

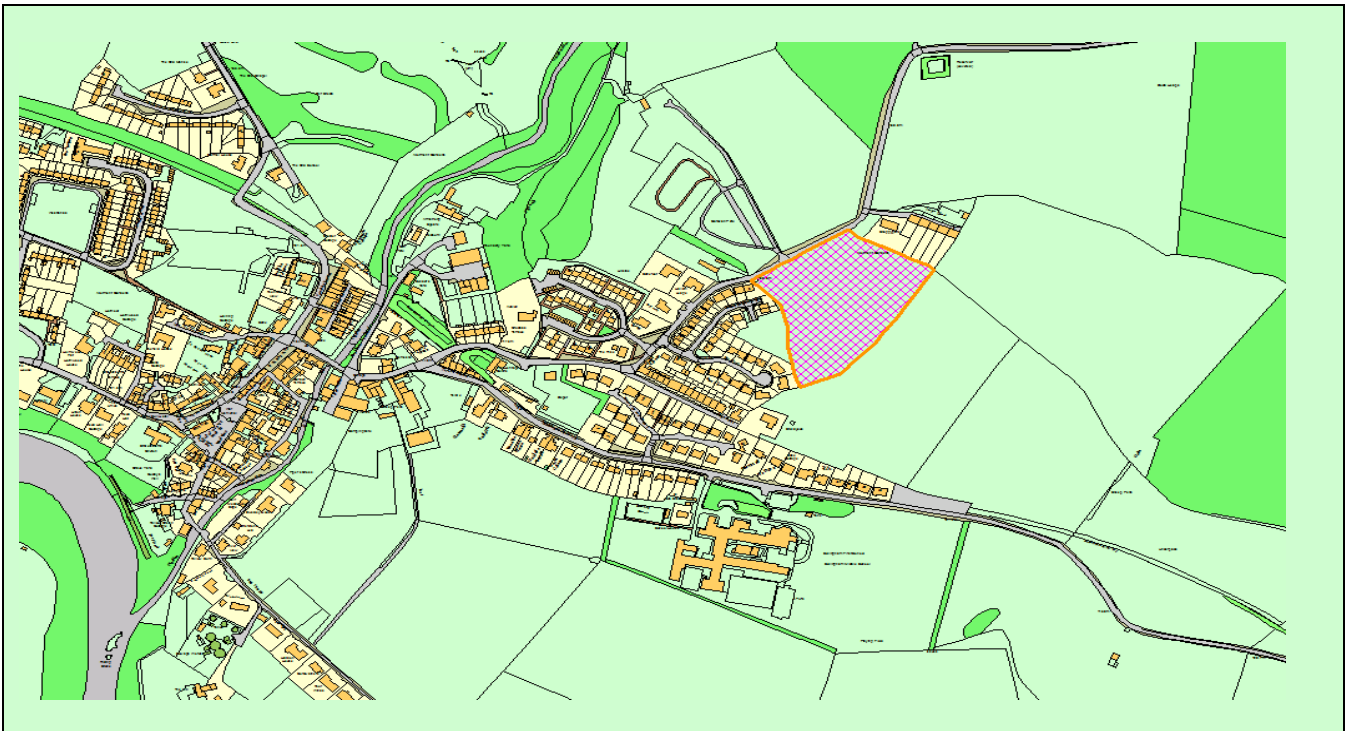
# NORTHUMBERLAND

Northumberland County Council

## Tynedale Local Area Council Planning Committee 14 January 2020

<b>Application No:</b>	19/02033/REM		
<b>Proposal:</b>	Reserved matters application for appearance, landscaping, layout and scale) on approved planning application 16/04680/OUT (amended plans received 09.10.2019).		
<b>Site Address</b>	Land North East Of Bridgeford View, Bellingham, Northumberland.		
<b>Applicant:</b>	Advance Northumberland Wansbeck Workspace Rotary Parkway Ashington	<b>Agent:</b>	Ruth Van Bedaf Pod Toffee Factory Lower Steenberg's Yard
<b>Ward</b>	Bellingham	<b>Parish</b>	Bellingham
<b>Valid Date:</b>	25th June 2019	<b>Expiry Date:</b>	17th January 2020
<b>Case Details:</b>	<b>Officer</b>	Name: Mrs Haley Marron Job Title: Senior Planning Officer Tel No: 01670 625547 Email: haley.marron@northumberland.gov.uk	

**Recommendation:** that this application for reserved matters approval be GRANTED planning permission subject to conditions.



