



Application No: 151886

Location: Land Adjacent (North & South), Grange Road, Tiptree, Colchester

Scale (approx): 1:1250

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7.6 Case Officer: Mark Russell

Due Date: 08/12/2015

Site: Grange Road, Tiptree, Colchester

Application No: 151886

Date Received: 8 September 2015

Agent: Miss Fiona Hunter, Ingleton Wood LLP

Applicant: Aspire Media Group Property Services

Development: Reserved matters application following outline approval (122134) for the approval of appearance, landscaping, layout and scale for 103 residential units with associated landscape and highway works, along with provision of public open space (including a new village green and allotments) and other ancillary infrastructure and works including drainage provision.

Ward: Tiptree

Summary of Recommendation: Conditional approval subject to signing of Section 106 Agreement

1.0 Reason for Referral to the Planning Committee

1.1 This application is referred to the Planning Committee because Committee asked to consider the details at the time of Outline permission being granted.

2.0 Synopsis

2.1 It is explained that Outline permission has already been granted and is live for the erection of 103 houses. The application at hand simply gives more detail regarding: Appearance, Landscaping, Layout and Scale. It is further explained that whilst layout had been a Reserved Matter, this was addressed in some detail at the time of the Outline application and this layout has broadly stayed the same.

2.2 The report looks at objections which generally relate to the principle of development; it is explained that this has already been agreed and is not a material consideration.

2.3 Objections based on residential amenity are also considered and it is concluded that there are no outstanding issues in this respect.

2.4 The comments from Tiptree Parish Council regarding bedroom numbers are also explored and it is explained that the Council can no longer restrict the number of bedrooms due to a ruling by the Planning Inspector. It is further explained that there is no mechanism for increasing section 106 contributions over and above what was secured at Outline.

2.5 Finally, design and layout amendments are explained and it is concluded that the scheme is acceptable in these terms as well as in terms of Highway safety and efficiency and approval is recommended.

3.0 Site Description and Context

3.1 The site is on the north-western edge of Tiptree and comprises 6.67ha of agricultural land (currently not being farmed), on both sides of Grange Road. To the north (previously allocated as employment land) is 2.85ha, to the south 3.85ha. Land to the north is almost entirely surrounded by agricultural/paddock land with footpath 150/4 close by to the west, whilst the parcel to the south borders residential land to the east and the Florence Park training ground to the west.

3.2 The section of land between the two plots belongs to the residential dwellinghouse Springfield which has Outline permission for nine dwellings.

4.0 Description of the Proposal

4.1 The proposal comprises 103 Residential Dwellings with various provisions of open space and drainage and highway improvements.

4.2 The proposal site encompasses two distinct parcels of land. Plans for the 2.85ha landholding to the north show 39 dwellings (6 x 2-bed, 14 x 3-bed, 6 x 4-bed and 13 x 5-bed) as well as an electricity sub-station and a Public Open Space which includes a shallow 'surface water detention basin' and a Local Area for Play (LAP).

4.3 The land to the south of Grange Road would contain the bulk of the residential properties (64 - breaking down thus: 26 x 2-bed, 25 x 3-bed, 7 x 4-bed and 6 x 5-bed. This parcel also comprises allotments, the village green and a further LAP.

4.4 In addition to this, a pumping station at the southern extremity of the site, and a new electricity sub-station just to the north of Grange Road are proposed. As part of the offering, there is also a new roundabout access onto Grange Road, together with various other highway improvements which are detailed in sections 14 and 15.

5.0 Land Use Allocation

5.1 Allocated as residential in the Local Plan

6.0 Relevant Planning History

6.1 122134 - Outline application for proposed Development of Land North and South of Grange Road, Tiptree to Provide 103 Residential Dwellings, Areas of Public Open Space (including a new Village Green and Allotments), provision of a new Roundabout Access from Grange Road, other Ancillary Infrastructure and Works including Drainage provision. Approved 20th May 2014

7.0 Principal Policies

7.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National planning Policy Framework (NPPF) must also be taken into account in planning decisions and sets out the Government's planning policies are to be applied. The NPPF makes clear that the purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions to sustainable development: economic, social and environmental.

