

Committee Report – 12th May 2022

Application Number: 1/1133/2021/REMM

Registration date: 28 September 2021

Expiry date: 28 December 2021

Applicant: Vistry Homes

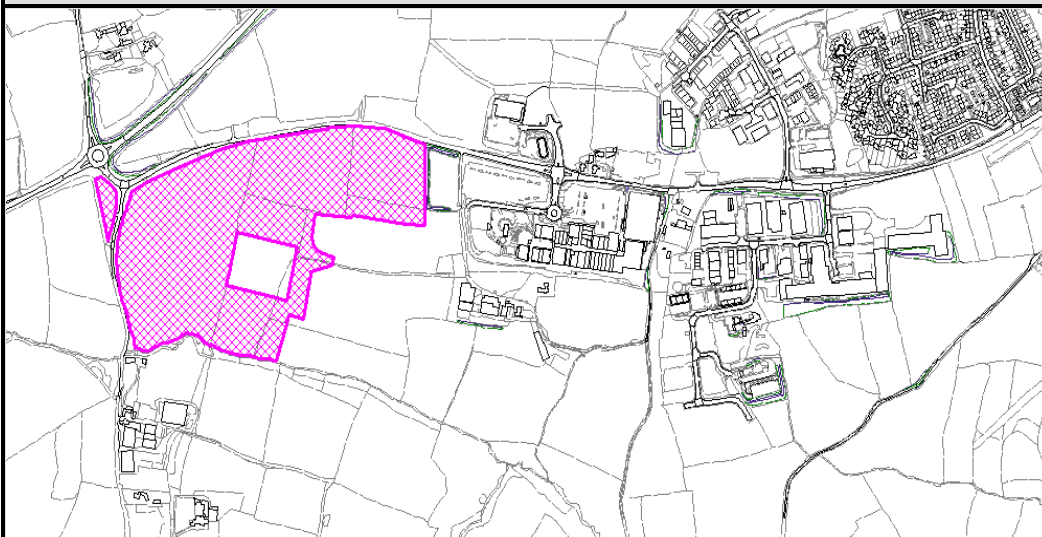
Agent: Walsingham Planning

Case Officer: Kristian Evely

Site Address: Land To The South Of Clovelly Road,
Bideford,
Devon,

Proposal: Reserved matters application for details of appearance, landscaping, layout and scale in respect of a proposal for 274 no. dwellings, associated infrastructure and open space pursuant outline planning permission 1/0039/2014/OUTM (Amended Plans)

Recommendation: Grant



Reason for referral:

This application was called-in by Cllr Langford to consider highways safety on the surrounding area.

Relevant History:

Application No.	Description	Status	Closed
1/0039/2014/OUTM	Outline planning application for up to 550 dwellings, a 1.9ha primary school site (including neighbourhood building), highway accesses (including the rerouting of Littleham Lane) public open space and other associated infrastructure. All matters reserved other than access.	PER	14.11.2018
1/1256/2021/REMM	Reserved matters application for details of appearance, landscaping, layout and scale in respect of a proposal for 276 no. dwellings, associated infrastructure and open space pursuant outline planning permission 1/0039/2014/OUTM (Amended Plans)	PCO	
1/1428/2021/SEC106	Deed of modification for the S106 agreement pursuant to planning permission 1/0039/2014/OUTM	PCO	
1/0017/2022/DIS	Discharge of condition 22 of Planning Approval 1/0039/2014/OUTM. Archaeology - (Written Scheme of Investigation)	PCO	
1/0019/2022/DIS	Discharge of conditions 23, 24 & 25 of application 1/0039/2014/OUTM (Biodiversity, Landscaping, Tree Protection)	PCO	
1/0025/2022/DIS	Discharge of conditions 8 & 9 (highways) of planning approval 1/0039/2014/OUTM	PCO	

Site Description & Proposal

Site Description:

This site is located on the western edge of Bideford, beyond the Affinity shopping outlet and south of Clovelly Road. The site is part of the land allocated for development, detailed in policy BID09 and shown on policies map 2. The site is currently agricultural land. The north of the site runs parallel with the Clovelly Road, the west of the site runs parallel to a Class C Highway which travels to Littleham from Clovelly Road, The south of the site is adjacent to a treeline, with agricultural land beyond, including High Park Farm.

The site slopes from north to south, and to the east. Existing hedgerow boundaries surround the site and break up the field pattern within. The site is in an area defined by the Joint Landscape Character Assessment for Torridge and North Devon as Coastal Undulating Farmland (5B).

As part of the North Devon and Torridge Local Plan (NDTLP), the wider BID09 site is a proposed allocation which seeks to provide a comprehensively planned development for approximately 700 dwellings, including social and community infrastructure, sports facilities, a vehicular link to the Caddesdown Industrial Park extension, and strategic planting. In addition to this, outline planning permission (1/0039/2014/OUTM) was granted on the 14th of November 2018 for:

Up to 550 dwellings, a primary school site, highway accesses, public open space and other associated infrastructure. All matters were reserved other than access.

A section 106 was attached to this application. The relevant infrastructure contributions are as follows:

- On Site/Off Site Education Land Provision (minimum 1.7 hectares)

Highways Infrastructure including:

- A 9 metre wide carriageway between the primary access and the eastern boundary of the site with Scratchface Lane with additional 3m wide shared cycleway/footway on one side and 2m footway on the other side (A total highway width of 14m), unless otherwise agreed in writing with the LPA.
- Minimum 3 metre wide shared cycleway/footway along the frontage of the site (or behind hedge depending on ecological and visual impacts).
- Secondary access being future-proofed to allow for easy upgrade to four arm signalised junction without the need for additional land south of Clovelly Road.
- Affordable Housing 83 dwellings (15%)
- Formal and Informal Open Space
- Play Space (Children) minimum 0.25 hectares consisting of LAPs, LEAPs, NEAPs
- Youth and Adult use minimum of 1.38 hectares to include sports pitch provision of at least 1.1 hectares (Note: The applicants have recently applied to vary the section 106 relating to sports provision on site, reducing the size of the sports pitch from 1.1 hectares to 0.6136 hectares with an offsite financial contribution to make up the shortfall)

Financial contributions for:

- Library Contribution £422.36 per dwelling

Education Contributions

- Primary contributions of £3,332 per family-type dwellings
- Early year's contribution of £250 per family type dwelling
- Education land contribution where the school is provided off site

Highways Contributions

- £440,000 towards bus service provision.
- £461,400 towards improvement of the A39 junction with Heywood Road (Heywood Road roundabout).
- £60,000 towards pedestrian and cyclist improvements to Clovelly Road and Scratchface
- Reasonable endeavours to achieve two traffic regulation orders required as part of the development c£5,000 each.

Proposal:

As previously indicated, Torridge District Council have already granted outline planning permission, including permission for the access, reference 1/0039/2014/OUTM.

This application seeks approval for the remaining Reserved Matters, which includes.

- Layout
- Scale
- Appearance
- Landscaping

The proposed layout begins at the site entrances. The primary entrance to the site is via a roundabout to the northwest, this leads traffic into the site and directly onto the 'vehicular link' to Caddstown, which travels past the potential school site, then along the southern part of the site where it would adjoin phase 2. There is also a link onto the Littleham Road from this point.

The secondary entrance comes into the site centrally to the north. This then travels south, with roads coming off east-west, before adjoining into the 'vehicular link'

The northern edge of the development includes a cycle path behind the existing hedgerow. This adjoins the highway to the north eastern point. The school site is in the south western parcel of the site, whilst attenuation basins will be on the lower land to the south. A LEAP is sited centrally within the site/adjoining the Caddstown Link, and informal areas of green space are distributed throughout.