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## **1. Introduction**

- 1.1 The applicant is Advance Northumberland. It is therefore necessary for the application to be determined by the Planning Committee.

## **2. Description of the site and proposals**

- 2.1 The application site is located in Bellingham to the north eastern edge of the built up area, in a relatively elevated position. Mature trees line the eastern boundary and are prominent features in the landscape.
- 2.2 To the west the site shares its boundaries with Pennine Way and the caravan park beyond. Pennine Way connects the site to the centre of Bellingham and north towards the A68. To the north-east is Noble Street and to the south-west is the recently constructed housing development on Bridgeford View. To the east is agricultural land.
- 2.3 The site measures approximately is greenfield in nature comprising open grassland. The site is a sloping site and measures 2.04 hectares. The upper part of the site, adjacent to Noble Street, consists of a relatively flat plateau until it falls away towards the housing on Bridgeford View. There is an unnamed watercourse to the south-west corner of the site.
- 2.4 Reserved matters approval is sought for the erection of 31no. dwellings with the following matters to be considered at this time including layout, scale, appearance and landscaping. Access has already been determined by the outline planning permission.

## **3. Planning History**

16/04680/OUT Residential development of up to 36no. dwellings, with all matters reserved apart from access (Revised Description). Permitted 21st December 2017.

## **4. Planning Policy**

### **4.1 National Planning Policy**

National Planning Policy Framework (2019)  
National Planning Practice Guidance (2018)  
National Design Guide (2019)

### **4.2 Development Plan Policy**

Tynedale Core Strategy (adopted October 2007) (TCS)

GD1 Locational policy setting out settlement hierarchy

GD4 Principles for transport and accessibility to increase sustainable access and minimise the need for journeys  
 GD5 Minimising flood risk  
 GD6 Planning obligations  
 BE1 Principles for the built environment  
 NE1 Principles for the natural environment  
 H1 Principles for housing  
 H3 Location of new housing and the definition of sustainable settlement  
 H4 Maximising housing development on previously developed land  
 H5 Housing density for new dwellings  
 H7 Location of affordable housing and meeting affordable housing needs  
 H8 Provision of affordable housing on market housing sites

Tynedale Local Plan (adopted 2000, saved Policies 2007) (TLP)

GD2 Design criteria for development, including extensions and alterations  
 GD4 Access arrangements  
 GD6 Car parking standards outside the main towns  
 NE37 Landscaping in developments  
 H32 Residential design criteria

#### 4.3 Emerging Planning Policy

Northumberland Local Plan - Publication Draft Plan (Regulation 19) and proposed minor modifications, submitted on 29 May 2019

Policy STP 1 - Spatial strategy  
 Policy STP 2 - Presumption in favour of sustainable development  
 Policy STP 3 - Principles of sustainable development  
 Policy QOP 2 - Good design and amenity  
 Policy TRA 1- Promoting sustainable connections  
 Policy TRA 2 - The effects of development on the transport network  
 Policy TRA 4 - Parking provision in new development  
 Policy ENV 1 - Approaches to assessing the impact of development on the natural historic and built environment  
 Policy ENV 7 - Historic environment and heritage assets

### 5. **Consultee Responses**

Bellingham Council	Parish	No response received.
NCC Authority	Highway	No objection subject to standard highway conditions and a S278 Legal Agreement to secure construction of the proposed junction and pedestrian improvements on Pennine Way; and a S38 Legal Agreement to ensure the proposed internal site layout is constructed to adoptable standards.

NCC Public Right of Way Officer	There are no rights of way implications involved in this development.
NCC Lead Local Flood Authority	No objections subject to conditions relating to surface water management and the maintenance and management of Suds.
NCC Ecology	No objection subject to planning conditions.
NCC Conservation Officer	No response received
Northumbrian Water	No objections subject to a condition relating to the disposal of surface water.

