

Applicant: Mr Nathan Green

Description: Demolition of former care home, existing farm house and farm buildings and residential development of 72no dwellings and associated works (Reserved matters of outline planning permission 2019/0991 seeking approval of the details of layout, scale, appearance and landscaping)

Site Address: Former Belmont Care Home and adjacent farmland between Garden Close and Back Lane, Monk Bretton, Barnsley, S71 2DY

11no objections have been received from local residents.

Background

The application follows on from application 2019/0991 which granted outline planning permission (all matters reserved apart from access) for the site to be built upon for a development of up to 82no. dwellings. That particular application was approved by the Planning Regulatory Board in November 2020 with the decision notice being issued on 6th April 2021 following the completion of a S106 Agreement.

Site Description

The site is located in the Monk Bretton part of Barnsley. It measures approximately 1.81 hectares and was divided into two distinct parts, the former Belmont Care Home to the West and Garden House Farm to the East. However, since the approval of the outline application both the care home and farm buildings have been demolished leaving behind a vacant site including areas of it which are brownfield. The site is separated by an unadopted road between Back Lane and Garden House Close. This road serves Walker Terrace, a row of 6no. terrace properties located centrally in the site which are to remain. The site is a Housing Allocation in the Local Plan (site ref HS14).

The site has boundaries with the highway on Garden House Close to the North and Back Lane to the South West. Back Lane becomes a footpath and continues to the East where it returns to a highway, connecting to Well Lane. Lamb Lane is to the West. This joins Cross Lane and Westgate adjacent to the south west corner of the site. Lamb Lane also provides an entrance into Monk Bretton Park adjacent to the north west of the site.

Existing residential properties boarder the site on all four sides. There is an area of Green Space (allotment land) to the North East of the site to the rear of dwellings on Well Lane. The local housing stock predominantly consists of bungalows and 2 storey semi detached and terraced dwellings of differing sizes, styles and ages.

Proposed Development

Following on from the outline planning permission (Ref: 2019/0991) which had all matters reserved except access, the applicant has now submitted a reserved matters application that is seeking approval of the appearance, landscaping, layout and scale details for the future development.

The outline planning permission was granted to allow a maximum of 82no. dwellings. The plans submitted as part of this reserved matters application propose a total number of 72no. dwellings, which consist of 8no. 1 bedroom apartments, 22no. 2 bedroomed dwellings, 24no. 3 bedroom dwellings and 18 x 4 bedroom dwellings. In total there are 12 different house types proposed across the site.

In terms of layout, 4no. dwellings front Back Lane with a further 11 dwellings accessed via a cul de sac from Back Lane. 12no. dwellings front Garden House Close with the remaining dwellings access from a new main cul-de-sac estate road,

with an associated private drive offshoot. The existing terraced row, which the development wraps around, would also be served by the main new internal estate road.

2no. landscape buffers are proposed within the site, one to the North to the rear of properties fronting Garden House Close and a second to the South of the site running along the public footpath linking Back Lane with Well Lane. An area of Green Space is also incorporated to the North East of the site where a surface water drainage attenuation tank would sit below.

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

Site Allocation: Housing Site HS14 - Garden House Farm, Garden House Close, Monk Bretton Indicative number of dwellings 70

Other relevant policies include:-

SD1 'Presumption in Favour of Sustainable Development'

Policy GD1 'General Development'

Policy LG2 'The Location of Growth'

Policy H1 'The Number of New Homes to be Built'

Policy H2 'Distribution of New Homes'

Policy H3 – Uses on Allocated Housing Sites

Policy H6 'Housing Mix and Efficient Use of Land'

Policy H7 'Affordable Housing'

Policy T3 'New Development and Sustainable Travel'

Policy T4 'New Development and Transport Safety'

Policy D1 'High Quality Design and Place Making'

Policy HE2 'Heritage Statements and General Application Procedures'

Policy HE3 'Developments Affecting Historic Buildings'

Policy HE6 'Archaeology'

Policy GS1 'Green Space'

Policy GS2 'Green Ways and Public Rights of Way'

Policy BIO1 'Biodiversity and Geodiversity'

Policy GI1 'Green Infrastructure'

Policy CC1 'Climate Change'

Policy CC2 'Sustainable Design and Construction'

Policy CC4 'Sustainable Urban Drainage'

Policy CL1 'Contaminated and Unstable Land'

Policy Poll1 'Pollution Control and Protection'

Policy UT2 'Utilities Safeguarding'

Policy PI1 'Infrastructure and Planning Obligations'

SPD's

- Design of Housing Development
- Parking
- Sustainable Travel
- Financial Contributions to schools
- Open Space Provision on New Housing Developments

Other

South Yorkshire Residential Design Guide

NPPF

The National Planning Policy Framework 2021 sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Where proposals are in accordance with the development plan, permission should be granted without delay.