Drainage will be dealt with by a scheme of attenuation, which includes ponds along the southern edge of the site. A mixture of soft and hard landscaping is proposed, including the retention of existing hedgerow and tree features where possible. The scheme includes a variety of different house types, including 237 open market homes, 37 affordable homes and a block of flats.

The application was deferred by committee on the 10.03.2022 following the late receipt of additional noise control details. In addition, revised landscaping was submitted, including the relocation of a bus stop and amendments to fence heights. A re-consultation has been carried out, and this report has been updated accordingly.

Consultee representations:

DCC Archaeology Section:

11.02.2022

No additional comments

06.01.2022

I can confirm that the programme of archaeological works as described in the Written Scheme of Investigation (WSI) submitted by your organisation AC archaeology (document ref: : ACD2644/1/0 and dated: 14/12/2021) is acceptable to the Historic Environment Team.

The acceptance of the WSI by this office does not represent the discharge of the condition that has been applied to the consent granted.

If the WSI is being submitted in support of a planning application or to discharge a condition then the WSI needs to be submitted, either by the applicant or their agent, to the Local Planning Authority (LPA) for their formal approval and, if required, to enable them to discharge the condition prior to any development commencing on site. The applicant should ensure that the archaeological works are implemented as described in order to avoid breach of the Condition.

I would be grateful if I could be copied in on the formal submission to the LPA.

10.11.2021

I refer to the above application. The consent granted for the outline planning application is conditional upon programme of archaeological work being undertaken - Condition 22. This condition is worded as:

"No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority."

To date the Historic Environment Team is unaware that this condition has been discharged. As such, I would recommend that the applicant is made aware of the requirement to discharge this condition prior to the development commencing.

I will be happy to discuss this further with you, the applicant or their agent. The Historic Environment Team can also provide the applicant with advice of the scope of the works required, as well as contact details for archaeological contractors who would be able to undertake this work. Provision of detailed advice to nonhouseholder developers may incur a charge. For further information on the historic environment and planning, and our charging schedule please refer the applicant to: <https://new.devon.gov.uk/historicenvironment/development-management/>.

Bideford Town Council:

18.02.2022

RESOLVED: That the application is agreed but that the following points are taken into serious consideration:

' Members have major concerns about increased pressure the level of traffic will create on Clovelly Road. Further to a response from the applicant stating that traffic will not be adversely affected on Clovelly Road, we do not believe this and have serious concerns.

' Members queried why traffic to Littleham is being routed through the new estate.

' Members would like to see a provision for Solar Panels made to the dwellings, to compliment EV charging points the Applicant has agreed to provide.

' Members would like to see a school built either to the North or South of Clovelly Road before the building of houses is commenced.

18.11.2021

RESOLVED: Members accept the proposal but have raised the following points of concern:

(a) Members have major concerns about increased pressure the level of traffic will create on Clovelly Road.

(b) Members query why traffic to Littleham is being routed through the new estate.

(c) Members would like to see EV charging points provided in the proposed dwellings.

(d) Members would like to see a school built either to the North or South of Clovelly Road before the building of houses is commenced.

Devon County Council (Highways):

24.03.2022

I have considered the plans and have no further comments to make.

22.02.2022

I have reviewed the additional information for application 1/1133/2021/REMM and now have no objection to the proposal.

26.10.2021

Observations:

The proposals are largely in line with the approved outline and have been developed following detailed pre-application discussions. There are however a few matters which need amending for the layout to be acceptable in transport terms. These are given below and should be addressed through resubmission of relevant plans.

No access is shown to the future school site. The access is likely to be off the main spine road, but it has not been shown where on this road that might be possible with adequate visibility splays, pedestrian and cyclist access. The area shown as verge on the side of the road, with trees, is likely to need significant amendment to provide access to the site. Crossing points on the main spine road should also be considered for future access to the school by non-car modes.

Details of works to 'Littleham Road' are required in more detail, particularly the closure of the junction onto Clovelly Road when the new roundabout will be open. A Traffic Regulation Order will be required, but details of the proposed works are also needed. Amendment to the access to the site from Littleham Road needs amendment to allow infrequent agricultural vehicles to turn left from 'Littleham Road' into the site. Visibility splays at the crossing near to this access should also be shown and need to be appropriate for the likely speed of traffic.

Various non-car links are shown between side roads and open spaces, these need to be a minimum of 3.0m wide to enable safe shared use by pedestrians and cyclists. Such paths should be designed to have safe access for the occasional maintenance vehicle to access the various ponds and open space areas.

The cycle link between the site and Clovelly Road in the north east corner of the red line requires more detail (and is subject to more detailed design through the s278 process). An off site pedestrian link is required to join this path to existing footway provision to allow for the safe movement of pedestrians between the site and the rest of Bideford. Otherwise, there is no safe pedestrian route without the completion of phase two of the site linking to Scratchface Lane.

No bus stops or shelters are within the site, and while future bus routes are not yet known, some major bus stops should be designed into the layout to encourage future use without retrofitting the design of the road. One such location should be near to the future school, and

this should be designed into the road layout with the school access and pedestrian accesses.

The design of the crossroads between plots 226, 262, 336 and 257 is substandard with one right angle corner, and other tight turns. Tracking of a fire engine i only shown for two movements here and shows manoeuvres would be problematic if other traffic is present. This road could become busy in the future as the main road link to the secondary access. This should be redesigned and could also include an area for a possible bus stop in the future.

At the present time I have an objection to the proposal on the basis of the above issues being contrary to NPPF paragraph 112, but this is possible to overcome with a redesigned layout.

The Environment Agency:

No comments received

Environmental Protection Officer:

28.03.2022

In relation to the above application, the Environmental Protection Team provides further comments following receipt of the representations received on behalf of the owner of High Park Farm and Asda, both neighbouring premises of the application site.

The representation raised by Richard Buxton Solicitors on behalf of the owner of High Park Farm has been addressed by the applicant in the Bickerdike Allen Partners letter dated 11 March. The Environmental Protection Team is satisfied that appropriate noise mitigation measures have been proposed to achieve compliance with condition 14 of planning consent 1/0039/2014/OUTM and ensure noise arising from High Park Farm does not result in detriment to amenity.

The representation raised by Asda, involving the noise arising from HGV movements on the service road to the northeast of the application site, has been addressed by the applicant in the Bickerdike Allen Partners letter dated 8 March. The correspondence indicates that an external level of LAeq (15 minutes) 45dB is attributed to HGV movements and that 11 dwellings have been identified that would exceed the noise limit specified in condition 14 of planning consent 1/0039/2014/OUTM. Subsequently, noise mitigation in the form of mechanical ventilation has been proposed to negate the noise impact.

In summary, the Environmental Protection Team reiterates the comments provided in the consultation response dated 18 February in that the suitable noise mitigation measures have been proposed that will negate any noise impact and ensure acceptable living conditions. Should planning consent be granted, the Environmental Protection Team recommends the imposition of a condition stipulating that mechanical ventilation is introduced to the 109 dwellings, outlined in Table 5 of the Bickerdike Allen Partners Noise Control Scheme as well as the 11 dwellings listed in the Bickerdike Allen Partners addendum dated 8 March 2022. The dwellings will also have openable windows to ensure future residents have the option with regards ventilation

18.02.2022

Further to previous consultation responses, please find below additional comments from the Environmental Protection Team in relation to the above application.