## 6. Public Responses

### Neighbour Notification

Number of Neighbours Notified	48
Number of Objections	14
Number of Support	
Number of General Comments	

### Notices

A Site Notice was displayed at the application site on the 10th October 2019

A Press Notice was published in the Hexham Courant on the 1st August 2019

### Summary of Responses

The objections primarily raise the following issues:-

#### Drainage

- The proposed drainage arrangements are not suitable and have not been fully investigated.
- A full culvert survey has not been provided nor full details of the suds basin
- There are issues with land depth and gradient
- The applicants drainage calculations are understated
- Hydraulic calculations are open to question
- The applicants drainage modelling is inaccurate
- The with drawl of the LLFA objection is unwarranted and unjustified and the development should not be sanctioned
- Concerns regarding land stability

#### Sustainability

- There is an ageing demographic in Bellingham and Bellingham smaller 1 or 2 bedroom level homes within easy reach of services.
- The development proposed is almost exclusively 4 and 3 bed roomed 2 storey houses - no bungalows at all - and right at the top of a long steep hill on the outskirts of the village.
- The proposed housing mix is therefore very much at odds with the priority needs reflected in Housing Needs assessments - there are no suitable properties for the aged and infirm included in this development.
- Surely Advance Northumberland, wholly owned by Northumberland County Council should be investing in the identified future housing needs of the local community and not building large 3 and 4 bedroom homes for which there is no identified need on this scale.
- These are not the right homes in the right place for the right people.
- A much more suitable brownfield site (the old Auction Mart) is available for development and any investment by a Council funded organisation to develop this site which is large enough to meet Bellingham's specific current and future housing needs would be a far better proposition
- Why build on green fields when there is a brownfield site standing empty?

#### Ecology

- The proposed area will impinge on a long standing wildlife corridor and will result in the displacement of much of the fauna.
- Concerns loss of hedgerow and planting and connectivity between site for wildlife

#### Highways

- An influx of residents will almost certainly mean more vehicles, the current situation in Bellingham village is currently horrendous, how will this be managed.
- The building of a new estate will impact on the current road from the village to West Woodburn with an increase in both pedestrian traffic and vehicular.
- This road is a busy highway and is part of the Pennine way with many walkers and cyclists running the gauntlet of already heavy traffic including loaded forestry transporters.
- The plans should include walkways
- Existing footways should be brought up to standard
- Road Safety Audit concerns
- Not all highways concerns have been addressed on the plans

#### Design and visual impact

- Concerns regarding the visual impact of the development having regards to elevation position
- The affordable homes should be at the bottom of the site
- Concerns re design and materials
- Concerns re energy efficiency having regards to plot orientation
- Concerns re design and appearance of retaining walls

- More landscaping is required to reduce visual impacts

The above is only a summary of representations received. Full copies of all representations can be viewed on the Council's website line using this link:

<https://publicaccess.northumberland.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PTLZ74QSGUM00>

## **7.0 Appraisal**

- 7.1 Planning applications should be determined in accordance with the development plan, unless other material considerations indicate otherwise.
- 7.2 For the purposes of this application the adopted development plan in relation to this application comprises the saved policies of the Tynedale Core Strategy (adopted October 2007) (TCS) and Tynedale Local Plan (adopted 2000, saved Policies 2007) (TLP).
- 7.3 The NPPF is also a material consideration in the determination of planning applications.
- 7.4 Furthermore, the emerging Northumberland Local Plan was submitted for Examination on the 29 May 2019 and Examination commenced 8th October 2019. Paragraph 48 of the NPPF states that weight can be given to policies contained in emerging plans dependent upon the stage of preparation of the plan, the extent to which there are unresolved objections to policies within the plan and its degree of consistency with the NPPF.
- 7.5 The principle of housing on this site has been firmly established by the grant of outline planning permission for the erection up to 36no. dwellings on the 21st December 2017 - reference 16/04680/OUT. This permission is extant until 21st December 2020. Access to the development was considered and approved as part of the outline permission. It is therefore not necessary to revisit the principle of housing development as part of this assessment.
- 7.6 The main issues to consider in the determination of this application insofar as they relate to consideration of the reserved matters comprising the layout, scale, landscaping and appearance of the development are set out below:-
- Landscape Impact
  - Impact on amenity
  - Heritage assets
  - Ecological impact
  - Highway issues
  - Flooding and drainage
- 7.7 It is acknowledged by Officers that a number of representations have been

received during the course of the application that raise issues regarding the overall principle of development; the need for additional housing; the proposed access arrangements, effects on highway safety and impacts during construction and impacts on local infrastructure and services.

