

BOSTON BOROUGH COUNCIL

Planning Committee 3 April 2018

Reference No: B/17/0519

Expiry Date: 20-Mar-2018

Application Type: Approval of Reserved Matters  
Proposal: Application for approval of reserved matters for Phase 3 of residential development comprising of 33 no. dwellings including access, appearance, landscaping, layout and scale

Site: Land at Broadfield Lane/Grayling Way, Boston, Lincolnshire, PE21 8BQ

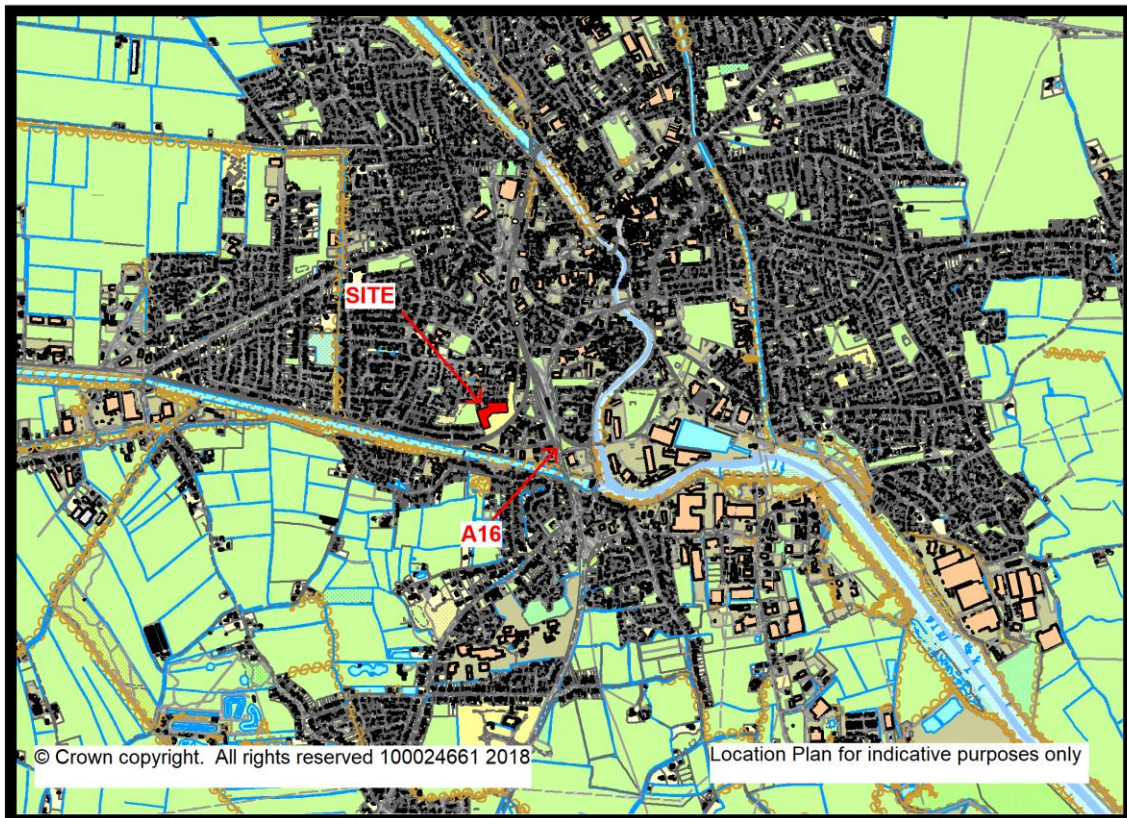
Applicant: Mr A Parker

Ward: Staniland  
Parish: Boston Town Area Committee

Case Officer: Trevor Thompson

Third Party Reps: 2

Recommendation: **DELEGATE TO GRANT**



## **1.0 Reasons for report**

- 1.1 This application has been presented to the Planning Committee because the application is accompanied by a 'deed of variation' which essentially is an amendment to a S106 agreement attached to an outline permission for residential development on this site which was granted in 2013.