As previously mentioned, the noise impact from the neighbouring farm, High Park Farm, located to the south of the application site was raised as a concern during the outline application. The specific noise impact was identified as the cleansing activity occurring during the night time period. Following several robust noise assessments, it was agreed that noise mitigation measures would need to be implemented to prevent or minimise the noise impact on future dwellings. Subsequently, condition 14 of planning permission 1/0039/2014/OUTM was imposed and reads as follows:

A noise control scheme shall be submitted as part of any reserved matters application that will detail noise mitigation measures that will be applied to any property within a development phase exposed to noise exceeding 40dB LAr (15 minutes) between the hours of 2300 and 0700. The noise control

scheme must be based on the assessment methodology in BS4142:2014 and shall be submitted to and approved in writing by the district planning authority. All noise mitigation works, as approved, shall be completed prior to the occupation of any dwelling benefitting from those noise mitigation measures.

Reason: To protect the amenity of the locality especially for people living or working nearby.

It is noted that the site layout subject of the above reserved matters application differs from the site plan submitted within the outline application. Furthermore, it is noted that this reserved matters application applies to the northern part (or phase 1) of the consented outline site and, although further noise mitigation is likely to be afforded to the site from the development of phase 2, this application must be assessed independently.

Using the noise data from noise assessments previously undertaken and agreed, the noise control scheme models the noise impact and identifies 109 dwellings that exceed the noise limit of 40dB LAr (15 minutes) during the period 2300 to 0700 hours once separation distance and any screening from dwellings have been considered. British Standard BS8233:2014 recommends an internal noise limit of 30dB for bedrooms in order to prevent sleep disturbance. The level of attenuation offered from an open window is 15dB whereas a closed conventional double glazed window will offer approximately 25dB. It would appear that there was agreement at the outline application stage that future residents should have the flexibility to open for purge ventilation windows thereby negating the use of sealed windows as a noise mitigation measure. Having regard for the noise control scheme, introducing conventional double glazed windows to dwellings that exceed the noise limit of 40dB LAr (15 minutes) will sufficiently mitigate noise and ensure acceptable internal levels are achieved when windows are closed. However, it is acknowledged that additional ventilation will be required to the dwellings to ensure an alternative to opening windows for fresh air. The introduction of mechanical ventilation in conjunction with sealed or closed windows is an accepted noise mitigation measure in recognised guidance.

The Environmental Protection Team acknowledges the objection regarding the noise control scheme however, there appears to be some confusion with the interpretation of condition 14. As outlined above, the condition specifies noise mitigation measures are introduced where dwellings exceed the noise limit as opposed to not being developed. Furthermore, as alluded to above, noise mitigation for the dwellings of this Phase 1 reserved matters application is independent of Phase 2 thereby, not reliant on measures introduced in that subsequent phase of development.

In summary, the noise mitigation measures, namely the combination of separation distance, screening and glazing, will negate any noise impact and ensure acceptable living conditions. Should planning consent be granted for the above reserved matters application, the Environmental Protection Team recommends the imposition of a condition stipulating that mechanical ventilation must be introduced to the 109 dwellings, outlined in Table 5 of the Bickerdike Allen Partners Noise Control Scheme.

It is noted that an objection has been raised on behalf of Asda regarding the noise impact from night time deliveries accessing the store from the service track to the north east of the application site. The hours of delivery to the store are restricted as per extant planning permission 1/0614/2013/FUL, preventing deliveries during the night time period, due to the presence of existing dwellings. Planning consent for a temporary 12 month period of unrestricted deliveries was granted in January 2021, as per planning application 1/1003/2020/FUL, in line with Government advice to assist superstores at the time during the early stage of the Covid pandemic. The temporary permission has now lapsed and an informative was provided that should a permanent variation of delivery hours be proposed, a detailed noise assessment would be required to evaluate the noise impact on both existing and proposed dwellings as part of a planning application. Subsequently, the onus is on Asda to provide an appropriate assessment and suitable mitigation measures, where required, should changes to the delivery hours be sought.

I hope the above information assists with your enquiry.

24.01.2022

Further to the previous consultation response dated 22 October 2021, the Environmental Protection Team reiterates that the noise impact from the neighbouring farm to the south of the application site was previously raised as a concern during the outline application following various assessments. Subsequently, condition 14 of outline planning application stipulated that a noise control scheme is implemented for the residential development.

The noise control scheme submitted by the applicant outlines measures to prevent or reduce the noise impact and these must be introduced throughout the development site in order to ensure residential amenity is not significantly adversely affected by noise arising from the neighbouring farm. It is imperative that the measures outlined in the scheme are implemented and the Environmental Protection Team recommends a condition to this effect.

22.10.2021

In relation to the above application, noise impact from the neighbouring farm to the south of the application site was previously raised following various assessments. The noise control scheme submitted outlines measures to prevent or reduce the noise impact and these must be introduced throughout the development site in order to ensure residential amenity is not significantly adversely affected by noise arising from the neighbouring farm.

South West Water:

04.02.2022

I refer to the planning application reserved matters and whilst there are no objections, I would advise that South West Water do not accept land drainage (including groundwater) into the surface water sewers, which are intended to take the runoff from roofs and driveway (domestic flows).

With particular reference to so-labelled "swale/drainage ditch" elements shown on Preliminary Drainage Layout Sheet 3 of 6 Drawing no PDL-03 Revision D (dated 17/01/2022):

- Any so-labelled "swale/drainage ditch" elements should be landscaped to exclude surface water runoff that is non-domestic in origin.
- Where the groundwater table is locally high and there is the potential for groundwater to enter the surface water drainage via any "swale/drainage ditch", these should also be lined to prevent groundwater ingress.
- If part of the design objective of the swale is to enable some infiltration to ground (where the groundwater table is much lower than the bottom of the swale/ditch), I would refer the applicant to the DCG Appendix C, Clause B5.1.14. Should the intention be to offer the drainage elements for adoption, please be advised that South West Water will not adopt foul sewers under infiltration elements. Therefore the applicant is advised to ensure the swale sides do not coincide with sewer easements as they currently appear to do.

01.11.2021

With reference to the planning application at the above address, I would advise that South West Water have no objection. The applicant/agent is advised to contact South West Water if they are unable to comply with our requirements.

Littleham Parish:

04.01.2021

We recognise there is a housing crisis in the Bideford area and an urgent need for provision of new housing. We are therefore not in principle against the building of new houses in this area, although there is already a large development underway on the north side of Clovelly Road. However, we have some serious concerns regarding this planning application and wish to submit the following comments. The allocation of only 41 affordable homes out of a total of 274 seems woefully inadequate, since the primary purpose of developments such as this should be to provide additional and/or improved housing for local residents and families, rather than to encourage more people to move to the area from other regions, thus causing further inflation in the housing market. - It should

be a condition that all dwellings within the development that are sold on the open market should be for primary residence; none should be sold as second or holiday homes.

The application does not adequately address policy ST05 in the North Devon and Torridge Local Plan 2011-2013.

- How will the houses be heated? In order to comply with targets for achieving net zero, it should be a condition of granting planning permission that all the dwellings are provided with electric/renewable energy

- e.g. heat-pumps, underfloor heating, etc; there should be absolutely no installation of gas boilers or oil fired central heating. - Solar panels should be installed on all suitable roofs

- All the houses must be adequately insulated to prevent unnecessary and costly heat-loss and subsequent costly and disruptive retrofitting.

The application does not adequately address policies ST02 and BID01 in the North Devon and Torridge Local Plan 2011-2013.

- The plans include generous provision for car parking, but I have not been able to find any indication of how many charging points for electric cars are planned; these should be an integral part of the plans for parking arrangements.

- The provision of safe pedestrian and cycle routes directly from the development into Atlantic Village/Affinity Devon, without the need to join the main Clovelly Road, is essential.

- How exactly is Littleham Lane to be re-routed - directly to the existing Abbotsham roundabout or through

the new estate to the new roundabout? In our opinion, the latter would not be acceptable either to existing

road-users or to residents of the new development.

- What consideration has been given to the potential increase of traffic towards and through Littleham Village via Littleham Lane, which is very narrow in places and currently has no speed restriction?