7.2 Continuing the themes of the NPPF, the adopted Colchester Borough Core Strategy (adopted 2008, amended 2014) adds detail through local strategic policies. Particular to this application, the following policies are most relevant:

- SD1 - Sustainable Development Locations
- SD2 - Delivering Facilities and Infrastructure
- SD3 - Community Facilities
- H1 - Housing Delivery
- H2 - Housing Density
- H3 - Housing Diversity
- H4 - Affordable Housing
- UR2 - Built Design and Character
- PR1 - Open Space
- PR2 - People-friendly Streets
- TA1 - Accessibility and Changing Travel Behaviour
- TA2 - Walking and Cycling
- TA3 - Public Transport
- TA4 - Roads and Traffic
- TA5 - Parking
- ENV1 - Environment
- ER1 - Energy, Resources, Waste, Water and Recycling

7.3 In addition, the following are relevant adopted Colchester Borough Development Policies (adopted 2010, amended 2014):

- DP1 Design and Amenity
- DP2 Health Assessments
- DP3 Planning Obligations and the Community Infrastructure Levy
- DP4 Community Facilities
- DP12 Dwelling Standards
- DP16 Private Amenity Space and Open Space Provision for New Residential Development
- DP17 Accessibility and Access
- DP18 Transport Infrastructure Proposals
- DP19 Parking Standards
- DP20 Flood Risk and Management of Surface Water Drainage
- DP21 Nature Conservation and Protected Lanes
- DP25 Renewable Energy

7.4 Further to the above, the adopted Site Allocations (adopted 2010) policies set out below should also be taken into account in the decision making process:

SA TIP1 Residential sites in Tiptree
SA TIP2 Transport in Tiptree

7.5 Regard should also be given to the following adopted Supplementary Planning Guidance/Documents:

- Vehicle Parking Standards
- Open Space, Sport and Recreation
- The Essex Design Guide
- External Materials in New Developments
- Affordable Housing

8.0 Consultations

8.1 Environmental Control: Should planning permission be granted Environmental Protection wish to make the following comments:-

We refer to extensive comments submitted for the previous application 122134 on 18 December 2012. As stated in our original comments, we recommend that plots 62 and 63 are orientated so that the private gardens are screened from noise caused by the training ground. Any private gardens close to the training ground that are not screened by buildings shall be bounded by a wall or close boarded fence of at least 1.8 metres in height.

We request acoustic data to demonstrate that noise from the proposed private pumping station will not impact upon existing or proposed residential units.

8.2 Anglian Water: No further comments.

8.3 Environment Agency: Nor further comments.

8.4 Essex County Council (SUDS): The submission involves outline detail regarding drainage which will impact on the site layout. We would advise against fixing the site layout until details relating to Condition 20, which seeks the submission of detailed surface water drainage information to be approved, is provided as this may alter the layout. However, this is the applicant's decision and we would not wish to comment on drainage until the detailed design is available.

8.5 Landscape Planner: The proposals would appear for the most part acceptable; however in order to accord with the Council's adopted Landscape Strategy the landscape deposit needs to fully comply with the Council's landscape 'Guidance Notes LIS/C', in particular the following clauses of LIS/C need to be addressed (see website for full details).

8.6 Urban Designer: The scheme has improved through pre-application dialogue. Now seen in their entirety, proposals are now predominantly acceptable, though still require (relatively minor) refinement and clarification for me to not object on design grounds.