## **2.0 Proposal and background**

- 2.1 The application site is located within the built up area of the town and consists of former allotment gardens. The site occupies 0.94ha and is located to the south of phase 2 (i.e. off Grayling Way), to the east of the Broadfield Lane play area and Mathew Flinders Way. The eastern boundary of the site will adjoin the proposed 'allotment land' as defined in the original outline permission (see below). The land to the south of the site is currently vacant and forms the remainder of the overall development site approved in 2013 (i.e. phase 4) which is yet to be finalised.
- 2.2 In 2013, outline planning permission was granted for up to 200 dwellings on 12.6 acres of land and consisting of 4 phases. The first two phases have been approved and built. Phase 1 consisted of 48 dwellings and phase 2 consisted of 75 dwellings. This current application seeks reserved matters approval for 33 dwellings and relates to the third phase of this development. The application also includes the construction of estate roads, footpaths and surface water attenuation pond to serve this development.
- 2.3 The proposed development will provide a mix of 3No. 1 bed houses, 16No. 2 bed houses, 12No. 3 bed houses and 2No. 4 bed houses. The designs of the dwellings are similar to the earlier phases.
- 2.4 The application is accompanied by a draft deed of variation. The details of the proposed deed of variation have been subject to extensive discussions between your officers and the applicants.

## **3.0 Planning history**

- 3.1 In 2013, outline planning permission was granted for up to 200 dwellings at land off Broadfield Lane, Boston subject to 29 conditions plus a section 106 agreement. The application was a hybrid since it also included all reserved matters relating to the construction of 48 affordable dwellings and formed phase 1 of this development. This first phase was effectively a full application within the outline application. (Ref B/13/0037).
- 3.2 The section 106 agreement relates to the following:

Provision of 0.6 hectares of allotment land within the site

Provision of play equipment on the adjacent play area off Broadfield Lane (which is owned by the Council)

Provision of a single payment of £17,800 contribution to the Council towards the maintenance of the play equipment and community facilities on the public open space

Provision of CCTV equipment on the public open space.

- 3.3 The proposed amendments to the agreement (known in legal terms as a 'deed of variation) are discussed below.
- 3.4 In addition, condition 6 attached to this outline permission requires the submission of reports at reserved matters stage relating to each phase with regard to the supply and demand of allotment gardens in the Borough given that the site at one time was allotment gardens and is still allocated in the Local Plan as 'Allotment'. This current application is accompanied by an 'Allotment Provision Report'. The loss and delivery of allotment gardens as a result of this development is a matter which is discussed below.
- 3.5 A further Reserved Matters application for phase 1 (48 affordable dwellings) which related to a different design and layout to the original approved scheme was granted in December 2014. (Ref B/14/0317).
- 3.6 In September 2015, Approval of Reserved Matters was granted for the construction of 75 affordable dwellings (i.e. phase 2, ref B/15/0213). Both phase 1 and phase 2 have been built.

#### **4.0 Relevant planning policy**

- 4.1 The application site is allocated as 'Allotment' in the Local Plan where saved Policy R10 applies. The assessment of this application in relation to Local Plan policy R10 is discussed below. The following saved policies contained within the Local Plan are relevant in the determination of this application.
- 4.2 The saved Local Plan Policies of relevance to this application are as follows:

Policy G1 – Amenity  
Policy G2 – Wildlife and Landscape Resources  
Policy G3 – Surface Water Disposal  
Policy G4 – Safeguarding the Water Environment  
Policy G6 – Vehicular and Pedestrian Access  
Policy H2 – Windfall housing sites within settlements  
Policy H3 – Quality of Housing Development  
Policy H4 – Open Space in Housing Estates  
Policy T2 – Roads and Footpaths in New Developments

#### National Planning Policy Framework

- 4.3 This Council does not have a 5 year supply of housing and therefore policies relevant to the supply of housing are out of date. The tilted balance in paragraph 14 of the Framework is therefore engaged and on this basis there is a presumption in favour of sustainable development which presumes in favour of the grant of permission unless harm significantly and demonstrably outweighs the benefits of the scheme.
- 4.4 Paragraphs 7 and 8 set out three inter-linked dimensions and roles of sustainable development; economic, social and environmental. These three roles should not be undertaken in isolation because they are mutually dependent. The sustainability credentials of this development are discussed in detail below.