Many

local residents already have serious concerns about traffic speed and road safety on this route, which is used by a variety of vehicles including cars, lorries, agricultural vehicles, delivery vans and cycles.

The application does not adequately address policy ST14 in the North Devon and Torridge Local Plan 2011-2013.

- Although the application appears to comply with basic requirements regarding environmental and biodiversity impacts, there is very likely to be a negative effect in the short/medium term due to loss of mature trees, hedgerows and grassland, and on local wildlife, especially birds and insects, which are already in decline; new planting around a large new built development cannot guarantee to provide suitable replacement habitats.

Alwington Parish Council:

28.01.2022

Reserved matters application for details of appearance, landscaping, layout and scale in respect of a proposal for 276 no. dwellings, associated infrastructure and open space pursuant outline planning permission 1/0039/2014/OUTM

Thank you for the details and information contained in this applications in support of the application to build 276 dwellings on the south side of Clovelly Road. As presented Alwington Parish Council objects strongly to this application because of the sparsity of the detailed information regarding its impact on the local community.

In particular further information is required about:

1. The impact on secondary education at Bideford College: Does it have the capacity to cope with an influx of students. Or are the developers expecting to bus students to Atlantic Academy?

2. We recognise that there is provision for a Primary School but we believe this school is essential and that a commitment to build it must be made by Devon County Council. It should be opened concurrently with the sale of houses as they are occupied.
 3. The impact on the local NHS: All GP Practices are at maximum capacity with waiting times for appointments already extended into weeks (more often than not over three weeks). Why have the developers not included plans for a new practice?
 4. The impact on the local road network in and around Clovelly Road: What provisions are being made to improve and widen Clovelly Road to improve traffic flow along the road from the Asda/ Affinity traffic lights to the Abbotsham roundabout on the A39.
 5. The impact on the local transport network: Is the Stagecoach 319 bus to the west of Bideford going to be routed through the estate extending journey times from Fairy Cross and beyond?
 6. The impact and remedial measures required to protect the neighbouring dairy farm at High Park Farm (owned by Andrew and Pete Hockridge). Pete, a young and upcoming farmer, could have his business wiped out by excessive complaints about air and noise pollution with purchasers unused to living in a rural community. These things are entirely beyond the farmer's control! Will the developer also assist their neighbours to improve security to reduce the threat of increased vandalism and theft!
- Most importantly what proportion of the houses will be "affordable" particularly after the Pandemic when inflation has raised house prices significantly. How many of these houses will be protected for local people ONLY? It is the opinion of Alwington Parish Council that potential investors should be barred from making multiple purchases and that a rigorous covenant excluding short term rental for holidaymakers is introduced. These houses must be built for local people to live in.

Furthermore, what steps are being taken to ensure that these houses are sustainable and fit for our fossil fuel free future? Whereas the government has mandated that all houses must be fitted with an electric car charging point how many of the houses will be provide with PV panels so that householders can reduce their energy expenditure with minimum further investment? Alwington Parish Council trusts that this information can be provided openly, transparently and in a timely manner.

Devon County Council - Flood Risk Management:

15.02.2022

Recommendation:

Our objection is withdrawn and we have no in-principle objections to the above planning application at this stage.

Observations:

Following my previous consultation response dated 03.02.2022, the applicant has provided additional information in relation to the surface water management aspects of the above planning application, in an email dated 07.02.22 for which I am grateful.

- Letter from Tumu Consulting to DCC dated 7th February 2022

The applicant has provided a feasible surface water drainage strategy limiting runoff to existing greenfield rates. The calculations also include an allowance for urban creep in line with best practice. The applicant has demonstrated that any exceedance flows will be safely managed via conveyance down the highways towards the basins.

The applicant is proposing to divert existing ditches on the site; one of which will become a swale and be managed via a private management company.

18.02.2022

Recommendation:

At this stage, we object to this planning application because we believe it does not satisfactorily conform to Policy ST03 of North Devon and Torridge Local Plan 2011 - 2031. The applicant will therefore be

required to submit additional information in order to demonstrate that all aspects of the proposed surface water drainage management system have been considered.

Observations:

The discharge rates indicated in the Flood Risk Assessment do not adhere to the 5.5 l/s/ha stated in the approved outline FRA.

The applicant should investigate whether the proposed basins can have varied side slopes which would make the basins more sympathetic to the landscape and less engineered looking.

We would be pleased to provide a further substantive review if additional information is submitted to the local planning authority.

03.02.2022

Recommendation:

At this stage, we object to this planning application because we believe it does not satisfactorily conform to Policy ST03 of North Devon and Torridge Local Plan 2011 - 2031. The applicant will therefore be required to submit additional information in order to demonstrate that all aspects of the proposed surface water drainage management system have been considered.

Observations:

Following my previous consultation response FRM/ED/1133/2021, dated 14.01.21, the applicant has submitted additional information in relation to the surface water drainage aspects of the above planning application, for which I am grateful.

Previously we noted that many pipes are showing large volumes of flooding for the design event. We do not believe the applicant's design is compliant with our SuDS for Devon Guidance (2017). The highway is not specifically designed to store large volumes of flood water. Examples of areas which are designed to store flood water temporarily would be specially designed car parks or areas of public open space as indicated in the Ciria SuDS Manual C753. The modelling results show substantial volumes of flooding throughout the networks for the design event which we do not support. The applicant should redesign the networks to be in line with our SuDS for Devon Guidance (2017). In relation to the proposed 99 m³ of flooding, the applicant should provide evidence that the playing fields have been designed to hold this floodwater.

The drainage ditch in Drainage Layout Sheet 3 indicates that a ditch is being infilled and diverted. We understand that this feature will now form a swale and convey runoff from the development however the applicant should clarify where this ditch is being diverted to.

The applicant has noted that the area in Catchment C has increased however the Micro Drainage model is still showing 1.583 ha whereas the drawing is showing 1.71 ha which includes urban creep.

We would be happy to provide a further review if additional information is submitted to the local planning authority.

11.11.2021

Recommendation:

At this stage, we object to this planning application because we believe it does not satisfactorily conform to Policy ST03 of North Devon and Torridge Local Plan 2011 - 2031. The applicant will therefore be required to submit additional information in order to demonstrate that all aspects of the proposed surface water drainage management system have been considered.

Observations:

The discharge rates indicated in the Flood Risk Assessment do not adhere to the 5.5 l/s/ha stated in the approved outline FRA. The applicant should investigate whether the proposed basins can have varied side slopes which would make the basins more sympathetic to the landscape and less engineered looking. We would be pleased to provide a further substantive review if additional information is submitted to the local planning authority.

Historic England - Southwest Casework:

25.10.2021

Thank you for your letter of 19 October 2021 regarding the above application for planning permission. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Designing Out Crime Officer - DC&D Police:

26.01.2022

Having reviewed and noted the relevant amended drawings and applicants comments within the covering letter, I have no additional comments or objections to the proposal.

02.11.2022

Re Reserved matters application for details of appearance, landscaping, layout and scale in respect of a proposal for 274 no. dwellings, associated infrastructure and open space at Land South Of Clovelly Road, Littleham, Devon - 1st November 2021

Thank you for this application, police have no objections in principle to the overall design and layout proposed, which will on the whole, provide both active frontages and good overlooking to the new internal streets. The predominate use of back to back rear gardens is also noted and supported. However, as there appears to be no mention within either the Design & Access or Planning Statements of security or crime prevention measures per se, it is not known if these key matters have been considered for the scheme or where they have been implemented. Therefore, to assist from a designing out crime, fear of crime and disorder perspective please find the following information, advice and recommendations:-

As the security element of the building regulations, namely Approved Document Q (ADQ), sits outside the decision making process for the planning authority the following information is to inform the applicant:-

ADQ creates security requirements in relation to all new dwellings, including those resulting from a change of use, for example commercial, warehouses or barns undergoing conversion into dwellings. It also applies to conservation areas.

