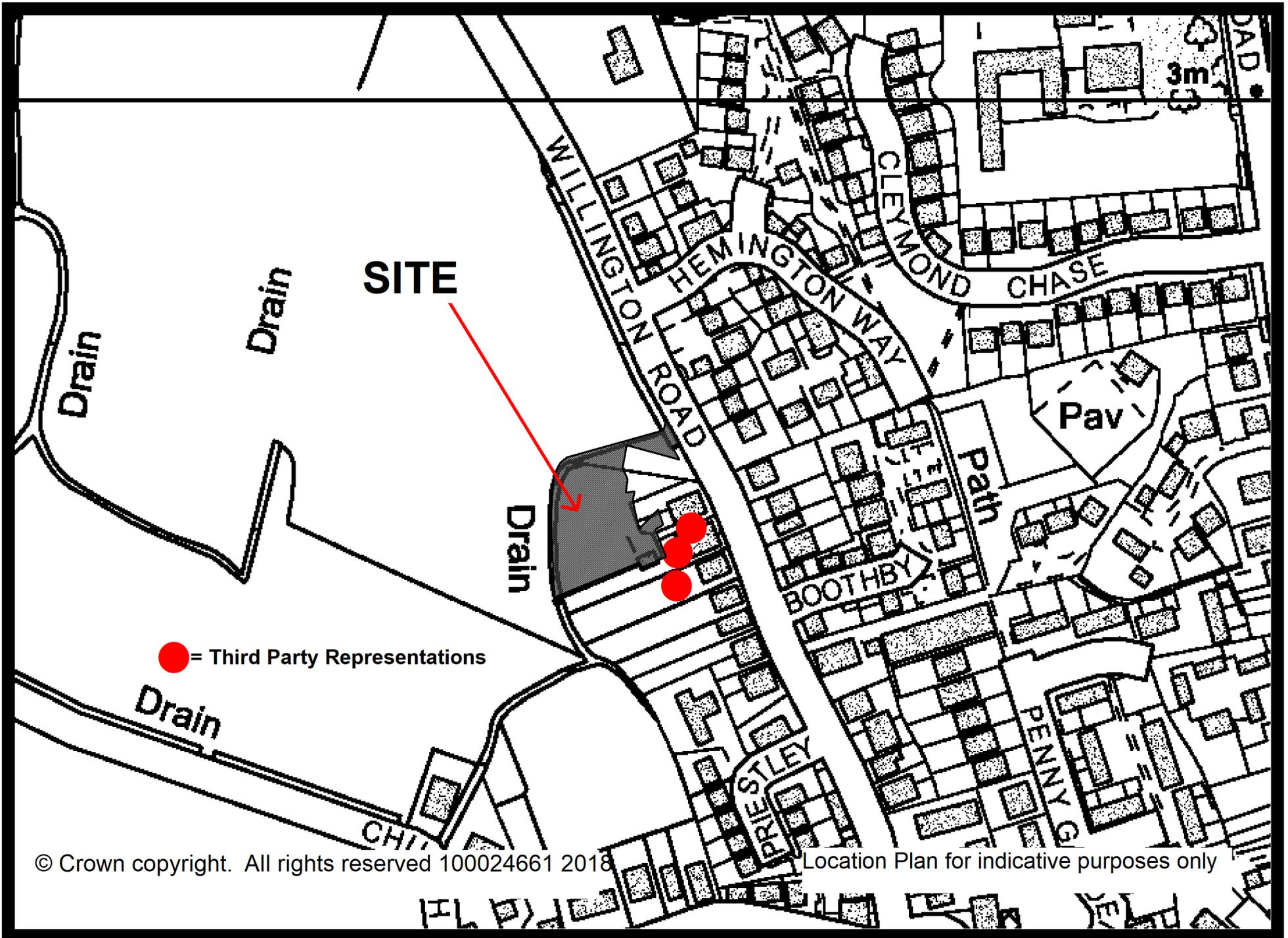


PLANNING APPLICATION B/18/0274

Erection of 2 semi-detached and 4 detached bungalows and detached garages and associated site works