I have highlighted areas where I would suggest improvement/clarification is required:

- Missing desire-line links between the scheme and the strategic foot/cycle route along the eastern boundary.
- The link between the southern edge of the development and Vine Road should be redesigned to provide a better defined and overlooked route, e.g. by realigning plot 73's building more toward the street to allow plot 74 to look down the route and by cropping plot 73's rear garden to provide a landscape buffer to the pathway.
- Two visitor spaces should be removed to provide a stronger link between Grange Road and the street outside plots 90-93 etc.
- The relatively high proportion of large 2.5 storey detached homes also makes the development appear excessively lumpy, in visual conflict with the traditional rural vernacular. On reflection the proportion of 2.5 storey homes should be reduced more in line with the key parameters agreed at outline planning.
- There are some minor outstanding house type issues to be addressed

8.7 The Urban Designer also added many more points too numerous to list here, these are available on the website.

NOTE – changes have now been secured to take the height and bulk out of some of the units.

8.8 Natural England: No comments

8.9 Highway Authority: The situation here is more complicated. At Outline, the Highway Authority recommended approval, but on the proviso that various measures were undertaken prior to occupation of the development. In effect this means that those details do not have to be cleared at this stage, but rather as discharge of condition to the Outline permission. These would be in the form of a section 38 agreement between the developer and the Highway Authority.

8.10 Notwithstanding that point, the applicant has endeavoured to progress this as much as possible during the application cycle in the interests of clarity. At the time of writing, the Highway Authority flagged up the following as being outstanding:

- Notation on drawing no.E535-300 Rev D still refers to a 1.5 m verge not a 2m footway as drawn. Also the adoptable highway area does not tie up with the owners eastern boundary so there would currently be a triangular sliver of a ransom strip to anything being built on the eastern side of this estate and so would cause problems when trying to extend Road 2.

- Drawings 41619/110 Rev T and E535-300 Rev D however the current drawings do not show the full length of this proposed footpath/cycleway.

8.11 It is hoped that these matters will be rectified by the time of Committee. Even if they are not, they will need to be addressed by the applicant as part of a section 38 agreement, with such details forming an application to discharge conditions for the Outline permission.

In addition to the details reported above, the full text of all consultation responses is available to view on the Council's website.

9.0 Parish Council Response

9.1 Tiptree Parish Council object to this application on the following grounds -

The original application provided for 92 x 2 and 3 bed homes and 11 x 4 and 5 bed homes, which addressed Tiptree's need for small family homes. This application sees a 25% reduction on smaller homes to 68 and a 200% increase in larger executive homes from 11 to 35. This represents a total increase in bedrooms from 287 to 329 and the Parish Council request that the S106 contributions and the affordable housing allocation be re-calculated based on this increase and that those calculations be made available to the public. We would also like guidance as to whether the open space allocation should be increased in line with the increase in bedrooms.

The Parish Council would like to see all the public open space (with the exception of the pond/soakaway) brought into public ownership and require clarification that the pond is not included in the overall open space allocation. We also require details of the ongoing maintenance plan for the pond/soakaway.

Residents have drawn to our attention the on-going problem of flooding in Vine Road due to surface water draining from the proposed development site. There is no indication in the plans as to how this issue will be addressed.

It is noted that land previously earmarked for a proposed footway linking Vine Road/Grange Road junction to Kelvedon Road is now included within the new development - 146493 - recently approved. Confirmation is sought that provision will still be made to provide this footway which is needed to provide the safe passage to school for pupils of Baynards Primary and Thurstable Schools.

The plans submitted are unclear as to whether Vine Road from its junction with Landsdowne Road to Grange Road will be widened - please clarify.

Tiptree Parish Council support the proposals of the A12 Vehicle Traffic Action Group who are campaigning for a new A12 junction at Kelvedon and feel that as this development will put further strain on the roads of Tiptree and its neighbouring villages, that provision should be made in the S106 agreement for a contribution towards this.

