialist based on visual and olfactory observations.
5. Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.
6. Where the material is left in situ awaiting results, it will either be reburied or covered with plastic sheeting.
7. Where the potentially contaminated material is to be temporarily stockpiled, it will be placed either on a prepared surface of clay, or on 2000-gauge Visqueen sheeting (or other impermeable surface) and covered to prevent dust and odour emissions.
8. Any areas where unexpected visual or olfactory ground contamination is identified will be surveyed and testing results incorporated into a Verification Report.
9. A photographic record will be made of relevant observations.
10. The results of the investigation and testing of any suspect unexpected contamination will be used to determine the relevant actions. After consultation with the Local Authority, materials should either be: -re-used in areas where test results indicate that it meets compliance targets so it can be re-used without treatment; or - treatment of material on site to meet compliance targets so it can be re-used; or -removal from site to a suitably licensed landfill or permitted treatment facility.
11. A Verification Report will be produced for the work.

Asbestos

Furthermore, should any asbestos containing materials be present on the development site, or used within the original construction of the buildings to be demolished, it must be safely removed by a qualified contractor, with relevant transfer notes being obtained to confirm safe and responsible removal and disposal.

It is the responsibility of the developer to ensure the safe development of the site and to carry out any appropriate land contamination investigation and remediation works.

Reason - To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

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 Agent, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant reserved matters approval for an acceptable proposal, in accordance with the national and local plan policies.

Planning Obligations

The applicant is reminded that this detailed planning consent is subject to a legal agreement securing financial contributions. Please refer to the outline planning permission to ensure full compliance with all planning obligations.

Conditions Precedent

The applicant is reminded that this detailed planning consent is subject to conditions attached to the outline permission for this development reference 19/01858/OUT. Please refer to the outline planning permission to ensure full compliance with all conditions.

Highways Informatives

1: All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org

2: On the completion of the Development, all roads, footways/paths, cycle ways, covers, gratings, fences, barriers, grass verges, trees, and any other street furniture within the Site and in the area, it covers, and any neighbouring areas affected by it, must be left in a fully functional repaired/renovated state to a standard accepted by the appropriate statutory authority.

3: The Highway Authority cannot accept any liability for costs associated with a developer's improvement. This includes design check safety audits, site supervision, commuted sums for maintenance and any potential claims under Part 1 and Part 2 of the Land Compensation Act 1973. To protect the Highway Authority against such compensation claims a cash deposit or bond may be required.

Are there any letters to be sent to applicant / agent with the decision? If so please specify:	YES	NO
Are there any third parties to be informed of the decision? If so, please specify:	YES	NO