Land rear of 58, 60 and 62 Willington Road,
Kirton, Boston, PE20 1EW

Applicant: Mr Roger Leighton, Roger Leighton
Homes Ltd



BOSTON BOROUGH COUNCIL

Planning Committee – 13 November 2018

Reference No: B/18/0274

Expiry Date: 30-Aug-2018

Extension of Time: 16-Nov-2018

Application Type: Full Planning Permission

Proposal: Erection of 2 semi-detached and 4 detached bungalows and detached garages and associated site works

Site: Land rear of 58, 60 and 62 Willington Road, Kirton, Boston, PE20 1EW

Applicant: Mr Roger Leighton, Roger Leighton Homes Ltd.

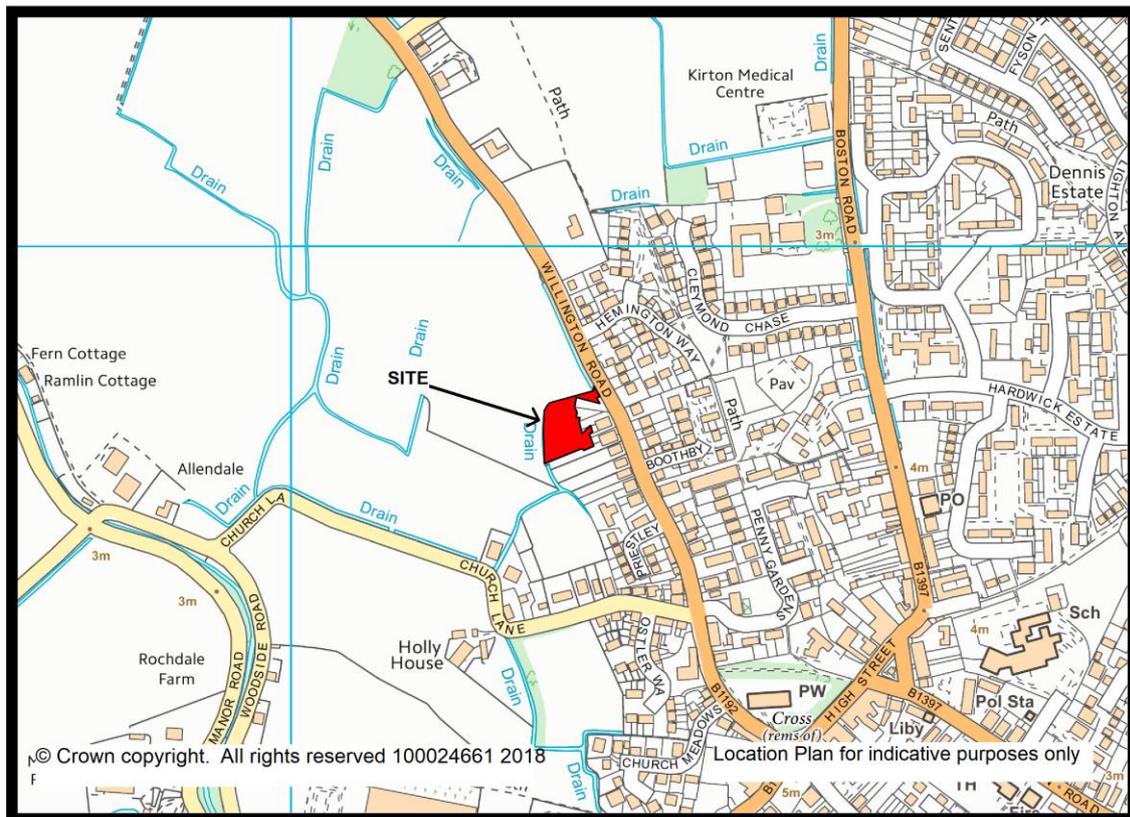
Agent: Mr Clive Wicks, Clive Wicks Associates

Ward: Kirton & Frampton Parish: Kirton Parish Council

Case Officer: Trevor Thompson Third Party Reps: 4

Link to application: [B/18/0274](#)

Recommendation: GRANT



1.0 Reason for Report

- 1.1 This application has been presented to the Planning Committee because the application raises issues relating to the interpretation of planning policy.