Paragraphs of particular relevance to this application include:

Para 7 - The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 11 – Plans and decisions should apply a presumption in favour of sustainable development.

Para 59 - To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Paras 74-77 - reiterates the importance of a deliverable supply of homes to meet the needs of a district.

Para 92 - Planning policies and decisions should aim to achieve healthy, inclusive, and safe places

Para 126 - The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect

of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Para 131 - Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change.

Para 134 - Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Consultations

Biodiversity – No objections subject to conditions.

Conservation Officer – No objections following receipt of amended plans subject to a condition relating to agreeing the details of the facing materials.

Highways – No objections following receipt of amended plans subject to conditions

South Yorkshire Policy ALO – Recommends that the development is built to Secured by Design standards.

SYAS – No objections.

SYMAS – Confirm that the site is not within a referral area, as such, no objections subject to the Coal Authority standing advice informative.

PROW – No objections subject to clarification on the status of the paths through the site and an informative. A condition is proposed.

Regulatory Services – No objections.

Tree Officer – No objections subject to a condition for full landscaping details and tree protection details.

Yorkshire Water – Initially objected given the position of trees within 5m of the public sewer. The trees have since been removed from the easement and the planting specifications for the areas of soft landscaping shown on the layout plan would be the subject of a condition. An existing condition on the outline requires foul and surface water details to be agreed prior to the commencement of development. In addition, a further condition is proposed to be added to the reserved matters to require measures to protect the public sewerage infrastructure to be submitted and approved prior to works starting.

Representations

The application was advertised by individual notification letters and by press and site notices. As a result of the consultation process 11no. objections have been received. The main grounds of concern can be summarised as follows:-

- Loss of outlook
- Increased overlooking/loss of privacy
- Impact on drainage
- Increase in on street parking causing obstruction
- Reduced highway safety
- Increase in traffic within the surrounding area and neighbouring roads
- Development should incorporate more green spaces
- Facilities and services within the area are overstretched
- Increased pollution through traffic reducing health and wellbeing
- No affordable housing incorporated within the development
- Negative impact on the neighbouring listed buildings

- Increased flood risk

Assessment

Principle of development

The site is allocated for new housing development in the Local Plan (site HS14) and has the benefit of an outline planning permission, including access, for up to 82 dwellings which was approved under planning application 2019/0991. As such, the principle of residential development on the site is already established. This particular application is therefore only about establishing the acceptability of the appearance, landscaping, layout and scale details relating to the future development.

Scale and Mix of Housing

The application is for 72 dwellings which meets the 40 dwellings per hectare as set out in Local Plan Policy H6 'Housing Mix and Efficient Use of Land' which is expected in Urban Barnsley. In addition, it aligns with the outline of up to 82 dwellings and site specific policy HS14 which sets out an indicative number of 70 dwellings.

Local Plan policy H6 also states that housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. The development is for 72no. dwellings with a mix of 8no. 1 bedroom apartments (11%), 22no. 2 bedroom properties (31%), 24no. 3 bedroom properties (33%) and 18no. 4 bedroom properties (25%) and has been informed by the Strategic Housing Market Assessment (SHMA). As such, it is considered to provide a broad mix of house size, type and tenure, in line with policy H6.

Appearance/layout

The surrounding area contains a wide variety of different property styles, sizes, ages and designs including 2 storey, brick built semi detached houses along Garden House Close, traditional stone built terraced houses and brick built bungalows along Back Lane, bungalows and recently constructed, stone built dwellings along Lamb Lane and a stone built single and two storey farm complex and associated outbuildings on the corner of Cross Street and Westgate. As such, there is no strict architectural language to follow.

The proposed development interacts with its immediate surroundings with active frontages on both Back Lane and Garden House Close. Therefore, it integrates with the existing housing stock and is not an isolated development turning its back on its surroundings. The remaining dwellings within the site front the newly created highways in accordance with SPD 'Design of Housing Development' which states 'all new streets should be defined by the fronts of plots with buildings orientated to face the public highway to create an active frontage'.