All doors at the entrance to a building, including garage doors where there is a connecting door to the dwelling, and all ground floor, basement and other easily accessible windows, including roof lights, must be shown to have been manufactured to a design that has been tested to an acceptable security standard i.e. PAS 24 2016.

As such it is recommended that all external doors and easily accessible windows are sourced from a Secured by Design (SBD) member-company. The requirements of SBD are that doors and windows are not only tested to meet PAS 24 2016 standard by the product manufacturer, but independent third-party certification from a UKAS accredited independent third-party certification authority is also in place, thus exceeding the requirements of ADQ and reducing much time and effort in establishing the provenance of non SBD approved products. SBD also incorporates a bespoke element to assist in the crime prevention approach with regard to listed buildings and heritage status.

Secured by Design (SBD) is a police owned crime prevention initiative which aims to improve the security of buildings and their immediate surroundings in order to provide safer places to live and visit.

The above should be considered in conjunction with the following attributes of Crime Prevention through Environmental Design (CPTED):-

- Access and movement: Places with well-defined and well used routes, with spaces and entrances that provide for convenient movement without compromising security
- Structure: Places that are structured so that different uses do not cause conflict
- Surveillance: Places where all publicly accessible spaces are overlooked; have a purpose and are well managed to prevent creating areas which could attract criminal activity, the antisocial to gather or for unacceptable behaviour such as dumping, littering and dog fouling etc. to go unnoticed
- Ownership: Places that promote a sense of ownership, respect, territorial responsibility and community
- Physical protection: Places that include necessary, well-designed security features as laid out in SBD Homes 2019 and ADQ
- Activity - Places where the level of human activity is appropriate to the location and creates a reduced risk of crime, fear of crime and a sense of safety at all times.
- Management and maintenance - Places that are designed with management and maintenance in mind to discourage crime, fear of crime and ASB

The proposed site wide boundary and plot separation treatments are noted. I would advise that all private front gardens are suitably defined with for example railings or planting. Open frontage, particularly but not exclusively, on corner plots, for example 2 & 129, can for many reasons frequently lead to community conflict, for example, desire lines for pedestrians and cyclists are created, dog fouling, ball games and anti-social behaviour.

Any shared rear access paths must also be secured with a lockable gate, fitted as flush to the building line as possible. This does not remove the need for each individual plot to have their own lockable gate into the rear garden.

With the above in mind, I do have concerns with the indicated footpath link between plots 221-222 & 283-284 (phase2?) as it potentially leaves these plots vulnerable to ASB and nuisance behaviour. If the local authority is minded to retain this access, consideration must be given to the above advice along with enhanced physical security measures, for example, plot boundary definition and additional defensive planting, for the adjacent plots.

Similar advice regarding boundary protection applies to those plots who's rear boundary adjoins the proposed school site and any areas of public open space.

If existing hedgerow and banking is likely to comprise new rear garden boundaries then it must be fit for purpose. They should be of both, sufficient height and depth to provide a consistent and effective defensive boundary as soon as residents move in. If additional planting will be required to achieve this then temporary fencing may be required until such planting has matured. Any hedge must be of a type which does not undergo radical seasonal change which would affect its security function.

From a designing out crime and disorder perspective it is vital that the parking provision for the proposed development is both enough when balanced against the schedule of accommodation, including any proposed future residential and community facility phases (school) and designed that it is convenient and practical to use thus reducing the level of any unplanned parking elsewhere throughout the development. It is the 'elsewhere parking' that can introduce a source of conflict and rancour amongst residents, generally due to inconsiderate or obstructive parking and chaotic and vehicle dominated streets.

The proposed play areas appear well positioned be positioned within the development so that they will be well overlooked and will not undermine the safety and security of those living nearby or the intended users of the spaces. The provision of fencing around the play areas is noted and welcomed.

Please do not hesitate to contact me if any clarification is sought or I can assist further.

Chief Education Officer:

21.10.2021

Thank you for the above notification. I note that although the school site has been slightly re-located it still occupies the required 1.7 hectares to ensure delivery of a x2 form entry primary school.

Devon County Council Education has no further comments to make on the understanding that the education contributions & obligations secured within the s106 agreement dated 14/11/18, remain in place.

Natural England:

15.02.2022

No objections

10.11.2021

Thank you for your consultation.

Natural England has no comments to make on this application.

Sport England:

01.02.2022

Sport England has no comment to make on this amended plans/information consultation. Please refer to our previous responses for our current position on this application.

20.10.2021

Thank you for consulting Sport England on the above application.

The proposed development does not fall within either our statutory remit (Statutory Instrument 2015/595), or non-statutory remit (National Planning Policy Guidance (PPG) Par. 003 Ref. ID: 37-003-20140306), therefore Sport England has not provided a detailed response in this case, but would wish to give the following advice to aid the assessment of this application.

General guidance and advice can however be found on our website:

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications

If the proposal involves the loss of any sports facility then full consideration should be given to whether the proposal meets Par. 99 of National Planning Policy Framework (NPPF), link below, is in accordance with local policies to protect social infrastructure and any approved Playing Pitch Strategy or Built Sports Facility Strategy that the local authority has in place.

If the proposal involves the provision of a new sports facility, then consideration should be given to the recommendations and priorities set out in any approved Playing Pitch Strategy or Built Sports Facility Strategy that the local authority may have in place. In addition, to ensure they are fit for purpose, such facilities should be designed in accordance with Sport England, or the relevant National Governing Body, design guidance notes:

<http://sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

If the proposal involves the provision of additional housing (then it will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then new and/or improved sports facilities should be secured and delivered in accordance with any approved local policy for social infrastructure, and priorities set out in any Playing Pitch Strategy or Built Sports Facility Strategy that the local authority has in place.

In line with the Government's NPPF (including Section 8) and PPG (Health and wellbeing section), consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing or assessing a proposal. Active Design provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity.

Strategic Planning:

No comments received

DCC Rights Of Way:

No comments received

Community Projects Officer:

No comments received

Biosphere:

No comments received

Primary Care Estates Manager (NHS):

No comments received

SOS Secretary Of State:

No comments received

Conservation Officer:

No comments received

AONB Team:

No comments received

Minerals And Waste Planning:

No comments received

The Environment Agency:

No comments received

Representations:

Number of neighbours consulted:	765	Number of letters of support:	0
Number of representations received:	14	Number of neutral representations:	5
Number of objection letters:	9		

3rd party representations are summarised below:

- New houses should not be in the countryside
- Surface water problems
- Lack of doctor and dentists in the area to support the housing
- Urban layout in rural area
- Poor scale of planting
- Alignment of buildings does not respect contours of land
- Does not respect rural character
- Objections to amount of fencing and walling
- Noise nuisance
- Inadequate noise survey to cover Asda Stores
- Pedestrian Cycleway is difficult to connect into the housing land north of the development
- Better cycleway links are required to connect to affinity.
- The ventilation systems and noise mitigation strategy agreed at outline is not consistent with this reserved matters, which is unacceptable due to the proximity to High Park Farm.
- Number of affordable units inadequate
- Should be a condition that none of these homes are holiday homes
- The development should be filled with renewable energy systems (heat pumps, solar, etc).
- No indication of EV charging points.
- Potential habitat loss

- Littleham Road arrangements unacceptable.
- There appear to be no designated cycle routes through the development
- No cycleways which link to Affinity
- Why aren't there more bungalows?
- Many of the submitted documents are unsuitable for the layman.
- What happens if the school isn't built?
- The noise mitigation will not be adequate to prevent future residents having an acceptable living standard
- An Acoustic Design Statement should be produced