2.0 Application Site and Proposal

- 2.1 The application site is an irregular shaped parcel of land which occupies 0.29 ha (i.e. approximately 59m wide by 45m long). It is partly used as a garden located to the rear of 62 Willington Road and partly used as a builder's storage area. Part of the site is also behind nos 58 and 60 Willington Road. The builder's storage area is served by vehicular access onto Willington Road, located next to the AW pumping station and to the north of 62 Willington Road.
- 2.2 There are rear gardens to the south of the site which serve properties fronting Willington Road. Opposite the site's entrance, there are residential properties that front onto Willington Road which forms part of a large housing estate. To the west of the site (to the rear) and to the north lie open, agricultural fields.
- 2.3 This application seeks full planning permission to erect 6 dwellings plus associated private drive and garages. It is intended to erect 4 detached bungalows and one pair of semi detached bungalows on this site. It is also intended to construct six garages to serve the proposed dwellings plus a new double garage to serve 62 Willington Road. The application has been amended since it was originally submitted in order to overcome neighbours' concerns with regard to overlooking and third party flooding.

3.0 Relevant History

- 3.1 Part of the site was subject to a planning application for residential development (one plot) to the side of the AW pumping station in 2004. The application was refused because of the site's location within countryside, outside the development limits of Kirton. The application was also refused on highway grounds due to poor visibility at the site's access onto Willington Road and also because of the site's irregular size and shape (ref B/04/0741). The subsequent appeal was dismissed.

4.0 Relevant Policy

Boston Borough Adopted Local Plan

- 4.1 The development plan consists of the saved policies of the Boston Borough Local Plan (Adopted 1999). Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 4.2 The vast majority of the site is **OUTSIDE** the settlement boundary of the Kirton Village envelope as defined within the Boston Borough Local Plan though a very small part of the site that forms part of the rear garden of no 62 is within the envelope.

4.3 The saved policies within Boston Borough Local Plan of relevance to this application are as follows:

- Policy G1 – Amenity
- Policy G3 – Surface and Foul Water Disposal
- Policy G6 – Vehicular and Pedestrian Access
- Policy H3 – Quality of housing developments
- Policy C01- Development in the countryside

South East Lincolnshire Local Plan 2011- 2036 (SELLP)

4.4 Kirton is defined in the SELLP as a Main Service Centre. The majority of the site is mainly **WITHIN** the settlement boundary as defined in the SELLP though a small part of the site at the entrance to the site is outside of this village envelope.

4.5 Those policies that have attracted no objections as contained within the South East Lincolnshire Local Plan 2011-2036 (SELLP) now attribute significant weight. The Policies within the draft South East Lincolnshire Local Plan of relevance to this application are as follows:

Policy 1: Spatial Strategy:

The SELLP identifies Kirton as a Main Service Centre and Policy 1 indicates that within settlement boundaries of Main Service Centres development will be permitted that supports their role as a service centre itself, helps sustain existing facilities or helps meet the service needs of other local communities.

Policy 2: Development Management

This policy indicates that planning permission will be granted for proposals provided that sustainable development considerations are met in relation to, amongst other things, size, scale, layout, density, design, access and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses.

Policy 36: Vehicle and Cycle Parking

This policy sets out minimum vehicle and parking spaces for certain types of development unless a high quality design can demonstrate that a lower standard of provision delivers the requirements set out in the policy. This matter is discussed below.

4.6 No objections have been received in relation to the revised village envelope of Kirton as contained within the SELLP. Thus, significant weight can be applied to Policy 1: Spatial Strategy.

National Planning Policy Framework (2018)

4.7 The NPPF (2018) replaces the NPPF (2012) version. At the heart of the new framework is a presumption in favour of sustainable development. Achieving sustainable development means that the planning system has three overarching

objectives, which are interdependent and should not be taken in isolation. As with the former NPPF, these overarching objectives are economic, social and environmental. The sustainability credentials of this development with regard to these three objectives are discussed in detail further below.