## **5.0 Representations**

- 5.1 At the time of writing this report, two letters of representation have been received from the occupiers of the following properties:

67 Mathew Flinders Way, Boston  
44 Mathew Flinders Way, Boston.

The neighbours have raised the following issues:

Concerns whether Mathew Flinders Way which is currently a cul-de-sac will be opened up to serve this proposed development (and future development – ie phase 4). which will affect the privacy and amenity of the occupiers of this cul-de-sac, generate noise disturbance and will change the character of the area.

Concerns about the future maintenance of the dry attenuation pond- the ponds in phases 1 and 2 have been used as rubbish tips.

## **6.0 Relevant Consultations**

- 6.1 County Highways Authority has no objections subject to 2 conditions.
- 6.2 Environmental Health Manager has no objections in principle but points out the requirements of condition 7 attached to the outline permission which requires the submission of a comprehensive land contamination assessment for each respective phase of the development.
- 6.3 Local Housing Authority supports the application. The issue relating to the delivery of affordable housing is discussed below.
- 6.4 Lincolnshire County Council Strategic Development Officer (Education) has no comment to make.
- 6.5 Boston Borough Council-Head of Town Centre, Leisure, Events & Culture has no objections to this application or the proposed 'deed of variation'. This matter is discussed below.
- 6.6 Environment Agency has no objections.
- 6.6 Heritage Lincolnshire has not responded.
- 6.7 Anglian Water Services has not responded.

## 7.0 **Planning issues and discussion**

7.1 The main considerations in the determination of this application are:

Principle of development having regard to Local Plan policies, the NPPF and the 5 year supply.

The s106 agreement and the 'Deed of Variation'

Loss of allotment land

Provision of play equipment and play equipment maintenance contribution

Affordable housing

Impact on residential amenity

Impact on highway safety

Foul and surface water disposal and Flood risk

Design and density of development.

Principle of development having regard to Local Plan policies, the NPPF and the 5 year supply.

7.2 Committee will be aware of the NPPF guidance in respect of housing applications being considered in the context of the presumption in favour of sustainable development. In addition, it goes on to state that policies for the supply of housing "should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites". In the absence of a five year supply in the Borough the presumption in favour of sustainable (housing) development applies.

7.3 This application is for the approval of reserved matters for 33 dwellings and forms the third phase of a four phase development. The principle of residential development on this site has therefore already been established so this matter does not need to be revisited. The outline permission was for up to 200 dwellings and 123 dwellings have already been built as part of phases 1 and 2. This third phase will ensure the delivery of 156 homes as part of this overall scheme.

The s106 agreement and the 'Deed of Variation'

7.4 As indicated above, outline planning permission was granted for residential development on this site which was subject to a section 106 agreement that related to the provision of play equipment, a maintenance contribution, CCTV and the delivery of allotment gardens. In effect, the proposed deed of variation merely relates to the triggers for the delivery of the allotment gardens, play equipment, maintenance contribution- the details of these 'triggers' and how they relate to the original s106 are as follows.

## Allotments

- 7.5 The s106 required the provision of 20 plots to be used as allotments covering 0.6 ha in accordance with a plan formed part of the agreement. It was proposed that the allotments would be located along the eastern and south-eastern boundaries of the site, partly next to the railway line and industrial land. It was considered that the provision of 20 plots would meet the demand for allotment gardens at that time but, given demand may change annually and seasonally in the future, a condition was imposed on the outline approval which required the reserved matters for each phase to include a re-assessment of the demand and supply of allotments to ascertain whether any further allotments were needed. The current application includes an Allotment Provision report which is discussed below.
- 7.6 The s106 required, amongst other things, the allotment gardens to be delivered and be fit for growing **prior to the first occupation of the last dwelling which formed part of phase 1**. The s106 also included entering and completing a lease of the allotment to a Tenant Management Organisation and it was anticipated that the allotment gardens would be provided for at least 30 years.
- 7.7 Both the first and second phases of this housing scheme has been built and the dwellings are occupied which means that the terms of the s106 are not being complied with.
- 7.8 The applicant considers that the although there is still a need for allotment gardens, a more practical use of the land identified as allotment land may be, in the short term, as a 'haul road' access and construction phase compound for the delivery of the remaining phases in order to minimize disruption to the residential areas of Broadfield Lane and by utilizing the industrial area access route The applicant says that the need to provide minimal disruption to residential amenity outweighs the need to provide allotment gardens in the short term.
- 7.8 The proposed deed of variation, as originally submitted, sought to defer the delivery of the allotment gardens to **prior to the first occupation of the last dwelling to be constructed as part of the development (i.e. including phase 4)**. This was considered unacceptable since there are no guarantees that phase 4 would ever be submitted, approved or even implemented. At the time of writing this report, the 'trigger' for the delivery of the allotments is still being discussed with the applicants and I will update Members of the outcome of these discussions at the meeting.
- 7.9 It should be noted that this stage that no application has been submitted for development of phase 4 and the time period for the submission of a reserved matters application expires in October this year.