10.0 Representations

10.1 Nine letters of objection have been received from nearby residents and the A12 Villages Traffic Action Group covering the following main points:

- Visual destruction;
- Increased crime;
- Pressure on schools/doctors;
- Road capacity will be overstretched, especially on roads to A12 London-bound;
- Council should secure s.10 monies towards a new junction with A12;
- Vine Road should be closed off to through traffic;
- Access from Kelvedon Road is dangerous;
- Improvements to Grange Road required;
- Needs to be a roundabout to slow traffic down;
- Plans do not show new house on Vine Farm Road;
- Insufficient details on drawings regarding the junction;
- Please confirm whether Public Right of Way is affected;
- Lack of enough two-bedroom houses;
- Pond will be dangerous for children;
- Paths from village green do not have safe access to a footway;
- Drainage and sewerage problems;
- Overlooking of new house on Vine Road;
- Potential loss of privacy to Vine Farm, please provide six foot fence;

The full text of all of the representations received is available to view on the Council's website.

11.0 Parking Provision

11.1 235 spaces are to be provided. This is against an expected provision of 232 (@ 2.25 spaces per dwelling).

12.0 Open Space Provisions

12.1 This provision has several elements to it which are, overall, in excess of the Council's on-site policy requirements for public open space. The main feature is the proposed village green (0.6ha) at the eastern end of the southern site which contains a pond (this also acts as a sustainable form of drainage) and a Local Equipped Area for Play (LEAP).

12.2 On the northern site, allotments measuring 0.3ha (approximately 16 allotments) with dedicated parking is proposed.

12.3 A pair of Local Areas for Play (LAPs) is also shown - one LAP for each site.

13.0 Air Quality

13.1 The site is outside of any Air Quality Management Area and will not generate significant impacts upon the zones.

14.0 Development Team and Planning Obligations

14.1 This application is classed as a “Major” application and therefore there was a requirement for it to be considered by the Development Team at Outline stage. It was considered that Planning Obligations should be sought via Section 106 (S106) of the Town and Country Planning Act 1990. The Obligations that would be agreed as part of any planning permission would be:

- 10 per cent affordable housing, reflective of the overall site mix (80/20 affordable rented/shared ownership);
- £6,600 for provision and maintenance of two litter and two dog bins;
- £106,000 for the Factory Hall site;
- Residential Travel Information Packs - £5,150;
- £33,600 towards health-care facilities;
- Open Space, sports and recreation contribution of £211,628.
- Highways works - including off-site footway provision and carriageway widening, provision of mini-roundabout and cycle paths, improved pedestrian links to Tiptree town centre via Vine Road and Ransom Road, upgrade of two bus stops and provision of Residential Travel Information Packs. These items equate to a value of about £200,000, are were secured by condition at Outline.

14.2 These matters formed part of the s.106 signed with the issuing of Planning permission 122134 and, therefore, cannot be amended. The only exception to this is the reference to the Factory Hall site which will not now be coming forward, instead the monies will be going to community facilities at St. Luke’s. Consequently the “Definitions” within the Section 106 will need to be altered accordingly.

15.0 Report

Principle

15.1 Members are reminded that the principle of housing on this site is long-established and Outline permission exists.

15.2 The first group of objections above refers, in essence, to the principle of development in this location and the potential impact of it. Whilst all of these concerns are noted, the site has been allocated for housing for several years and Outline permission was granted for 103 houses in 2013. The Section 106 monies and proposed highway improvements were also decided at that point and will not be added to or amended here (other than a reference to the destination of the community facilities monies – see above). The Highway Authority has been consulted and has given its views.