4.8 Paragraph 11 of the NPPF indicates that plans and decisions should apply to a presumption in favour of sustainable development. It adds that for decision making, this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

4.9 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 11 of the National Planning Policy Framework (NPPF) 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.

4.10 Paragraph 64 of the NPPF says that Local Planning Authorities should ‘support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes’

4.11 Under the heading ‘achieving well designed places, paragraph 127 of the NPPF says, amongst other things that decisions should ensure that developments:

‘...will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit...’

4.12 Paragraph 48 of the NPPF states:

Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

4.13 Under the heading 'achieving appropriate densities' Paragraph 123 says that

'Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.' It adds that:

'local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)'.

5.0 **Representations**

5.1 Three letters of objection or concern were received from the occupiers of the following properties relating to the scheme as originally submitted

- 56 Willington Road
- 58 Willington Road
- 60 Willington Road

5.2 The neighbours are concerned or have raised objections on the following grounds:

- Impact on third party flooding
- Impact on residential amenity
- Impact on residential amenity, loss of privacy (given raised land levels)
- Concerns regarding boundary treatment (eg existing 1.8m high fencing would be inadequate given raised floor and land levels)
- Loss of existing trees/impact on wildlife/wildlife habitats
- Part of site is also to the rear of 60 Willington Road (not only 62 Willington Road as per title of application)
- There have been previous applications to build bungalows on this site which was refused
- There are drainage problems in the area- sewers collapsed along Willington Road when new estate was being developed. Pumping station is

regularly being emptied. AW indicate that there is no longer any capacity for new dwellings in the area

- Local Plan (July 2016) states that Kirton has already built and granted permission for more than its allocation of houses for 2011 to 2036 by 256 (dwellings).
- Site layout distorts entrance /exit area as the driveway would run along the boundary with the pumping station, there will be no room for tree planting (as shown on the plan) and would cause difficulties for AW to maintain the unit.

5.3 Note: Comments have been made by neighbours with regard to a covenant on the land. This is not a planning matter and is not a material consideration.

5.4 Further note: Following the submission of amended plans, neighbouring residents were consulted. At the time of writing this report, one letter has been received from the occupier of 58 Willington Road. The neighbour is 'pleased' to see that a new fence is to be provided and has now no objections.

6.0 **Consultations**

6.1 Kirton Parish Council has no objections. However the Parish Council wishes to point out that the access is 'narrow'

6.2 County Highways Authority initially asked for additional information which has subsequently been supplied by the applicant. The CHA has now no objections subject to two conditions relating to the provision of a 1.8m wide footway along part of Willington Road and visibility splays.

6.3 Environmental Health has no objections

6.4 Black Sluice Internal Drainage Board points out the existence of a bye-law on the western boundary of the site and has made comment with regard to the disposal of surface water, filling in of watercourses and the use of soakaways. The BSIDB also says that existing ground levels should not be raised unless measures are undertaken to avoid surface water flooding onto neighbouring land.

6.5 Environment Agency has no objections subject to one condition

6.6 Anglian Water Services has not commented

7.0 **Planning Issues and Discussions**

7.1 The key planning issues in the determination of this application are:

- Principle of development and policy interpretation
- Impact on highway safety
- Flood risk and drainage
- Impact on residential amenity
- Impact on the character of the area
- Other matters