#### Provision of play equipment and play equipment maintenance contribution

- 7.10 The original s106 agreement required the provision of an approved scheme of play equipment on nearby existing public open space. The trigger for the delivery of the approved equipment was **'prior to first occupation of the final dwelling to be constructed in Phase 2'**. There is also a requirement to pay a single lump sum payment of £17,800 to the Borough Council towards the maintenance of the installed play equipment. The terms of the original s106 relating to the play equipment and the contribution have therefore not been met.
- 7.11 The applicant says that 'since the approval of the outline planning permission in 2013 there have been significant changes relating to play area installations, siting guidelines and particularly the ongoing maintenance of such facilities relative to Local Authority budgets'. The applicant adds that 'it is now considered that a more sustainable scheme can be delivered which will result in a play provision that reflects current equipment specification, siting away from residential properties in accordance with industry guidelines and also a significantly enhanced level of financial contribution for ongoing maintenance'.
- 7.12 The proposed deed of variation includes a revised plan showing a different layout and type of play equipment to be installed at Broadfield Lane Public Open Space to the scheme as originally proposed and an increase in the contributions towards the maintenance of this equipment. The revised plan and the 'play equipment maintenance contribution' follows discussions between your officers and the applicant. It is anticipated that this Council will adopt the play equipment. The single one-off maintenance payment has increased from £17,800 to £60,000.
- 7.13 Instead of the play equipment and the 'play equipment maintenance contribution' being provided 'prior to first occupation of the final dwelling to be constructed in Phase 2' the applicant's now proposed that these will now be provided **'prior to the commencement of phase 3'**. This is reasonable in my view and the Head of Town Centre, Leisure; Events & Culture has no objections.

#### Provision of CCTV

- 7.14 The s106 requires the installation of a system of CCTV surveillance of the public open space within 6 months of the installation and completion of the play equipment and community facilities required by this agreement the proposed deed of variation makes no change to this part of the agreement.

#### Loss of allotment land

- 7.15 In accordance with condition 6 attached to the outline approval, this application is accompanied by an Allotment Provision Report. This condition was imposed to accord with the requirements of Local Plan policy R10 which seeks to resist the loss of allocated allotments unless certain conditions apply.

- 7.16 This report sets out the size, number and location of available allotment gardens within Boston and surrounding areas and also includes the number of vacant plots within the allotment gardens. It shows that as at June 2017, there were 7 vacant plots within the 6 defined allotment gardens. In April 2015, there were 31 vacant plots.
- 7.17 As indicated above, the s106 attached to the outline permission requires the provision of an allotment garden consisting of 20 plots. The submitted Allotment Provision Report says that 'the prevailing situation is that sufficient allocation exists' and the applicant does not propose to increase the number of 'plots' or the size of the allotment provision at this stage.
- 7.18 The report concludes that the area defined by the Phase 3 application does not impact on the allocated 20 allotment plots nor does it restrict the potential for additional allotment land provision if a need for additional allotment land is subsequently proven by the Borough Council at phase 4 stage. Therefore it is considered that Phase 3 of the development can be implemented without the need to include further allotment land.
- 7.19 As indicated above the proposed 'deed of variation' does not alter the need to provide allotment gardens, only the 'trigger' for when the allotments need to be provided. The proposed construction management plan (for phases 3 and 4) proposes to temporarily use the land identified as allotment gardens as a route for construction vehicles etc to access this land off the industrial area of Broadfield Lane rather than through residential areas. The site compound and welfare facilities would be located on the 'allotment land'. This Council's Head of Town Centre, Leisure, Events and Culture has no objections to this proposal.