It is noted that plots 3-10 back onto Lamb Lane and plots 58-72 back on to Back Lane and its associated public footpath. However, the development is set lower than the surrounding highways and public vantage points and the rear boundaries are set in from the boundaries with landscape buffers between, as such, the rear elevations and rear garden areas, with their associated paraphernalia, would not be highly prominent.

As outlined in the scale and mix of housing section above there is a good mix of house types proposed which are interspersed throughout the development. This avoids uniformity and provides a more diverse, interesting and legible development. The house types themselves would sit comfortably within their surroundings and offer a mix of materials including brick, render and stone. The front elevations also incorporate interest through porches, projecting gables and the mixing of materials. There are apartments also incorporated within the development and these sit comfortably with the rest of the housing stock being 2 storeys in height with a modest footprint comparable with the semi-detached dwellings.

The dwellings incorporate soft landscaping to the front with trees proposed along the main estate road to aid soften the development. The prominent corner plots also have areas of planting proposed around the corners to soften side elevations and parking areas. There are also landscape buffers surrounding the site, including one running along the public footpath linking Back Lane with Well Lane. The attenuation tank to the North East of the site would also have soft landscaping above and would sit to the rear of the apartments and the head of a cul de sac.

There are a mix of parking solutions proposed including front of dwelling parking and side parking, with some plots having garages. The front parking is limited to a run of 4no. cars at most which avoids car dominated frontages and streetscenes and is punctuated by soft landscaping. Each plot also has pedestrian access to the rear gardens which allows bins and recycling containers to be stored to the rear of the properties and away from public vantage points.

Given the comments above, the proposed development is of an acceptable design and appearance and would also create a policy compliant layout in its own right, in accordance with Local Plan Policy D1, SPD 'Design of Housing Development' and the NPPF.

Residential Amenity

The required separation distances of 21m between habitable room windows and 12m from neighbouring habitable room windows to side elevations have been met or exceeded between both existing and proposed dwellings as well as between the proposed dwellings themselves, in accordance with SPD 'Design of Housing Development'. In addition, given the site levels the dwellings to the West and South of the site are lower than the existing neighbouring properties and also have landscape buffers separating them.

In terms of the amenity for the future residents, the proposed house types meet or exceed the required overall internal spacing as set out in the South Yorkshire Residential Design Guide. It is noted that some of the double bedrooms fall below the required 12m, however, they exceed 11m² and some of them are secondary bedrooms which may be used as singles. The external garden areas meet or exceed the 50m² requirement for a 2-bedroom property and the 60m² requirement for 3 bed plus properties.

The main habitable rooms within the proposed dwellings have adequate light and outlook, in accordance with Local Plan Policy GD1. It is noted that some of the plots to the South of the site have retaining walls on the rear boundaries. However, the rear elevations and gardens are south facing. In addition, the retaining structures are relatively modest and those with the tallest retaining walls have smaller close boarded fencing on top to compensate.

In terms of accessibility, all dwellings meet M4(1) standards, but the applicant has confirmed that with minimal adaption the majority of dwellings can be adapted in the future without significant changes to increase the accessibility and functionality of the dwelling to meet M4(2) accessible and adaptable standards.

Given the comments above, the proposed development would maintain the residential amenity of the existing area to an acceptable degree and provide acceptable standards of amenity for future residents, in accordance with Local Plan Policy GD1, SPD 'Design of Housing Development' and the NPPF.

Highways/active travel considerations

The site is located on land to the south of Garden House Close, a residential cul de sac with a 30mph speed limit and is bounded to the east by allotment gardens and Well Lane, to the west by an area of maintained land that borders Lamb Lane and to the south by Back Lane, a narrow cul de sac that becomes Barnsley Footpath 401 at

its eastern end approximately half way along the site boundary. The site is bisected by an unadopted lane serving 6 dwellings known as Walkers Terrace.

Highways Development Management have confirmed that the impacts of the development on the highway network were assessed at the outline stage. In addition, the proposed accesses into the site remain the same as what was approved at the outline stage.

The main highways considerations with this application, therefore, have been about ensuring the acceptability of the internal layout and detailed design for the development.