- 7.8 Whilst these are matters that are material planning considerations, it is important to advise Members that the principle of development on the site for up to 36no. dwellings has already been established through the granting of outline planning permission, including detailed assessment and consideration of the proposed vehicular access arrangements.
- 7.9 The current application for reserved matters has therefore been assessed in relation to the above main issues, but this assessment is limited to the effects in relation to the reserved matters only.

### **Impact on the Landscape**

- 7.10 The NPPF seeks to conserve and enhance the natural environment by protecting and enhancing valued landscapes. The Tynedale Core Strategy Policy NE1 in the main seeks to protect and enhance the character and quality of the landscape and avoid urbanisation of the countryside, amongst other matters.
- 7.11 Bellingham is a historic market town nestled in the North Tyne Valley. The application site is located on the north-eastern edge of the built up area in a relatively elevated position above Bellingham. Mature trees line the eastern boundary (albeit outside the site) and are prominent features in the landscape. The site shares its boundaries with Pennine Way (and the caravan park beyond) and the housing on Noble Street and Bridgeford View.
- 7.12 In terms of designations, the site is in an Area of High Landscape Value and is located close to the Northumberland National Park. The site is within Northumberland Dark Sky Zone.
- 7.13 A Landscape and Visual Impact Appraisal was submitted in the determination of the outline application. It was accepted there would be a clear change in the overall character of the site and its appearance within the landscape however it concluded that the proposal represents a rational extension to the local centre of Bellingham and that visibility of the site is constrained by the effects of relative topography, built form and the tree, hedge and woodland pattern around the site having regards to short, mid and long distance views.
- 7.14 Objections continue to be received from local residents because of concerns regarding the visual impact of the development. The objections from residents are indeed noted, however it is considered the development is acceptable in landscape terms.

- 7.15 The layout for the reserved matters follows the broad principles established at the outline application stage, in terms of the indicative layout, scale of development, formation of landscaping belts to the east and southern boundaries and an undeveloped area to the south west corner.
- 7.16 Furthermore, the amount of development has been reduced from that envisaged at the outline stage with 31no. dwellings now proposed. Whilst there will clearly still be a change in landscape character, the overall layout, scale and appearance of development is not considered to result in significant adverse or harmful impacts upon the landscape character of the site and wider area.
- 7.18 The development would therefore be in accordance with the development plan and NPPF in this respect.

### **Impact on Residential Amenity**

- 7.19 The NPPF requires that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. The NPPF stresses the importance of planning positively for the achievement of high quality and inclusive design for all development.
- 7.20 Objections have been received from local residents on the grounds the development will impact on their amenity primarily in terms of overlooking and loss of privacy
- 7.21 The nearest residents are located on Bridgeford View to the south west and Noble Street to the north east. The rear gardens of these residents back onto the application site.
- 7.22 It was accepted at outline planning stage that the development would impact on resident's general visual amenity because the site would change in character from a green field site to a housing development.
- 7.23 However it is important to have regard to other standards of amenity relating to privacy, outlook, light and overbearing impact. These matters can now be considered given that layout, scale and appearance of the development has been submitted for approval.
- 7.30 The development proposes 31no. two storey dwellings comprising 2, 3 and 4 bedroom properties. Due to the siting of the proposed SUDS basin there are only two properties sitting gable to gable with existing residents on Bridgeford View. The separation distances are approximately 27m which is fully supported by planning policy.
- 7.31 To the north, the development far exceeds 27m and the distance coupled with screening and lower land levels at this point results in acceptable standards of amenity with the properties on Noble Street.



- 7.32 Having regard to the proposed separation distances it is considered that the development is acceptable in terms of its relationship with neighbouring properties and the standards of amenity achieved.
- 7.33 In the context of the above, the proposals are not considered to be in conflict with the development plan or Part 11 of the NPPF in this respect.