#### Affordable housing

- 7.20 Conditions 16 and 17 attached to the outline permission related to the provision of affordable housing. Condition 16 related to the delivery of affordable housing as part of phase 1 and condition 17 relates to the provision of affordable housing relating to phases 2, 3 and 4.
- 7.21 Phases 1 was for the erection of 48 affordable homes and phase 2 was for the erection of 75 affordable homes. The outline permission was for up to 200 dwellings so on this basis, the affordable housing policy requirement on this site has already met. This application does not include the provision of an element of affordable homes to accord with policy requirements but given the applicant is De Montfort Housing Society; there is every likelihood that this scheme will provide affordable homes whether it be rent or shared ownership product.
- 7.22 The Local Housing Authority fully supports this affordable housing scheme which has been developed as part of the Council's Affordable Housing Programme and will help meet identified local need.



## Impact on residential amenity

- 7.23 There are residential properties within the vicinity of the site along Mathew Flinders Way, Broadfield Lane and to the north of the site which forms phase 1 and 2 of this development (i.e. Grayling Way, Kingfisher Drive and Bunting Road). Also, the site is next to an industrial area to the north and east. The activities and operations undertaken within this industrial area may affect the amenity of the future occupiers of this phase.
- 7.24 Condition 28 of the outline approval requires the submission of a noise assessment relating to each phase in order to minimize potential noise disturbance that may be generated by the nearby industrial uses. Phase 3 does not directly abut the industrial uses to the east given the site is separated by the proposed allotment gardens though the nearest proposed dwelling on phase 3 will be about 40m from the industrial uses.
- 7.25 An acoustic report was submitted with the application for phase 2 which made a number of recommendations designed to reduce impact on residential amenity. Phase 2 development is nearest to the recycling facility to the east of the site. The applicant considers that the scheme now proposed at phase 3 requires no more mitigation measures beyond those recommended for phase 2. As with phase 2, it is proposed to erect a 2.2m high acoustic fence along the eastern boundary of the site and to provide sealed double glazed units to all openings of the dwellings. The submitted statement indicates that such measures will provide satisfactory levels of noise reduction particularly given the separation distance from potential noise sources and the orientation of the dwellings relative to those sources. The Environmental Health Manager has no objections.
- 7.26 Concerns have been expressed by neighbours about the impact this development may have on residential amenity. One of these concerns relates to the use of Mathew Flinders Way to serve this development or phase 4. The proposed development of phase 3 does not include any vehicular or pedestrian access from the site to Mathew Flinders Way. No details have yet been submitted with regard to phase 4.
- 7.27 The submitted Planning Statement indicates that the use of the proposed allotment gardens as a temporary haul route for construction vehicles will provide a 'rare opportunity to serve a significant development with minimal disruption to residential amenity' which 'outweighs the provision of allotment gardens'. I concur with this view.
- 7.28 The proposed layout of phase 3 is similar in design and form to the earlier phases. The proposed dwellings are positioned apart at regular distances from one another but a number of the proposed dwellings along the northern boundary of this phase in particular will be relatively close to the rear elevations of properties along Kingfisher Drive. This may have some impact on the privacy and living conditions of existing and future residents.

- 7.29 There are no Local Plan or national standard minimum separation distances between the rear walls of a proposed dwelling and the rear of a neighbouring property although normally a distance of 21m is considered to be acceptable. These distances assume two-storey to two-storey on level land. Some of the proposed dwellings along the northern boundary of the site will not meet this 22m 'rule'. In particular, the rear elevations of the proposed dwellings on plots 6-8 will be only 13m away from the rear elevations of the nearest properties to the north which is very tight. However the rear elevations of the existing properties directly to the north of plots 6-8 do not include any rear first floor bedroom windows so there will be no direct overlooking between bedroom windows.
- 7.30 However given that there are dwellings at similar distances apart on other parts of phase 2, it is not considered essential that this part of the scheme is modified, especially given the development type, nature, overall layout and density of the rest of the estate.