Principle of development and policy interpretation

- 7.2 As indicated above, the application site is located within countryside and outside of the settlement boundary of Kirton in an area where Local Plan policy C01 resists new residential development unless supported by other Local Plan policies.
- 7.3 However the fact that the proposed development would be located in the countryside, in Local Plan terms, does not necessarily by itself make it unacceptable in principle. Instead, such applications for housing schemes within countryside locations are now assessed more generally in relation to the objectives of Local Plan policies G1 and H3 which resists development which will cause substantial harm to the amenity and character of an area which promotes quality housing schemes.
- 7.4 Local Plan Policy G1 resists developments that would substantially harm the amenity of nearby residents or the general character of the area. Local Plan Policy H3 refers to the Quality of Housing Development and there are similar criteria to those in Policy G1 in terms of judgments of character, amenity and compatibility. Policy H3 would not permit housing if it is close to an existing use which is likely to cause environmental problems to future residents; and subsection 4) resists developments which would cause or aggravate adverse traffic conditions on the highway network. The site is outside of the village envelope so Local Plan Policy H2 (windfall housing sites) does not apply.
- 7.5 The lack of a five-year supply of housing land means that any Local Plan policies that are to do with housing supply are 'out of date'. The weight attached to such policies and their breach still falls to be determined in the planning balance.
- 7.6 With regard to the SELLP, the majority of the site is located within the new settlement boundary as defined on Inset Map 6 and in an area where SELLP policy indicates that within settlement boundaries of Main Service Centres, development will be permitted that supports their role as a service centre itself, helps sustain existing facilities or helps meet the service needs of other local communities. However as indicated a small part of the site (about 15%) lies within countryside where part D of this policy states;
- 7.7 'In the Countryside development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits'.
- 7.8 The NPPF supports sustainable housing development in rural areas. Although the Framework does not refer to settlement boundaries it does seek to recognise the character and beauty of the countryside. Policy G2 of the Local Plan seeks to resist development which would have an adverse effect on the existing landscape and Policy G1 seeks development which does not harm the general character of the area because of its scale, density, layout or appearance. These aims are consistent with the Framework.
- 7.9 In terms of the principle of development, the main issues are therefore whether the proposed development would be acceptable having regard to policies

concerning the location of new housing, whether it promotes a sustainable form/pattern of development and whether the development will harm the character and appearance of the area.

Impact on highway safety

- 7.10 It is intended to construct a new private drive and six garages to serve each dwelling. It is also proposed to demolish an existing garage and to provide a new garage that will serve 62 Willington Road as part of this scheme. The private drive will form cul-de-sac and will be about 4.1m wide and 65m long with a turning facility at its end which enable a service and emergency vehicle to turn. Each unit will have a single garage together with a minimum of one car parking space at the front of each garage.
- 7.11 The site is within a sustainable location and within easy walking or cycling distance from facilities within Kirton and it may be therefore be argued that only limited parking spaces would be necessary in this location to serve six proposed dwellings.
- 7.12 Local Plan Policy G6 resists development where the proposed means of pedestrian and vehicular access are unsatisfactory and paragraph 109 of the NPPF indicates that 'development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe'.
- 7.13 Annex 6 of the SELLP relates to car parking standards. It indicates that two parking spaces should be provided to serve properties of up to three bedrooms and that a garage can count as one space if it is 2.6m by 5.6m internal width with an additional 1m at its end to park cycles. The proposed garages do not comply with this requirement. However, there is ample space within each plot to provide cycle parking so it is not considered the application should be refused on this basis. The County Highway Authority has no objections subject to two conditions.

Flood Risk and drainage

- 7.14 The application site is located within flood zone 3a High Probability and the application is accompanied by a Flood Risk Assessment. It is intended to raise the floor levels of the proposed bungalows 500mm above the average ground level of the site at 3.75m ODN. The proposed private is to be built to LCC adoptable standards though the driveways serving each property will have a gravel surface. Foul water will be discharge to the existing main sewer and surface water will discharge to soak-aways
- 7.15 Concerns have been expressed by neighbours about the potential of third party flooding given raised levels and the impact on residential amenity, in terms of overlooking that may result due to these raised levels.
- 7.16 An amended plan and additional details have now been submitted by the applicant in order to overcome the concerns expressed by neighbours. The amended plan shows a new 2.4m high fence along the southern boundary of the site and details of the land levels have also been submitted. The applicant says that only the footpaths & patios around each bungalow will be raised to suit the raised floor levels of each dwelling and that the remaining gardens will not be raised.