Highways

- 15.3 To recap, the Highway improvements secured by condition at Outline are:
- A 40 mph speed limit in Grange Road;
 - A roundabout in Grange Road;
 - New footway and carriageway widening along Vine Road between Kelvedon Road and Lansdowne Close;
 - A mini roundabout at the Grange Road/Vine Road junction;
 - A three-metre wide foot/cycleway along the south side of Grange Road from Vine Road (north of its junction with Lansdowne Close) to the site's western boundary;
 - A three-metre wide foot/cycleway along the north side of Grange Road from the site's western boundary to the site access roundabout;
 - A cyclepath between Grange Road and Harrington on the site's western boundary;
 - Upgrade two bus stops in the vicinity;
 - New sections of footway along Vine Road and Ransom Road;
 - Residential Travel Information Packs (or an alternative implementation programme).
- 15.4 These measures, as indicated on drawings at Outline, will be implemented via a section 278 agreement between the developer and the Highway Authority.
- 15.5 Members are further reminded of Planning permission 146493 at the neighbouring parcel of land (Springfield) which secured an extension of the footway/cycleway from the proposed new roundabout to the Kelvedon Road/Vine Road junction near to the Baynards Primary School. This is an additional extra and is noted here for information only as it is on a different site and its delivery cannot be guaranteed.
- 15.6 In sum, the net result of these works is deemed to be an improvement in terms of Highway safety and efficiency.

Design and Layout

- 15.7 Whilst the Outline application reserved this matter to this Reserved Matters application, the layout was negotiated to a very detailed degree at that time and has not been significantly altered at Reserved Matters.
- 15.8 The following was the description given then:

The layout has been dictated to some extent by the constraints on site, namely the two distinct parcels and the tapering section at the western aspect of the northern parcel. In addition there are the two Essex & Suffolk Water mains which have six metre easements either side of them as well as the cordon sanitaire of 15 metres next to the proposed waste pumping station. Following agreed provisions with the Essex & Suffolk Water Authority and Anglian Water, this has resulted in a lower density than initially envisaged. Each section comprises spine roads with smaller roads off, and small pockets of housing on the perimeter of each block, with gardens meeting in the middle. The southern parcel has a small open space in the middle, with the proposed village green to the east and allotments to the south. The northern section shows an area of open space to its south-western aspect.

Scale, Height and Massing

- 15.9 The low density means a satisfactory spread of form, largely with hard built form to the perimeter of blocks and large spaces within. The scale is sympathetic to its residential surroundings, and is no more than two to two-and-a-half storeys high. The drawings submitted with this Reserved Matters application do show more of the two-and-a-half storey buildings than had previously been envisaged at Outline. However, the overall effect is still considered to be acceptable.

Impact on the Surrounding Area

- 15.10 The proposal will, undoubtedly, in part, have a suburbanising effect. Both halves of the site are currently open space, albeit rough and unkempt in the southern part. It must be noted, however, that it is proposed that the northern parcel be separated from the road by the open space, and by the Springfield site (which will, in all probability, be developed within the next few years), and more than a third of the southern site is the proposed village green. Therefore, more than half of the proposal does not give a 'hard edge' to the public realm. However, the widened carriageway and new/widened footways and cycleway will have a visual impact.
- 15.11 Another effect is the increased activity which the development, including traffic, will have on the area. This is acknowledged, and cannot be disputed. This strategic decision was made at policy level, and it was accepted then that the rural tranquillity would be affected by a housing scheme. The purely Highways issues (efficiency and safety) have been dealt with (above).

Impacts on Neighbouring Properties

- 15.12 As the site is predominantly virgin farmland and paddock, there are not many properties whose amenity stands to be immediately affected.
- 15.13 There are, however, two groups of properties which border the site and whose amenity needs to be protected: Springfield (and any dwellings which may be erected there) and the dwellings on Vine Farm Road.
- 15.14 The former is at this moment in time, some way distant from the site (the house itself being approximately 80 metres at the nearest point). Whilst it is possible that parts of the lower garden might be subjected to some incidental overlooking, the private part of the garden (up to 40 metres away from the houses) are well screened and would not be overlooked.
- 15.15 Proposed Plot 1 on the Springfield site (as indicated on the Outline permission) would be the only plot which could be affected. Potentially it could be overlooked by proposed plots 27 and 28 of the proposal at hand, whose long axes face along the garden of that Plot. However, the distances appear tolerable (20 – 30 metres) and it is further noted that this Outline permission has not been the subject of Reserved Matters where the layout may change. As such, this should not obstruct the granting of permission for the application at hand.