#### Impact on highway safety

- 7.31 It is proposed to extend the existing estate road which serves phase 2 (i.e. Grayling Way) to the north of the site to serve all dwellings which form part of the scheme. The new estate road will extend about 50m in a southerly direction from the existing estate road. The extended estate road will also serve a cul-de-sac with a turning head which runs roughly in an east/west direction across the main part of the site and will serve 25 dwellings. The new estate road does not extend as far south as Mathew Flinders Way. The County Highway Authority has no objections.

#### Foul and surface water disposal and Flood risk

- 7.32 Condition 20 attached to the original outline permission requires the submission of an updated flood risk assessment in relation to each phase of development. A revised Flood Risk Assessment has been submitted with this current application. The FRA recommends, amongst other things, that the floor levels of the proposed dwellings are raised 1m above the existing ground level.
- 7.33 Surface water will be discharged to the existing AW system located within Mathew Flinders Way. This is subject to a controlled discharge rate which is to be achieved by on site attenuation and a 'dry' detention basin which is to be located to the south of the site, adjacent to the western boundary shared with 50 Mathew Flinders Way. It is intended that the detention basin will be adopted by Anglian Water Services. The submitted drainage strategy concludes, in part that 'the surface water runoff generated by the proposed development will be managed in a manner which will ensure no risk of flooding or increased risk to surrounding properties, at present and taking into account allowances for future climate change'.
- 7.34 In addition, the siting of the attenuation basin will also serve to provide a physical separation between the existing dwellings off Mathew Flinders Way and the new proposed dwellings where, given flood risk requirements, the slab levels will be higher than existing properties.

7.35 The Environment Agency has no objections.

Design and density of development.

7.36 The density of the proposed development will be about 35 dwellings per hectare (dph) which is a little lower than the earlier phases. The designs of the proposed dwellings are similar to the previous two phases and the proposed external materials have been chosen to complement the existing development. Parking provision will be provided within each plot. The layout of phase 3 is rigid and formal to match phases 1 and 2.

7.37 The overall design and layout of this scheme, including density, separation distances, building lines and dwelling types are acceptable. The scheme does not include any Public Open Space (the detention basin whilst an open space is not a functional amenity or play area) given that the site is next to a recreation open space which is to be enhanced by the s106 agreement.

## **8.0 Conclusion**

8.1 This application is for the approval of reserved matters for the construction of 33 dwellings which forms the third phase of a four phase development. This application does not change the status of the outline permission which still remains extant. The time period for the submission of reserved matters for phase 4 expires later this year.

8.2 Overall despite some reservations about the separation distances between some of the proposed dwellings and the dwellings which form part of phase 2, the design and layout of the scheme is acceptable. In principle, the proposed 'deed of variation' which essentially relates to the 'triggers' for the delivery of the allotment gardens, the design and type of play equipment to be provided on the public open space to the west of the site and the level of maintenance contribution is considered to be reasonable though the trigger relating to the allotments is still to be finalised. It is therefore recommended that this application for the approval of reserved matters be granted subject to the following conditions and the decision notice is not issued until the deed of variation is completed.

## **9.0 Recommendation: Delegate to Grant**

9.1 That the Planning Committee resolve that they are minded to Approve this application subject to conditions and:

- Any approval of reserved matters is not released until the deed of variation is completed.
- Authority is delegated to the Development Control Manager to approve this application upon satisfactory completion of the deed of variation.