Policy Context:

North Devon and Torrington Local Plan 2011-2031:

ST01 (Principles of Sustainable Development); ST03 (Adapting to Climate Change and Strengthening Resilience); ST04 (Improving the Quality of Development); ST06 (Spatial Development Strategy for Northern Devon's Strategic and Main Centres); ST14 (Enhancing Environmental Assets); ST17 (A Balanced Local Housing Market); ST18 (Affordable Housing on Development Sites); ST23 (Infrastructure); DM01 (Amenity Considerations); DM02 (Environmental Protection); DM03 (Construction and Environmental Management); DM04 (Design Principles); DM05 (Highways); DM06 (Parking Provision); DM08 (Biodiversity and Geodiversity); DM08A (Landscape and Seascape Character); DM10 (Green Infrastructure Provision); BID09 (South of Clovelly Road);

Government Guidance:

NERC (Natural Environment & Rural Communities); WACA (Wildlife & Countryside Act 1981); NPPG (National Planning Practice Guidance); NPPF (National Planning Policy Framework);

Planning Considerations

1. Introduction

1.1. This application is for Reserved Matters. Outline Planning Permission has already been granted for this proposal, under reference 1/0039/2014/OUTM, and thus the principle of development is not for consideration. In addition to the principle, the site access and contributions were agreed at the outline stage, and these are also not for re-consideration.

1.2. The main considerations for the determination of this application are:

- Layout
- Scale and external appearance
- Landscaping

1.3. For clarity, this report is organised into the main considerations as set out above, however, it should be noted that these considerations are generally linked to each other, and as a result the relevant policies will be similar. To avoid duplicating policy summaries throughout the report, a brief summary of the most relevant policies is included below.

ST01 Principles of Sustainable Development -

Policy ST01 identifies that the Council will take a positive approach when determining development proposals, approving applications which accord with the plan unless material considerations indicate otherwise.

ST03 adapting to Climate Change -

Policy ST03 requires that development is designed to take account of the impacts of climate change. Measures such as reducing surface water run-off rates, integrating green infrastructure into urban areas and adopting water management including Sustainable Drainage Systems, are encouraged.

ST04 Improving the Quality of Development -

Policy ST04 encourages improved design quality, and notes: development will achieve high quality inclusive and sustainable design to support the creation of successful, vibrant places. Designs will be based on a clear process that analyses and responds to the characteristics of the site, its wider context and the surrounding area, taking full account of the principles of design found in Policy DM04

ST06 Development Strategy -

Policy ST06 recognises Bideford as a Strategic Centre, capable of supporting significant levels of growth.

ST14 Enhancing Environmental Assets -

Requires the protection and enhancement of northern Devon's natural environment.

ST17: A Balanced Local Housing Market -

Requiring development to provide a scale and mix of dwellings which is reflective of local housing need.

ST18: Affordable Housing on Development Sites

Relates to the delivery of affordable housing on allocation sites.

ST23: Infrastructure

Requires the delivery of infrastructure to meet with the impact of development.

DM01 Amenity Considerations -

Policy DM01 seeks to protect existing and intended occupier's amenity.

DM02 – Environmental Protection -

Seeks to ensure developments are acceptable regarding hazards, pollution and nuisance.

DM04 Design Principles -

Policy DM04 details 14 design principles which should be taken into consideration within any new development. The crux of DM04 requires new developments to be of high quality design, including being well related to their surroundings, be of an appropriate scale, include quality materials, and to be sympathetic to the character and appearance of the local area.

DM05 Highways -

Development must ensure safe and designed vehicular access and egress, and adequate parking and layouts which consider the needs and accessibility of all highways users including cyclists and pedestrians.

Improvements to connections should be provided where practical.

DM06 Parking -

Policy DM06 requires development to provide suitable parking provision.

DM08 Biodiversity -

DM08 notes that development should conserve, protect and where possible, enhance biodiversity and geodiversity.

DM08A Landscape Character -

Policy DM08A relates to landscape impacts, and seeks to ensure that proposals do not cause undue landscape harm.

DM10 Green infrastructure Provision -

DM10 requires development to provide acceptable levels of accessible green infrastructure and public open space.

Policy BID09: Spatial Strategy South of Clovelly Road-

(1) Land at Adjavin Farm, south of Clovelly Road, extending to 41 hectares and as defined on Policies Map 2, is allocated for residential and associated development, that includes:

- (a) approximately 700 dwellings including affordable homes, with an emphasis on providing a mix of housing types and sizes that reflects local needs;
- (b) integrated social and community infrastructure, including a neighbourhood community centre;
- (c) on site provision of sport and recreation facilities, including sports pitches adjoining Clovelly Road/Atlantic Village;
- (d) a vehicular link forming part of a wider distributor link to the south of Clovelly Road connecting with the Caddstown Industrial Park Extension, allocated by Policy BID05; and
- (e) strategic planting along the site's southern boundary and western boundaries.

(2) The site will be developed in a comprehensive manner to deliver the following site specific development principles;

- (a) a landscape structure that builds on and enhances existing assets, providing accessible green infrastructure and strengthening a distinctive edge to Bideford;
- (b) noise and odour mitigation measures as necessary to avoid a prejudicial impact on the future operation of High Park Farm;
- (c) integrated pedestrian, cycle and public transport networks that provide connections to neighbouring residential and commercial areas;
- (d) vehicular access from Clovelly Road, the location and design of which will be achieved in conjunction with the development of Winsford Park and Atlantic Way, allocated by Policy BID01; and
- (e) provision of off-site highway improvements as necessitated by the development.

In addition to the main considerations detailed above, this report will also cover the following points, most of which are linked to the main considerations, but it was considered reasonable to separate them for clarity purposes:

- Neighbouring Amenity
- Drainage
- Ecology
- Other considerations (heritage, objections, etc)

2. Layout

2.1. The applicants have engaged in pre-application discussions with the Local Planning Authority and Highways Authority which have assisted in informing the layout.

2.2. One of the main design considerations when determining layout is to ensure that the development lends itself to the existing opportunities of the site. In the opinion of the planning officer, this development proposal can be said to achieve this. Namely:

- The proposed development would be generally consistent with the outline parameters, including the distancing of dwellings away from noise generating uses. .
- Development on the northern boundary faces Clovelly Road (as opposed to having back gardens facing Clovelly Road), which will help improve the proposals appearance on this gateway into Bideford. In addition, development throughout the site is designed to achieve active frontages.
- The site includes good permeability for pedestrians and cyclists
- Affordable housing is well spread out.
- There is sufficient public open space provided (including LEAPs, LAPs and informal open space).
- Development utilises the contours to minimise engineering works.

2.3. The onsite highways layout is considered acceptable in highways terms and DCC highways raise no objections to the scheme. There is a generous amount of parking proposed which is welcomed. Overall, the proposal is deemed compliant with DM05 and DM06 of the NDTLP having regards to parking and highways.

2.4. The Police Designing Out Crime Officer raises no objections to the scheme subject to additional details of defensive planting between plots 221 and 222. In addition, further planting is necessary around the future school site where it abuts dwellinghouses. This will be conditioned. Thus, the proposed layout is acceptable having regards to crime and anti-social behaviour.

2.5. Having regards to neighbouring amenity/layout, the proposed dwellings are reasonably well spaced/distanced from each other, and each dwelling includes an adequate level of private amenity space. Residential amenity will be considered in more detail in Section 5; however, the layout is acceptable in this regard.

2.6. Ecology and Drainage are both heavily influenced by the layout of the site, however these are considered in detail in sections 6 and 7. Sections 6 and 7 conclude that the proposal is acceptable in regards to drainage and ecology.