The applicants have been in consultation with the Council's Highways Officers in order to make a number of amendments to the internal layout. Condition 26 of application 2019/0991 requires the provision of a 2m wide footway to the entire site frontage on Lamb Lane tying into the proposed footway on Garden House Lane and the existing footway on Cross Street to improve pedestrian connectivity in the area which has been shown on the revised drawing. The footpath provided between Plots 11 and 72 to provide pedestrian access from Walkers Terrace has been increased to provide a 3m wide shared foot/cycle path to comply with LTN 1/20 Cycle Infrastructure Design. The footpath link from the eastern end of the site to the cul de sac stub between 6 and 8 Well Lane has also been widened to 3m to provide a shared foot/cycle path which will be acceptable.

Other amendments include the 5.5m wide carriageway being served by 2m x 2m footways or 0.675m hard margins where appropriate. Swept path analysis has also been provided demonstrating that a refuse vehicle can pass a large car on some of the tighter corners which is acceptable. Bin collection points have also been provided throughout the site on the adoptable highway where dwellings are located on private drives.

Pedestrian access to the terraced dwellings at Walkers Terrace has been retained with historic access across the rear of the terrace being shown which will provide storage for wheelie bins and refuse/recycling containers.

In terms of parking, SPD Parking requires that 1 parking space is provided for a 1–2-bedroom dwelling and 2 parking spaces are provided for a 3–4 bedroom dwelling. A Parking Analysis has been undertaken for the proposal which shows that an acceptable level of residential parking has been provided for the development. The SPD also states that 1 visitor parking space per 4 dwellings will be required. 19no visitor spaces are proposed throughout the site which exceed this requirement.

The SPD requires that 1 cycle parking space per dwelling is provided which can be provided in the plots with garages, in addition, the remaining plots have been provided with 1 x secure, undercover cycle parking space per dwelling and will be conditioned.

As a result of the above, the proposed plans meet the relevant technical design standards and is considered acceptable in highways terms in accordance with Local Plan Policies T1, T3 and T4. Highways have raised no objections to the proposal subject to conditions.

Ecology

In order to demonstrate no net loss of biodiversity at the outline application it was agreed to incorporate a buffer strip of retained habitat on the edges of the site adjacent to the footpaths where it can be more accessible and easily maintained. This buffer strip has been included in this reserved matters application and a second strip is also proposed to the North East of the site. Limited details of the planting specifications of this strip, and throughout the site, have been provided however and so a condition is proposed.

The Southern buffer strip would not have any additional boundary treatments separating it from the footpath and would just retain the existing low stone wall. As such, it would be easily viewed by passing pedestrians and would be accessible for maintenance purposes. Details of the maintenance and management of the landscaped areas is the subject of an existing condition imposed on the outline permission. Taking the various provisions into account the proposals are considered to comply with policy BIO1, 'Biodiversity and Geodiversity'.

Trees

The applicant provided a Tree Survey and Arboricultural Impact Assessment at outline stage and since then demolitions and site clearance works have taken place. The report highlighted that the majority of the site is devoid of trees and those that are on the site have limited value. Given the layout there would be limited scope for retention, however, this could be mitigated through a scheme of replanting. The Tree Officer has raised no objections subject to conditions.

A landscaping scheme was originally submitted with the application, however, a number of layout amendments have been made since then and the Tree Officer questioned some of the species proposed. As such, the planting specifications of the landscaped areas shown on the plans is proposed to the subject of a condition.

Heritage

The site policy for HS14 states that future development proposals shall need to *'respect the historic setting of the Listed Buildings associated with Manor Farm immediately to the South West'* it goes on to state that *'archaeological remains are known/expected to be present on this site'*.

The setting of Manor Farm (Grade II Listed) is important and needs to be respected. The adjacent Manor Farm complex includes four separately listed buildings. The listing is due to their age, their appearance, architecture, and materials as well as a degree of social / communal value.

Initially the Conservation Officer raised concerns with the plots to the South of the site as they had 3 storey frontages and did not respect the setting. However, the land levels of the site have been significantly amended to the rear of those proposed dwellings which has resulted in all dwellings within the site being a maximum of 2 storeys in height. In addition, there have been significant amendments to the design of the properties bringing them more inline with the local vernacular. Furthermore, stone has been introduced to a number of properties within the development, particularly in close proximity to the heritage assets in order to respect their setting. As such, the Conservation Officer has no objections subject to materials being conditioned.