- 15.16 Of more relevance are the three properties “Vine Farm”, “Vine Barn” and “Sparrow Cottage” whose immediate residential curtilages border the site. Of these, the latter would share a boundary with the allotments part of the site. Vine Farm and Vine Farm’s gardens would share common boundaries with gardens belonging to houses on the site.
- 15.17 Whilst there is no issue of any overbearing impact given the separation between buildings, fear of being overlooked has been raised by two nearby properties – Vine Farm and 64 Vine Road.
- 15.18 The latter had also raised concerns that its omission from the layout plan (it having been granted permission in 2009) would mean that the impact upon it would not be properly assessed. The layout plan has been duly corrected and your Officer has visited the site explicitly to assess the possible impact on that property. Whilst some window to window indivisibility might occur, the distance is 30 metres. What is more, 64 Vine Road is across Vine Farm Lane from the site and is heavily screened such that the limited curtilage to the front could not be overlooked.
- 15.19 Vine Farm and indeed Vine Barn do raise more concerns. The former is particularly exposed to the south-west (its main private aspect, with its garden and rear-facing windows) and therefore the request for 1.8 metre high screen fencing is not unreasonable and shall be secured by condition. Further, plots 73 and 74 could offer some uncomfortable overlooking from the Velux windows if these are not positioned carefully. A condition requiring them to have a minimum lower sill height of 1.7 metres will, therefore, be added.
- 15.20 It is, therefore, held that these matters are satisfied.

Amenity Provisions

- 15.21 The net provision of garden space is far in surplus compared with the minimum provisions laid out in our policy DP16 (50m² for two-bed, 60m² for three- bed, 100m² for 4-bed). Whilst twelve of these show a deficiency, this is in most cases very slight and is often due to the shape of the plot.

Other Matters

- 15.22 Tiptree Parish Council, along with another objector, has raised concerns about the smaller amount of two and three bed properties compared with that which had been envisaged at Outline stage.
- 15.23 The numbers of larger homes (4-5 bedrooms) mentioned at Outline were lower than is being proposed now. For clarification, the picture is as follows:

Outline – 37 x 2-bed, 55 x 3-bed, 7 x 4-bed, 4 x 5-bed
RM – 33 x 2-bed, 38 x 3-bed, 13 x 4-bed, 17 x 5-bed

- 15.24 Thus, the “smaller” units (2-3-bed) have gone from 92 to 71 and the larger (4-5 bed) from 11 to 30.

- 15.25 This means the scheme has evolved from overwhelmingly smaller units to a more mixed scheme which is still, however, predominantly (70 per cent) for smaller dwellings.
- 15.26 In 2015, after the Outline application had been approved by Committee and as the decision notice was being issued, the Government Inspector modified the Local Plan documents and removed table H2a from the Core Strategy. This table has indicated that smaller houses should be directed towards settlements such as Tiptree.
- 15.27 Without this table, Colchester Borough Council has less leverage to insist on smaller properties. However, as 70 per cent are still small, it is held that the balance is an acceptable one and still addresses Tiptree's needs.
- 15.28 This does, however, have a knock-on effect in terms of the matter of s.106 monies. Tiptree Parish Council has asked about the following and whether contributions can be increased:
- S106 Contributions: These cannot be increased as the s.106 agreement to the Outline permission was a set figure. This was arrived at after a viability appraisal and negotiation including a co-efficient to allow for the community use of Florence Park. The figure was set at a time before the Inspector removed table H2a. Unfortunately there is no clause to allow for an increase in bedrooms as no such contingency had been envisaged at the time.
 - Affordable Housing: This is 10 per cent as per policy. There is no justification for increasing this.
 - Open Space Allocation: This is calculated according to site area. The site area has not changed, therefore there is no justification for increasing this.
- 15.29 In terms of the other points raised, the open space is subject to the s.106 agreement which enables unfettered public use, although this and the pond shall remain in private ownership. The allotments will be in the ownership of Colchester Borough Council, although the Parish Council has shown an interest in taking these on.