2.7. 3rd party representation notes that site is not well linked up with Bideford for pedestrians. In support of the application, the applicants have provided a 3 metre cycleway along the northern edge of the site linking to the school. In addition, there are good pedestrian links along the 'Caddsdawn Link' and as previously noted, the remaining site is reasonably well permeable for pedestrians. The only issue is where the 3-metre cycleway adjoins Clovelly Road to the northeast. The applicants have provided details (drawing 19478 SK-03) which identify potential works to the highway which could be carried out by DCC. In addition, it is acknowledged that there is money within the Section 106 to be used for pedestrian improvements along this stretch of road. Overall, the layout is acceptable with regards to highways, and offsite pedestrian access works have a reasonable prospect of being achieved. Finally, pedestrian access offsite is considered to be an 'access' consideration and not up for consideration.

2.8. Taking into consideration of the above points, the planning officer considers that in terms of layout, the proposal complies with following policies in the NDTLP, BID09, ST01, ST03, ST04, ST14, ST22, DM01, DM04, DM05, DM06, DM08, DM08A and DM10, as well as the relevant national policies within the NPPF and PPG

3. Scale and external appearance of the buildings

3.1. A schedule of accommodation has been submitted which identifies house types and bed spaces. In general the dwellings are considered to be an acceptable size, whilst the affordable housing is considered to comply with the standards set out within the Section 106.

3.2. In relation to scale/house type, the scheme does provide a mix of housing types and sizes. The housing mix is set out below, and it should also be noted that the housing mix is made up of different house types and sizes (i.e. not all 3 bedroom dwelling is the same).

1 beds = 8 (3%)
2 beds = 82 (30%)
3 beds = 110 (40%)
4 beds = 74 (27%)

3.3. The identified local need/required housing mix is set out within the published Housing and Economic Needs Assessment (HEDNA) 2016. This sets out the proportion of 1 bed, 2 bed, 3 bed and 4+ bed houses necessary in order to meet the district's housing needs as a whole. The proposed housing mix on this site is weighted differently to the HEDNA, which requires a greater proportion of 1 bedroomed dwellings, and a slightly greater proportion of 2 bedroom dwellings. Nonetheless, there is no condition upon the outline planning permission requiring compliance with the HEDNA mix, and thus the LPA is limited to what it can control. In addition, in light of the Councils Five Year Housing

Land Supply position, and the increasing need for bigger more flexible homes post Covid, this is not considered to result in a defensible reason for refusal.

3.4. 3rd Party Representation claims the scheme should provide for more bungalows. Whilst it is true that this scheme does not provide any, in the opinion of the planning officer this would not be a sufficient reason to refuse the application as there is still a variety of houses provided.

3.5. A building heights plan has been submitted, which details a range of dwelling sizes across the site. As set out in the design and access statement, 'buildings are generally two storeys, with buildings in notable or key area being 2.5'. The varied heights are considered to add visual interest and are not inconsistent with the historic parts of Bideford. The largest building is a block of flats, which has undergone a couple design alterations to increase its local distinctiveness and add interest. In addition, the applicants confirm they can provide a 90mm window reveal which will assist with detailing/shadowing and add interest. Overall, it is considered that the scale of the proposed buildings can be considered to be acceptable.

3.6. Section 10 of the applicants Design and Access Statement discusses 'Appearance'. It notes that the overall objective is to create a place with a strong identity that provides a suitable and modern interpretation of Bideford. To assist with this, the materials used will include various coloured rendered, complimented by stone and buff brick which is reflective of Bideford. There will be a mixture of slate and tile roofs, whilst a small proportion of buildings will include Cedar weatherboarded walling (green). Overall, the materials are considered to be appropriate for the site.

3.7. To assist with the creation of a distinctive legible design, three-character areas are included:

- Main Street
- Side Street
- Green Edge

Each area will have subtly different materials and landscaping (as identified within the plans).

3.8. One of the negatives of an application of this scale/the involvement of a major housebuilder, is that the scheme inevitably consists of a number of 'housetypes'. However, this does not automatically mean the proposal is poor design and many new-build dwellings are high quality (it should also be noted that there are also advantages to having a major housebuilder, such as they are able to deliver a scheme of this scale).

3.9. In support of the scheme, the design, layout, appearance and landscaping (discussed in section 4), when considered together, do result in a scheme which can be said to be acceptable in terms of design, and would not be out of character with the surrounding vernacular/materials. Thus, taking the policies in the NDTLP into consideration (in particular policies ST04 and DM04 which relate to design), along with the existing character of the area, in the opinion of your Planning Officer, the proposal is acceptable in terms of scale, height, density, massing, fenestration, materials and relationship to other buildings, and is thus acceptable in terms of the scale and appearance.

4. Landscaping

4.1. This application proposes to retain existing landscaping features surrounding the site, such as trees and hedge banks (where possible). This is a good practice principle and will help the development to assimilate into the area more easily by retaining the rural character of the boundaries. The Tree Protection Plan details the proportion of hedgerow within the site for retention. This is a reasonable amount, and it is unlikely due to the layout etc that more can be retained. Notwithstanding this, the site clearance plan shows a larger majority of the existing onsite hedgerows being removed, and therefore an additional condition is proposed to clarify this (as it would be a preference to retain as much as possible).

Hedgerow removal is identified within the submitted Biodiversity Mitigation and Enhancement Plan:

"To compensate for the loss of c.830m of hedgerow, a total of 1000m of native species rich hedgerow will be planted across the site. Included in this total is the creation of 680m of double hedgerows which forms and effective corridor for bars (and other commuting faunal species). Where roads intersect hedgerows, trees increasing at height at maturity will be planted."

The landscaping scheme also details hedgerow planting.

Subject to the above condition relating to hedgerow retention, and further scrutiny of the scheme when considering any discharge of conditions application for condition 23 (which requires the approval of a biodiversity mitigation and enhancement plan), in the opinion of the Planning Officer the scheme is acceptable.

4.2. Within the site, proposed boundary treatments include predominantly soft landscaping along the public highway and public facing places. This will give the appearance of a high-quality development. Elsewhere boundary treatments will include 1.8 metre fencing which is acceptable. Flowerbeds and a variety of trees will be planted throughout the development, which will soften the built form. In addition, the proposal includes tree lined streets, which ensures consistency with paragraph 131 of the NPPF. Overall, the proposed landscaping is considered to be acceptable and will adequately mitigate the schemes appearance.

4.3. Condition 24 of the outline consent relates to the management of the landscaping and will need discharging prior to commencement.

"Prior to commencement of development a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas (other than small, privately owned, domestic gardens) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include landscaping details for the provision of a flood corridor in the south west corner of the site. The landscape management plan shall be carried out as approved in accordance with the approved details."

5. Review of BID09 and summary of Layout, Design and Landscaping.

5.1. BID09 requires the provision of sports pitches 'adjoining Clovelly Road/Atlantic village'. The layout clearly details housing in this location, and thus there is some policy conflict regarding this. The Planning Officer has undertaken a variety of discussions with the applicants regarding this point, and it is understood that the sports pitch has been sited to the south (phase 2) to enable greater separation from High Park Farm (to avoid noise and odour). Whilst this policy conflict is not ideal, the applicants are still committed to providing facilities on site (delivered in phase 2), albeit the pitch will be youth sized with an offsite financial contribution being proposed. As these measures appear necessary to avoid a prejudicial impact on the future operation of High Park Farm (as also required by BID09), the Planning Officer considers that on balance the scheme is acceptable in this regard.

5.2. Considered together, the landscaping, layout, and appearance of the scheme, are considered to be acceptable, and compliant with the above policies detailed in section 1 of this report.