### **Impact on Heritage Assets**

- 7.34 The NPPF, Part 16 relates to conserving and enhancing the historic environment. Local Development Plan Policy BE22 specifically seeks to protect the setting of listed buildings.
- 7.35 The Planning (Listed Buildings and Conservation Areas) Act 1990 advises, at Paragraph 66, that Local Planning Authorities should have special regard to the desirability of preserving the setting which it possesses.
- 7.36 There are no designated heritage assets within the application site itself. Bellingham does not have a Conservation Area. There are however a number of Grade II listed buildings, including the Town Hall and St. Cuthbert's Church within Bellingham local centre.
- 7.37 At outline stage the Council's Building Conservation Officer did not object to the application but did seek improvements to the proposed material palette recommending random rubble stone and render as opposed to brick, in order to protect the character of the area and setting of listed buildings.
- 7.38 The applicant now seeks to agree the appearance of the development through this reserved matters application. The applicant proposes two storey dwellings with a mix of materials throughout the development including stone, buff brick and slate effect roofs. The design approach is traditional with traditional detailing including casement windows, canopies and timber doors.
- 7.39 The Council's Building Conservation Officer has been consulted in respect of this application. No response has been received. Residents remain concerned about the proposed materials, however Officers consider the appearance of the development to be acceptable in character terms and with regards to the impact on the setting of listed buildings.
- 7.40 In pure character terms it is considered the development responds to local character and context. The applicant has also responded to the Council's Building Conservation Officer original comments regarding materials. Those plots along Pennine Way boasting a public interface have stone facades and additional detailing such as chimneys and omission of garages - plots 1 - 7 and plot 25. Other plots within the development comprise buff brick and traditional details. Officers consider this a reasonable approach and stone facades to key plots preserves the character of the area on approach to Bellingham local centre. For these reasons the setting of listed buildings will also be preserved.

- 7.41 On the basis of the above the development complies with the NPPF and local planning policy in terms of impact on heritage assets.

### **Ecology**

- 7.42 The NPPF requires the planning system to contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible. Paragraph 175 requires Local Planning Authorities to encourage opportunities to incorporate biodiversity in and around developments.
- 7.43 The Tynedale Local Plan Policy NE27 seeks to ensure Protected Species are protected. This policy is consistent with the NPPF and is therefore relevant to the assessment of this application.
- 7.44 At outline a range of ecological issues were assessed including the impact on ecology off site and on site. Off site mitigation was secured by S106 Legal agreement while an indicative layout was provided to show retention of trees, new landscaping throughout the scheme including treatment to SUDS and a 2m wide landscaping belt to the south west boundary.
- 7.45 The applicant seeks reserved matters approval for the layout of the development and landscaping scheme. Both of these matters have the potential to impact on ecology and biodiversity and are relevant to the assessment of the application.
- 7.46 It is noted that local objection continues on the grounds the development will have adverse impacts on ecology and biodiversity. However the Council's Ecologist has been consulted and does not object to the application because the proposals follow the ecological principles proposed at outline stage. The proposed layout and landscaping scheme commits to a landscaping belt to the south west boundary and retention on trees while all ecological conditions on the outline permission remain binding to this proposal - conditions 13 - 21. Combined, the proposals therefore remain acceptable in planning terms having regards to impact on ecology and biodiversity.
- 7.47 In the context of the above and all representations received it is considered that the development is acceptable in ecological terms. The application complies with the NPPF and Tynedale Local Plan Policy NE27 which seeks to protect and enhance biodiversity.

### **Highway issues**

- 7.48 Paragraph 109 of the NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

- 7.49 One point of access is proposed from Pennine Way (C201). The access was approved as part of the outline planning permission. Impacts on the highway network were considered at outline stage along with works to adopted highway including junction and new footpath links at the site entrance. These works are secured by planning condition on the outline planning permission and under S278 technical approval process.
- 7.50 The applicant now seeks reserved matters approval for the proposed layout and internal aspects of the development.
- 7.51 The Council as Highway Authority have been consulted on this application and have no objection in respect of car parking standards, maneuverability and refuse storage and collection. Conditions are imposed regarding cycle storage.
- 7.52 The Public Rights of Way Officer has confirmed she has no objections to the application.
- 7.53 The development is considered acceptable in highway terms. The development complies with the NPPF and local planning policy in this regard.