- 7.17 The applicant adds that the road will be permeable tarmac and all hard-standings will be gravel, only the footpaths and patios around the bungalows will be impervious paving slabs that will drain naturally on to the garden areas. It is intended that rainwater runoff from roofs will be discharged to soakaways and that there is an existing ditch along the west boundary which will be piped. This could also be used if the soakaway tests are poor.
- 7.18 As indicated above, concerns have been expressed about drainage and one neighbour points out that there have been drainage problems in the past within the vicinity of the site. The site is located next to an Anglian Water pumping station and Anglian Water Services has therefore been consulted on this application. At the time of writing this report, no comments have been received from Anglian Water Services.

Impact on residential amenity

- 7.19 There are neighbouring properties adjacent to the application site and the amenity of the occupiers of these properties may be harmed by this development. Consideration must also be given to the amenity of the occupiers of the no 62 Willington Road. The height of the proposed six bungalows will be between 5.5m and 6m from raised ground levels. As indicated above, finished floor levels will be raised 500mm above existing average ground levels.
- 7.20 The majority of the site is open garden land that serves 62 Willington Road. Therefore the physical presence of six new dwellings at around 6m in height coupled with raised land levels to accommodate flood risk where no such structures exist at present, will substantially change the visual outlook of neighbouring occupiers and the nature and character of the area.
- 7.21 The proposed layout includes four bungalows to be sited along the western boundary of the site which adjoins open agricultural fields (i.e. plots 3-6) and the proposed pair of dwellings (on plots 1 and 2) will lie next to the new rear boundary shared with no 62 Willington Road.
- 7.22 The proposed dwelling on plot 3 will be erected close to the neighbour's boundary to the south. It will be set at an angle to this boundary so that the nearest part of the proposed dwelling will be 1.3m from this boundary and the furthest part will be 5m. The proposed dwelling at plot 3 will also be about 38m from the rear elevations of 58 and 60 Willington Road. The side (south) elevation of the proposed dwelling on plot 3 facing the neighbouring garden areas includes a doorway leading to a kitchen, and a bathroom window.
- 7.23 As indicated above, it is proposed to raise land and floor levels to accommodate flood risk. To minimise overlooking, it is now intended to erect a 2.4m high close-boarded fence along the southern boundary of the site and along part of the southern and eastern boundaries where the existing garage is to be removed. The footpath and patio that will serve the dwelling on plot 3 will be laid 350mm above existing ground levels and will be very close to the neighbour's rear garden and proposed new fence. However, the 2.4m fence along the southern boundary will still be of adequate height to avoid overlooking.
- 7.24 The proposed pair of bungalows on plots 1 and 2 will be between 8.5m and 13m from the site's southern boundary shared with 58 Willington Road and the side

elevation of the bungalow on plot 1 will be about 17m from the rear elevation of 62 Willington Road.

- 7.25 As Members are aware, there are no locally adopted standards relating to minimum distances between the rear elevations of existing and proposed properties or in relation to overlooking of rear garden areas. However, the 22m 'rule of thumb' between rear elevations of existing and proposed properties and 12m 'rule of thumb' from the side and rear elevations has been used on many occasions by this Committee which assumes two storey properties on level land. The proposed development is not two storey and given flood risk, land levels of the finished development and the neighbouring properties will not be the same. Nevertheless, it is not considered that this development will substantially harm residential amenity of the occupiers of the neighbouring residents to warrant refusal of the application.

Impact on the character of the area

- 7.26 The application site is located in an edge of settlement location and is currently used as a garden which serves 62 Willington Road and a builders' storage area. The site also includes a garage which serves this property which is to be demolished. Next to the site there is a pumping station and opposite lie residential, frontage dwellings. To the west and north lie open agricultural fields. The character of the area may therefore be described as semi-urban and varied and given the range of different house types in the area, there is no dominant architectural style or type.
- 7.27 The site is largely outside of the settlement boundary for Kirton as identified in the Local Plan but the majority of the site lies within the settlement boundary as defined in the SELLP. Although a small part of the site lies outside of the settlement boundary as defined in the SELLP, this area forms the part of the storage area and access to it. In visual terms therefore, the site appears to form part of the built up environment of the village and the natural edge of the village where the urban area ends and countryside begins.
- 7.28 The density of the proposed development will be around 20 dwellings per hectare (dph) which is acceptable in this edge of settlement location. The density of the surrounding area varies between 10-12 dph along the western side of Willington Road and increases to around 28 dph on the eastern side of this road. It is considered that the density of the proposed development is acceptable.
- 7.29 Given the shape of the site, its current land use, proposed density and its relationships with surrounding properties, the proposed development would not present an awkward encroachment into countryside or undermine the existing landscape character or value of the area.