With regards to archaeology the statement submitted at outline stage concluded *'The overall archaeological potential of the site is considered to be low, particularly for the prehistoric, Roman and medieval periods. There is likely to be some evidence of post-medieval and modern activity within the site, though it is expected to be of low significance. A programme of non-intrusive survey (followed by trial trenching if necessary) should be organised as a planning condition in the event of approval'*. That condition was placed on the outline approval (condition 23) and requires a Written Scheme of Investigation that sets out a strategy for archaeological investigation to be carried out prior to the commencement of development. Taking that into account South Yorkshire Archaeology Service have nothing further to add at the reserved matters stage and do not raise any objections.

Other considerations

Planning obligation and infrastructure requirements

The outline planning permission was subject to a S106 Agreement to secure contributions towards public open space, primary and secondary school places and sustainable travel. The contributions are secured in line with the formulas in the relevant SPD's. As such, there is some variation in the figures quoted in the outline application report due to the overall number of dwellings being less than the maximum that was indicated at the outline stage (72 dwellings compared with up to 82 indicated at outline).

Education

In accordance with SPD 'Financial Contributions to Schools' and the requirements of the S106 agreement this development requires contributions for both primary and secondary school places. The development would generate the need for 15no. primary school places and 10 secondary school places. This development would, therefore, generate the requirement for a contribution as follows:

Primary – 15 primary pupils totalling £240,000 (15x £16000)

Secondary – 10 pupils totalling £160,000 (10 x £16000)

A total contribution of £400,000 is therefore required.

Open Space

The assessment carried out at the outline stage determined that a contribution for public open space enhancements off site was preferred to on site provision due to the amount of greenspace already in the area. Based on the requirements of the S106 agreement and the calculation set out in the SPD a total off site contribution of £121,409.38 is required.

Sustainable Travel

In accordance with the s106 agreement and the calculation set out in the Sustainable Travel SPD the contribution for this development equates to £51,600.

Affordable Housing

The S106 Agreement does not contain a requirement for there to be any affordable housing. That position was agreed when the outline was approved following a process of the applicant's viability appraisal being the subject of an independent review.

Conclusion

Outline planning permission, including means of access, has already been granted and so the reserved matters under consideration as part of this application are layout, design, scale and landscaping. The details submitted have been amended following officer and consultee concerns regarding the original plans. Following these amendments, the layout, design, scale and landscaping are considered acceptable subject to the conditions proposed with the planning obligation and infrastructure requirements already secured by the S106 Agreement that was signed at the outline stage.

Taking into account the relevant development plan policies and other material considerations the application is in accordance with the development plan (most notably policies H6, H14, GD1, D1, GS1, I1, BIO1 & T4) and the relevant SPD's including Designing New Housing Development and is assessed to be a suitable form of development. The application is also considered acceptable in relation to the other considerations set out in the assessment section of the report including

design/appearance/layout, residential amenity, highways matters, biodiversity, drainage and archaeology and heritage subject to appropriately worded conditions.

Based upon the above the proposals are in compliance with the development plan meaning that the presumption in favour of sustainable development set out in Local Plan policy SD1 and in paragraph 11 is considered to apply. In such circumstances proposals that accord with an up to date development plan should be approved without delay.

The recommendation is therefore to approve the reserved matters subject to the conditions listed below.

Recommendation:- Grant reserved matters approval subject to the following conditions which supplement those already imposed on outline planning permission 2021/0991:-

1 The development, hereby permitted, shall be begun before the expiration of two years from the date of this approval.

Reason: In order to comply with the provision of Section 92 of the Town and Country Planning Act 1990 and condition 1 of application 2019/0991.

2 The development hereby approved shall be carried out strictly in accordance with the amended plans and specifications as approved and listed below unless required by any other conditions in this permission.