#### **Flood Risk and Drainage**

- 7.61 NPPF states that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere. The Tynedale Core Strategy Policy GD5 aims to minimise flooding.
- 7.62 Matters of flood risk and drainage have been considered through the outline planning application and consultation with both the LLFA and Northumbrian Water (NWL) as statutory consultees. Conditions are attached to the outline planning permission that apply restrictions and secure further details for foul and surface water drainage arrangements that will need to be satisfied.
- 7.63 At outline stage it was agreed that in principle surface water would be collected and controlled via a SUDS basin at the bottom of the site and surface water will discharge into an unnamed water course.
- 7.64 Significant objection has been received in response to the publicity of this application for reserved matters approval in respect of drainage issues.
- 7.65 The proposed layout follows the general principles of the indicative layout provided at outline stage.
- 7.66 To the most southernmost part of the site a sustainable drainage system (SUDS) pond with reeds is proposed. The applicant has also submitted a Flood Risk Assessment and Drainage Strategy and an Overland Flow Assessment. Further technical information regarding drainage calculations, design of the drainage basin and drainage route has also been submitted. A

CCTV Investigation Report of the culvert to which surface water will discharge has also been submitted.

- 7.67 Consultation has taken place with the Northumbrian Water (NWL) and the Council as Lead Local Flood Authority (LLFA).
- 7.68 Northumbrian Water advise they do not object to the application. Furthermore the Council as Lead Local Flood Authority now raise no objections to the application and are satisfied that the development will drain as per existing greenfield runoff rates. The SUDS basin will need to be verified in terms of construction, maintenance and stability. An access to the SUDS basin is also required. These matters are controlled planning conditions on the reserved matters approval.
- 7.69 The objections from local residents are noted and have been fully considered in the assessment of the application.
- 7.70 Having regard for the above it is considered that the proposals would accord with the NPPF Part 10.

### **Other Matters**

- 7.71 Residents have expressed concerns regarding the proposed housing mix and the lack of bungalows on the site. This point has been discussed with the Council's Housing Enabling Officer who has confirms that the Bellingham Housing Needs Survey (February 2019) indicates that both family housing and older persons housing are required. Furthermore, given that the Council are considering the Mart Site for the provision of older person housing, family housing on this site is a reasonable.
- 7.72 Matters relating to housing need and suitability and accessibility of the site was determined as part of the outline planning permission. It is not necessary to revisit these points again.

## **8.0 Conclusion**

- 8.1 The proposed development is deemed acceptable. The principle of development is firmly established by way of the grant of outline planning permission.
- 8.2 The proposed reserved matters are deemed acceptable in so far as they relate to the impact of the development on the local landscape, residential amenity, heritage assets, ecology, highway safety, ecology and flood risk management.
- 8.3 The representations received in response to the publicity of the application are noted and have been taken into account.

- 8.4 All planning conditions on the outline planning permission remain legally binding to this development and do not need repeated on any reserved matters approval.
- 8.5 Furthermore, the obligations secured by S106 Legal Agreement on the outline planning permission also remain legally binding to this development.
- 8.6 It is the advice of Officers that this application be granted reserved matters approval subject to the planning conditions below.

**Recommendation:**

That this application be GRANTED subject the planning conditions set out below:

Conditions/Reason

01.The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and documents. The approved plans and documents are:-