8.0 Other matters

- 8.1 Concerns have been expressed about the impact on ecology and that this development may affect wildlife habitat. A number of trees will need to be removed to facilitate this development though the majority of the site is used as a garden area and a small proportion is a builder's storage area, which is brown-field land. These trees are not protected by a Tree Preservation Order and the site

is not within a conservation area. The trees to be removed do not provide significant amenity value to warrant them being subject of a Tree Protection Order.

- 8.2 In order to minimise impacts on biodiversity, it is recommended that a condition is imposed which requires the installation of bird boxes within the site.

9.0 **Summary and Conclusion**

- 9.1 The NPPF indicates that housing applications should be considered in the context of the presumption in favour of sustainable development and seeks the speedy approval of proposals that accord with the development plan and, where the plan is “absent, silent or relevant policies are out of date”, to grant permission unless the adverse impact would significantly and demonstrably outweigh the benefits; or that policies in the NPPF indicate development should be restricted.
- 9.2 There are factors which weigh both in favour and against the application. The majority of the application is located within countryside, outside the village envelope as defined in the Local Plan in an area where new housing development is normally restricted. This application is therefore contrary to the objectives of Local Plan Policy C01. Also, the application will have an adverse impact on the amenity of some residents, in particular the siting of the proposed dwelling on plot 3. These factors weigh against the application.
- 9.3 However the majority of the site is within the village envelope as defined in the SELLP and Policy 1 (Spatial Strategy) of this document now has significant weight. This policy essentially supports new housing within such settlements. Furthermore, the NPPF encourages such developments on brown field land and a small part of the site is brownfield land. Also, this development is for six single storey bungalows which are considered by the applicant to be ‘potential near retirement accommodation’. According to the applicant, this form of accommodation is ‘sadly lacking’ within the market place. The social dimension of the NPPF seeks the delivery of a range of homes which meet the needs of present and future generations and it may be argued therefore that this application meets this objective. These factors weigh in favour of the application.
- 9.4 Bringing these matters together as part of the planning balance, it is considered that the limited adverse impacts on the amenity of the neighbouring residents would not significantly or demonstrably outweigh the social and economic benefits. It is my view that, this development would comply with Local Plan Policies G1 and H3 and on this basis; the development would comply with Local Plan policy C01. The proposed development would also meet the objectives of the NPPF and the relevant policies of the SELLP.

10.0 **Recommendation**

- 10.1 It is recommended that Committee GRANTS planning permission for this development subject to the conditions set out below.

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Location plan ref 16-2327-P-12 rev A
Proposed site layout plan ref 16-2327-P-10 rev K
Plans and elevations – plots 1 and 2 ref 16-2327-P-01
New garage at 62 Willington Road ref 16-2327-P-09
Garage details plot 1 ref 16-2327-P-02
Garage details plots 2 and 3 ref 16-2327-P-04
Plans and elevations – plot 3 ref 16-2327-P-03
Plans and elevations- plot 4 ref 16-2327-P-05
Plans and elevations –plot 5 ref 16-2327-P-06
Plans and elevations- plot 6 ref 16-2327-P-07
Garage details – plots 4, 5 and 6 ref 16-2327-P-08
Landscape specification ref 16-2327-P-13

- 3 The 2.4m high fence as shown on Proposed site layout plan ref 16-2327-P-10 rev K shall be erected before any dwellings hereby approved on plots 1, 2 and 3 are occupied. The fence shall be retained in that form thereafter.