16.0 Conclusion

- 16.1 The scheme at hand has been accepted in principle already. It has evolved to include a higher number of large units, but the balance is overwhelmingly in favour of the smaller units.
- 16.2 Highways and other matters including residential amenity have been satisfied and, therefore, approval is recommended.

17.0 Recommendation

- 17.1 APPROVE subject to the legal agreement under Section 106 of the Town and Country Planning Act 1990 being amended to refer to St. Luke's in lieu of Factory Hall within six months from the date of the Committee meeting. In the event that the legal agreement is not thus amended within six months, to delegate authority to the Head of Environmental and Protective Services to refuse the application, or otherwise to be authorised to complete the agreement to provide the following:

18.0 Conditions

(1) **ZAF - *Reserved Matters Applications***

The reserved matters planning permission hereby granted is given in accordance with the terms of the outline planning permission reference 122134 relating to this site and the conditions attached thereto remain in force.

Reason: In order to comply with Section 91 (1) and (2) of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

- (2) Unless otherwise stated, the development hereby approved shall accord in all respects with approved plans: Job number 41619 drawing numbers 110 rev U, 111 rev x, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221 rev P1, 222 rev P1, 223 rev P1, 224 rev P1, 225 rev P1, 226 rev P1, 227 rev P1, 228 rev P1, 229 rev P1, 230 rev P1, 231 rev P1, 232, 233 rev P1, 234 rev P1, 235 rev P1, 236 rev P1, 237 rev P1, 238 rev P1, 239 rev P1, 240, 241 rev P1, 242, 243 rev P1, 244, 245 rev P1, 246 rev P1, 247 rev P1, 248 rev P1, 249 rev P1, 250, 251 rev P1, 252 rev P1, 253 rev P1, 254 rev P1, 255 rev P1, 256 rev P1, 257 rev P1, 258 rev P1, 259 rev P1, 300, 301, 302, 303 rev P1, 304, 305, 306 rev P1, 307, 308, 309 rev P1, 310 rev P1, 311, 312, 313 rev P1, 314 rev P1, 315 rev P1, 316, 317, 318 rev P1, 319 rev P1, 320 rev P1, 321, 322 rev P1, 323, 324 rev P1, 325 rev A, 326 rev A, 327 rev P1, 328 rev P1, 329 rev P1, 330 rev P1, 331 rev P1, 332 rev P1, 333 rev P1, 334 rev P1, 335 rev P1, 336, 337, 338, 339 rev P1, 340, 341 rev P1, 342 rev P1, 343, 344, 345 rev P1, 346 rev P1, 347 rev P1, 348, 349 rev P1, 350 rev P1, 351, 352, 353 rev P1, 354 rev P1, 355 rev P1, 356 rev P1, 357 rev P1, 358 rev P1, 359 rev P1, 360 rev P1, 361 rev P1, 362 rev P1, 363 rev P1, 364 rev P1, 365, 366, 367, 368, 369 rev P1.

Reason: For the avoidance of doubt as to the scope of this permission.

(3) **ZBB - Materials As Stated in Application**

The external facing and roofing materials to be used shall be those specified on the submitted application form and drawings, unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: To ensure that materials are of an acceptable quality appropriate to the area.

- (4) The roof windows to plots 73 and 74, shall have a minimum lower sill height of 1.7 metres and shall have no additional rooflights added.

Reason: In the interests of residential amenity.

- (5) Notwithstanding the details of the approved hard landscaping drawings, a close-boarded fence of a minimum height of 1.8 metres shall be erected around Vine Farm and Vine Barn at their boundaries with Plots 73 and 72 prior to the occupation of either of those units, unless otherwise agreed by the Local Planning Authority, and shall be retained as such at all times.