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

**Reason:** Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

2 The development hereby permitted shall be carried out in accordance with the following approved plans :

Location plan ref BR0/17/P001 (1/16)  
Site Plan as Proposed ref BR0/17/P015 (2/16)  
Plots 1 and 2 floor plans 2B4P ref BR0/17/P002 (4/16)  
Plots 1 and 2 elevations 2B4P ref BR0/17/P003 (5/16)  
Plots 3-5 and 6-8 floor plans 2B4P ref BR0/17/P004 (6/16)  
Plots 3-5 and 6-8 elevations 2B4P ref BR0/17/P005 (7/16)  
Plots 9-12 and 18-21 floor plans 4B4P ref BR0/17/P006 (8/16)  
Plots 9-12 and 18-21 elevations 2B4P ref BR0/17/P007 (9/16)  
Plots 13 and 14 floor plans 4B7P ref BR0/17/P008 (10/16)  
Plots 13 and 14 elevations 4B7P ref BR0/17/P009 (11/16)  
Plots 15, 16 and 17 floor plans 1B2P ref BR0/17/P010 (12/16)  
Plots 15, 16 and 17 elevations 1B2P ref BR0/17/P011 (13/16)  
Plots 22 to 33 floor plans 3B5P ref BR0/17/P012 (14/16)  
Plots 22, 23 and 26 to 31 elevations 3B5P ref BR0/17/P013 (15/16)  
Plots 24, 25 and 32, 33 elevations 3B5P ref BR0/17/P014 (16/16)  
External Materials schedule dated 10<sup>th</sup> December 2017

**Reason:** To ensure the development is undertaken in accordance with the approved details and to accord with Adopted Local Plan Policy G1.

3 Notwithstanding the requirements of condition 23 attached to outline permission ref B/13/0037, a 2.2m high acoustic boarded fence shall be erected along the eastern boundaries of the site ( ie phase 3 development) as shown on plan ref BR0/17/P015 before any dwelling hereby approved is occupied.

**Reason:** In the interests of residential amenity and to accord with the objectives of Local Plan policy G1.

4 The development hereby approved shall be carried out in accordance with the approved Construction Management Plan as identified on plan ref BR0/17/CP/01.

**Reason:** In the interests of residential amenity and to accord with the objectives of Local Plan policy G1

5 The development of Phase 3 hereby approved shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) undertaken by RM Associates, Version 1 dated December 2017 and the following mitigation measures detailed within the FRA:

- Finished floor levels shall be set no lower than 3.9m above Ordnance Datum

**Reason:** To reduce the risk of flooding to the proposed development and

future occupants and to accord with the objectives of Local Plan Policy G3 and the NPPF (2012).

- 6 Before the development hereby approved is commenced above ground level, a section plan drawn at the appropriate scale of the proposed attenuation pond as shown on plan ref BR0/17/P015 shall be submitted to and approved in writing by the Local Planning Authority. The plan shall show the profile of the attenuation pond, including its depth, embankments, finished land levels measured at Ordnance Datum, fencing (if applicable), landscaping and its relationship with the adjacent neighbouring property including any measures necessary to avoid third party flooding. The works shall be carried out as approved in accordance with timescales to be submitted to and approved in writing by the Local Planning Authority

**Reason:** No such information was submitted as part of this application, in the interests of the amenity of the area, to avoid third party flooding and to accord with the objectives of Local Plan policies G1, G3 and H3.

- 7 No development shall take place until a surface water drainage scheme for the site, based on an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall:

- a) Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- b) Provide attenuation details and discharge rates which, unless agreed otherwise with the surface water receiving body, shall be restricted to 1.4 litres per second per hectare;
- c) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- d) Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

The development shall be carried out in accordance with the approved drainage scheme and no dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full in accordance with the approved details.

**Reason:** To ensure residents of the permitted development, neighbouring land and neighbouring property are not adversely affected, by reason of flooding, by the construction of the permitted development and to accord with the objectives of Local Plan policy G6.

- 8 Before each dwelling is occupied the roads and/or footways providing access to that dwelling, for the whole of its frontage, from an existing public highway, shall be constructed to a specification to enable them to be adopted as Highways Maintainable at the Public Expense, less the carriageway and footway surface courses.

The carriageway and footway surface courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling.

**Reason:** To ensure safe access to the site and each dwelling/building in the interests of residential amenity, convenience and safety and to accord with the objectives of Local Plan policy G6

In determining this application the authority has taken account of the guidance in paras 186 – 187 of the NPPF (2012) in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

**Simon Rowberry**  
**Interim Development Manager**