- 0026-001-NIE-SI-ZZ-DR-A-005-P32
- PL_100-P2 'House Type A'
- PL_101-P1 'House Type A2'
- PL_104-P1 'House Type D'
- PL_105-P1 'House Type E'
- PL_107-P1 'House Type G'
- PL_109-P1 'House Type I'
- PL_112-P1 'Apartments A/B'
- PL_116-P1 'House Type G Variant'
- PL_119-P1 'House Type D(AS)-Semi
- PL_122-P3 'House Type M'
- PL_123-P3 'House Type N'
- PL_124-P1 'Double Garage'
- MKB-NIE-SI-ZZ-DR-A-90_108-P6 'Street elevations'
- MKB-NIE-SI-ZZ-DR-A-90_109-P1 'Site Section Key'

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3 Before any dwelling is first occupied the roads and footways shall be constructed to binder course level from the dwelling to the adjoining public highway at Garden House Lane and Back Lane in accordance with details of a completion plan to be submitted and approved in writing by the LPA. Thereafter the development shall be constructed in accordance with the approved details and specifications.

Reason: To ensure streets are completed prior to occupation and satisfactory development of the site.

4 Notwithstanding the details indicated on the submitted drawings the development hereby approved shall not be occupied until a detailed scheme for the off-site highway works as indicated on drawing 0026-001-NIE-SI-ZZ-DR-A-005 P32 Proposed Site Layout has been submitted to and approved in writing by the LPA. The works shall be installed in accordance with the approved details prior to first occupation of the development.

REASON: To ensure that the highway works are designed to an appropriate standard in the interest of highway safety

5 Prior to the first occupation of the development a scheme for the parking of bicycles shall be submitted to and approved in writing by the LPA. The scheme shall be fully implemented in accordance with an agreed timetable and thereafter retained for this purpose.

Reason: In interests of encouraging use of sustainable modes of transport.

6 Prior to the first occupation of the development hereby permitted 2 x vehicular accesses and pedestrian/cyclist accesses shall be provided and thereafter retained in at the position shown on Drawing 0026-001-NIE-SI-ZZ-DR-A-005 P32 Proposed Site and constructed in accordance with the BMBC highway specification. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure satisfactory access into the site and avoid the carriage of extraneous material or surface water from or onto the highway and in the interests of highway safety.

7 Prior to the first occupation of the development, details of bin collection points shall be submitted to and approved in writing by the LPA. The works shall be installed in accordance with the approved details and timetable and thereafter retained as such.

Reason: To ensure that highways are not obstructed and in interests of highway safety.

8 Development shall not commence until details of retaining structures have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in strict accordance with the approved details.

Reason: In the interest of highway safety, in accordance with Local Plan Policy T4 New Development and Transport Safety.

9 Prior to the first occupation of the development hereby permitted a visibility splay measuring 2.4m x 43m shall be provided as measured to back from the centre line of the access or give way point and extending 43m along the nearside carriageway edge to each side of the access and such splays with no obstruction exceeding a height of 1.05m above the level of the adjacent carriageway

Reason: In interests of highway safety.

10 No building or use hereby permitted shall be occupied until details of arrangements for the future management and maintenance of proposed carriageways, footways, footpaths and landscaped areas not put forward for adoption as maintainable at public expense within the site have been submitted to and approved in writing by the LPA. On occupation of the first dwelling within the site, the streets shall be maintained in accordance with the approved management and maintenance details.

Reason: To ensure that all private streets and landscaped areas are appropriately managed and maintained to ensure the safety of all users.

11 No building hereby permitted shall be occupied until a visitor car park management plan setting out how the visitor car parking will be managed, secured and retained has been prepared, submitted to and approved in writing by the LPA. The measures shall thereafter be implemented in accordance with the approved visitor car park management plan for the lifetime of the development.

Reason: To prevent obstruction on the highway and in the interests of highway safety

12 No building hereby permitted shall be occupied until a management plan setting out how trees will be managed, secured and retained has been prepared, submitted to and approved in writing by the LPA. The measures shall thereafter be implemented in accordance with the approved visitor car park management plan for the lifetime of the development.

Reason: To ensure the future maintenance and retention of trees

13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development (England) Order 2015 (or any Order revoking and / or re-enacting that Order), the garage/car parking spaces hereby permitted shall be retained as such and shall not be used for any purpose other than the garaging of private motor vehicles associated with residential occupation of the property and ancillary domestic storage without the grant of further specific planning permission from the LPA.

REASON: To retain the garage / car spaces for parking purposes

14. Upon commencement of development, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained shall be submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping details shall be implemented prior to the occupation of the building(s).

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy BIO1 Biodiversity.

15. No construction works in the relevant area(s) of the site shall commence until measures to protect the public sewerage infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In the interest of public health and maintaining the public sewer network