Site location plan 1101-ADV SD00.01A

Proposed site plan SD 10 02 Rev C

Proposed Engineering Layout 19015 01 P3

Swept path analysis 19015 15 P2

Detention Basin Cross Section Drawing number 19015 21 Rev P1

Proposed Engineering Layout Drawing number 19015 01 Rev P1

Microdrainage Calculations 'Design Criteria for BELLINGHAM 26-09-19

Site Sections proposed 1101-ADV SD40.01

Garage Elevations, floor and roof plans proposed 1101-ADV SD20.09

House type CT1 floor and roof plan 1101-ADV SD20.0

House type CT1 Elevations 1101-ADV SD30.01

House type CT1 Elevations proposed 1101-ADV SD30.02

House type CT2 Floor and roof plans proposed 1101-ADV SD20.02

House type CT2 Elevations proposed 1101-ADV SD30.03

House type CT3 Floor and roof plans proposed 1101-ADV SD20.03

House type CT3 Elevations proposed 1101-ADV SD30.05

House type HT02 Elevations floor and roof plans proposed 1101-ADV SD20.07

House type HT12 Floor and roof plans proposed 1101-ADV SD20.05

House type HT12 Elevations proposed 1101-ADV SD30.07

House type HT15 Elevations proposed 1101-ADV SD30.09

House type T07 Elevations floor and roof plans proposed 1101-ADV SD20.08

House type 08 Floor plans SD 30 06 Rev A

House type 12 Floor plans SD 20 05 Rev A

House type 15 Elevations (2) SD 30 10 Rev A

House type 15 Floor plans SD 20 06 Rev A

Proposed adoption SD 10 06 Rev B

Reason: To ensure the development is carried out in accordance with the approved plans.

02. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended)

03. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority, to demonstrate that all sustainable drainage systems have been constructed as per the agreed scheme. This verification report shall include:

- As built drawings for all SuDS components - including dimensions (base levels, inlet/outlet elevations, areas, depths, lengths, diameters, gradients etc);
- Construction details (component drawings, materials, vegetation);
- Health and Safety file;
- Details of ownership organisation/adoption details.

Reason: To ensure that all sustainable drainage systems are designed to the DEFRA non-statutory technical standards.

04. Prior to commencement of development details of the basin maintenance access track shall be submitted to, and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed details.

Reason: To ensure the effective disposal of surface water runoff from the development.

05. Prior to first occupation an assessment into the structural integrity of the proposed SuDS basin shall be undertaken. This assessment shall ensure the structural integrity of the drainage system and any adjacent structures or infrastructure under anticipate loading conditions over the design life of the development taking into account the requirement for reasonable levels of maintenance.

Reason: To ensure the basin is structurally secure, limiting the possibility of any breaching.

06. The development shall not commence until details of the proposed boundary treatment have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is occupied.

Reason: In the interests of visual amenity and highway safety, in accordance with the National Planning Policy Framework.

07. No dwelling shall be occupied until the car parking area associated with that dwelling, as indicated on the approved plans, has been provided and hard surfaced. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework.

08. No dwelling shall be occupied until the means of vehicular access associated with that dwelling has been constructed in accordance with the approved plans.  
Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework.

09. Development shall not commence until details of the proposed highway works which include:-

- Full details on the proposed footway along the site frontage with associated pedestrian dropped kerbs with tactile paving (as detailed on submitted plans).
- Associated Road Safety Audit have been submitted to and approved in writing by the Local Planning Authority. The building(s) shall not be occupied until the highway works have been constructed in accordance with the approved plans.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework

10. No development shall commence until an Estate Street Phasing and Completion Plan has been submitted to and approved in writing by the Local Planning Authority. The Estate Street Phasing and Completion Plan shall set out the development phases, completion sequence and construction standards that estate streets serving each phase of the development will be completed. The development shall then be carried out in accordance with the approved Estate Street Phasing and Completion Plan.

Reason: To ensure estate streets serving the development are completed in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework

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

Reason: In the interests of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the amenities of the locality and users of the highway in accordance with the National Planning Policy Framework

12. No dwelling shall be occupied until details of cycle parking associated with that dwelling have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the cycle parking shall be retained in accordance with the approved details and shall be kept available for the parking of cycles at all times.

Reason: In the interests of highway safety and sustainable development, in accordance with the National Planning Policy Framework

13. Prior to occupation, details of surface water drainage to manage run off from private land have been submitted to and approved by the Local Planning Authority. The approved surface water drainage scheme shall be implemented in accordance with the approved details before the development is occupied and thereafter maintained in accordance with the approved details.

Reason: In order to prevent surface water run off in the interests of the amenity of

the area and to ensure suitable drainage has been investigated for the development and implemented, in accordance with the National Planning Policy Framework.

14. Development shall not commence until a Construction Method Statement, together with supporting plan has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement and plan shall, where applicable, provide for:

- i. details of temporary traffic management measures, temporary access, routes and vehicles;
- ii. vehicle cleaning facilities;
- iii. the parking of vehicles of site operatives and visitors;
- iv. the loading and unloading of plant and materials;
- v. storage of plant and materials used in constructing the development

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework.

Background Papers: Planning application file(s) 19/02033/REM