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

- 4 All landscape works shall be carried out in accordance with the approved details within 6 months of the date of the first occupation of any building or completion of development whichever is the sooner. Any trees, plants, grassed areas which within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the first available planting season with others of similar size species or quality.

Reason: In the interests of visual amenity and in accordance with Section 197 of the 1990 Act which requires Local Planning Authorities to ensure, where appropriate, adequate provision is made for the preservation or planting of trees, and to ensure that the approved scheme is implemented satisfactorily. The condition accords with Adopted Local Plan Policy G1.

- 5 No development shall take place above ground level until details of the materials proposed to be used in the construction of the external surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: No details of materials have been submitted, in the interests of the amenity of the area and to ensure that the new buildings are in keeping with the character of the area to accord with the objectives of Adopted Local Plan Policy G1.

- 6 Before the access is brought into use all obstructions exceeding 0.6 metres high shall be cleared from the land between the highway boundary and the visibility

splays indicated on drawing number 16-2327-P-10 rev K and thereafter the visibility splay shall be kept free of obstacles exceeding 0.6 metres in height.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site and to accord with the objectives of Local Plan policy G6.

- 7 The development hereby approved shall not be occupied before a scheme has been submitted to and approved in writing by the Local Planning Authority for the construction of a 1.8 metre wide footway and new vehicular access to AWA Pumping Station, together with arrangements for the disposal of surface water run-off from the highway at the frontage of the site. The agreed works shall be fully implemented as approved before any of the dwellings are occupied, unless an alternative a phasing arrangement is agreed in writing with the Local Planning Authority.

Reason: To ensure safe access to the site and each dwelling, in the interests of residential amenity, convenience and safety and to accord with the objectives of Local Plan policy G1.

- 8 The development shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated July 2018, Version 1, compiled by RM Associates, including the following mitigation measures detailed within the FRA:

- Finished floor levels set no lower than 3.75m above Ordnance Datum
- Flood resilience measures as described in the Flood Risk Assessment

The mitigation measures shall be fully implemented prior to occupation and subsequently remain in place.

Reason :To reduce the risk and impact of flooding on the development and future occupants and to accord with the objectives of Local Plan Policies G1 and H3.

- 9 No development shall take place above slab level until details of the measures to enhance the biodiversity of the site as a consequence of the development, together with the timescales for implementation have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: In the interests of providing biodiversity enhancement of the site and to accord with the objectives of Local Plan Policy G2 and the NPPF (2018).

- 10 No development shall commence above slab level until a surface water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the approved foul water strategy.

Reason: In the interests of satisfactory drainage and to accord with the objectives of Local Plan Policy G3.

- 11 Prior to the commencement of the development above ground level, a Construction Management Plan shall be submitted to the Local Planning Authority for approval in writing. The Construction Management Plan will prescribe how the construction of

the site will be phased, where site accommodation and welfare facilities will be placed, hours of working, where site vehicles and the vehicles of site personnel will be parked and where materials will be delivered and stored within the site. Construction of the permitted development shall be undertaken in accordance with the approved Construction Management Plan.

Reason: In the interests of the safety and free passage of the public, in the interests of residential amenity and to accord with the objectives of Local Plan Policies G1 and G6.

- 12 The bin collection area as shown on plan 16-2327-P-10 rev K shall be made available for use before any of the dwellings hereby approved are occupied and shall be retained in that form thereafter.

Reason: To ensure the provision of a suitable area for the siting of refuse bins, in the interests of highway safety and residential amenity and to accord with the objectives of Local Plan policy G1.

- 13 Before the development is brought into use, the private driveway shall be provided with lighting in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The submitted details shall include the locations of the lighting, type, degree of illumination and future management.

Reason: To provide adequate lighting of the private driveway in the interest of crime prevention and community safety and in accordance with Adopted Local Plan Policy H3.

In determining this application the authority has taken account of the guidance in paragraph 38 of the National Planning Policy Framework 2018 in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

Lisa Hughes
Development Manager