Reason: In the interests of residential privacy.

- (6) No occupation of dwellings shall occur until the vehicular parking and garaging relevant to each unit has been provided. Such provision shall remain in place and be used for the parking of vehicles.

Reason: To ensure adequate car parking and avoid nuisance carriageway parking in the interests of highway safety and efficiency.

- (7) The recommendations within the applicant's Reptile Survey Results and Mitigation Strategy by Adonis Technology (Project ref: 9699) shall be complied with at all times.
Reason: In the interests of nature recommendation.
- (8) All works shall comply with the Arboricultural Report submitted by the Land & Sculpture Design Partnership 04.03.13 Revised 07.07.15.
Reason: In the interests of sylvan amenity.
- (9) Root protection shall comply with the annotated drawing from our Arboricultural Officer (dated 2nd October 2015).
Reason: In the interests of sylvan amenity.
- (10) **ZFQ - Tree and Natural Feature Protection: Protected Areas**
No works shall take place until all trees, shrubs and other natural features not scheduled for removal on the approved plans have been safeguarded behind protective fencing to a standard that will have previously been submitted to and agreed, in writing, by the Local Planning Authority (see BS 5837). All agreed protective fencing shall thereafter be maintained during the course of all works on site and no access, works or placement of materials or soil shall take place within the protected area(s) without prior written consent from the Local Planning Authority.
Reason: To safeguard existing trees, shrubs and other natural features within and adjoining the site in the interest of amenity.
- (11) **ZFR - Tree and Natural Feature Protection: Entire Site**
No burning or storage of materials shall take place where damage could be caused to any tree, shrub or other natural feature to be retained on the site or on adjoining land (see BS 5837).
Reason: To protect the health of trees, shrubs and other natural features to be retained in the interest of amenity.
- (12) **ZFS - Tree and Hedgerow Protection: General**
All existing trees and hedgerows shall be retained throughout the development construction phases, unless shown to be removed on the approved drawing and all trees and hedgerows on and immediately adjoining the site shall be protected from damage as a result of works on site in accordance with the Local Planning Authorities guidance notes and the relevant British Standard. All existing trees and hedgerows shall then be monitored and recorded for at least five years following contractual practical completion of the development. In the event that any trees and/or hedgerows die, are removed, destroyed, fail to thrive or are otherwise defective during such a period, they shall be replaced during the first planting season thereafter to specifications agreed, in writing, with the Local Planning Authority. Any tree works agreed to shall be carried out in accordance with BS 3998.
Reason: To safeguard the continuity of amenity afforded by existing trees and hedgerows.
- (13) Any private gardens close to the training ground that are not screened by buildings shall be bounded by a wall or close boarded fence of at least 1.8 metres in height.
Reason: In the interests of residential amenity.

- (14) Prior to the occupation of any of the dwellings hereby approved on the northern parcel of land, acoustic data shall be submitted, to the satisfaction of the Local Planning Authority, to demonstrate that noise from the proposed private pumping station will not impact upon existing or proposed residential units. The pumping station shall then be constructed accordingly and remain as such at all times.
Reason: In the interests of residential amenity.

19.0 Informatives

(1) ZT0 – Advisory Note on Construction & Demolition

The developer is referred to the attached advisory note Advisory Notes for the Control of Pollution during Construction & Demolition Works for the avoidance of pollution during the demolition and construction works. Should the applicant require any further guidance they should contact Environmental Control prior to the commencement of the works.

(2) All works affecting the highway should be carried out by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority and application for the necessary works should be made by initially telephoning 08456 037631.

(3) ZTA - Informative on Conditions Stating Prior to Commencement/Occupation

PLEASE NOTE that this permission contains a condition precedent that requires details to be agreed and/or activity to be undertaken either before you commence the development or before you occupy the development. This is of critical importance. If you do not comply with the condition precedent you may invalidate this permission. Please pay particular attention to these requirements.

20.0 Positivity Statement

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