6. Impact on Residential Amenities

6.1. Policy DM01 of the NDTLP relates to amenity considerations and notes, development will be supported where:

- a) It would not significantly harm the amenities of any neighbouring occupiers or uses; and
- b) The intended occupants of the proposed development would not be harmed as a result of existing or allocated uses.

6.2. Policy DM04 (i) seeks for development to 'ensure the amenities of existing and future neighbouring occupiers are safeguarded.'

6.3. All the buildings on site are a reasonable height and due to the sites location there would not be any impacts on existing neighbouring amenity.

6.4. As mentioned previously, the proposed dwellings are reasonably well spaced/distance from each other, and each dwelling includes an adequate level of private amenity space. In addition, internal layouts and sizes are sufficient. Therefore, the intended occupants of the dwellings will have sufficient amenity. DM01 is satisfied.

6.5. It is noted that condition 7 of the outline planning permission requires the submission and approval of a Construction Management Plan (CMP) prior the commencement of any part of the site. This condition will ensure impacts such as pollution, vibrations etc are limited. It is not necessary to duplicate this condition on this reserved matters application, and a separate discharge of conditions application will be necessary.

6.6. Policy DM02 relates to Environmental Protection, and seeks to ensure developments are acceptable in terms of hazards and pollution. At the outline stage it was accepted that the neighbouring farm had the potential to cause noise pollution, and thus mitigation would be required. This was recognised by condition 14, which notes:

"14. A noise control scheme shall be submitted as part of any reserved matters application that will detail noise mitigation measures that will be applied to any property within a development phase exposed to noise exceeding 40dB LAr (15 minutes) between the hours of 2300 and 0700. The noise control scheme must be based on the assessment methodology in BS4142:2014 and shall be submitted to and approved in writing by the district planning authority. All noise mitigation works, as approved, shall be completed prior to the occupation of any dwelling benefitting from those noise mitigation measures.

Reason: To protect the amenity of the locality especially for people living or working nearby"

6.7. A noise control scheme was submitted with this application, which was subsequently revised following representations which were received. The Environmental Protection Officers latest comments are detailed below:

"In relation to the above application, the Environmental Protection Team provides further comments following receipt of the representations received on behalf of the owner of High Park Farm and Asda, both neighbouring premises of the application site.

The representation raised by Richard Buxton Solicitors on behalf of the owner of High Park Farm has been addressed by the applicant in the Bickerdike Allen Partners letter dated 11 March. The Environmental Protection Team is satisfied that appropriate noise mitigation measures have been proposed to achieve compliance with condition 14 of planning consent 1/0039/2014/OUTM and ensure noise arising from High Park Farm does not result in detriment to amenity.

The representation raised by Asda, involving the noise arising from HGV movements on the service road to the northeast of the application site, has been addressed by the applicant in the Bickerdike Allen Partners letter dated 8 March. The correspondence indicates that an external level of LAeq (15 minutes) 45dB is attributed to HGV movements and that 11 dwellings have been identified that would exceed the noise limit specified in condition 14 of planning consent 1/0039/2014/OUTM. Subsequently, noise mitigation in the form of mechanical ventilation has been proposed to negate the noise impact.

In summary, the Environmental Protection Team reiterates the comments provided in the consultation response dated 18 February in that the suitable noise mitigation measures have been proposed that will negate any noise impact and ensure acceptable living conditions. Should planning consent be granted, the Environmental Protection Team recommends the imposition of a condition stipulating that mechanical ventilation is introduced to the 109 dwellings, outlined in Table 5 of the Bickerdike Allen Partners Noise Control Scheme as well

as the 11 dwellings listed in the Bickerdike Allen Partners addendum dated 8 March 2022. The dwellings will also have openable windows to ensure future residents have the option with regards ventilation."

6.8. The latest comments from the neighbouring farm (Richard Buxton Solicitors 13th April) detail:

"The dairy farm will be a problem for the residents in this housing development, as proposed by this application, as they will have to keep their windows shut and their other daily activities in the gardens and other principal rooms will be adversely affected."

6.9. Members should be aware that the noise control scheme seeks to mitigate night time noise only (although the mechanical ventilation will be available within the day if residents want), as per the requirement of the outline consent. This is because the level of noise which arises from the surrounding uses is not considered to result in any daytime nuisance. Thus, there are no concerns with residents outdoors amenity spaces etc, which are seldom enjoyed throughout the entire night, nor are there any daytime concerns for nuisance within dwellinghouses.

6.10. As detailed within the Bickendike Allen Partners letter dated 11th March, future residents will have the option of opening windows, however, mechanical ventilation is provided which will mitigate any night time noise nuisance if required. This is considered an acceptable form of mitigation by the Environmental Protection Team and will protect the neighbouring farm from any justifiable complaints.

6.11. The Richard Buxtons Solicitors letter (13th April), notes: The developers should have been required to produce an Acoustic Design Statement ("ADS") for the Site. In the opinion of the Local Planning Authority, this is unnecessary to enable the consideration of the scheme. In particular, the design of the scheme is consistent with the noise mitigation strategy produced at outline (as detailed within the Bickendale Allen Partners letter dated 11th March). It is accepted that dwellinghouses have been sited as far as possible from the neighbouring farm (as detailed on the layout), whilst the mechanical ventilation measures are considered to mitigate noise appropriately. The use of barrier blocks is considered to have been unnecessary and likely to result in landscape/visual harm, whilst resulting in development of poor design. In addition, locating bedrooms internally on the northern side of dwellings is not considered to be a preferable solution from the Planning Officers point of view, taking into consideration it would not be development to change the internal layout of the dwellinghouses retrospectively.

6.12. Considering the above points, including the lack of objection from the Council's Environmental Protection Officer and the lack of evidence to suggest that the proposed mitigation measures will not be effective, the proposal is considered to be acceptable with regards to noise (subject to mitigation).

6.9. There is not considered to be any 'smell' nuisance which would justify a reason for refusal arising from the farm.

6.10. Overall, this proposal is not considered to result in any significant amenity impacts and is in accordance with DM01, DM02, DM04 and BID09 of the NDTLP.

7. Ecology

7.1. Local Planning Authorities have a statutory duty to ensure that the impact of development on wildlife is fully considered during the determination of a planning application under the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, The Conservation of Habitats and Species Regulations 2010 (Habitats Regulations 2010). This is further reinforced within the NDTLP through policies ST14 and DM08, which require development to maintain or where possible enhance biodiversity and mitigate against the potential loss of habitats.

7.2. The outline application associated with this application (1/0039/2014/OUTM) was accompanied by an Ecological Survey, and condition 23 of the outline consent requires a 'Mitigation and Enhancement Plan' to be submitted to and approved in writing by the Local Planning Authority.

This has been submitted along with this reserved matters application, however, will be required to be discharged separately.

7.3. Nonetheless, the submitted strategy confirms the previous studies can still be relied upon:

"Given that the baseline conditions were not considered to have significantly altered since the production of the previous ecology report (Waterman, 2013 and 2016) and the development extent and scale is largely consistent with the masterplan submitted with the outline application, no significant change is considered to have occurred in relation to the predicted effects of the proposed development.

7.4. In addition, the submitted document indicates that suitable mitigation and enhancement can be incorporated into the layout. As such, subject to condition the proposal is considered to be consistent with the noise mitigation strategy acceptable with regards to ecology.

8. Foul Water/Drainage

8.1. Policy ST03 of the NDTLP notes that development should 'adopt effective water management including Sustainable Drainages Systems, water quality improvements, water efficiency measures and the use of rainwater'. In addition, policy DM04 notes development should provide effective water management including Sustainable Drainage Systems, water efficiency measures and the reuse of rainwater.

8.2. The NPPF and Planning Practice Guidance provide further advice on foul drainage, with a hierarchal approach being used. The PPG notes new development should aim to discharge foul water into the public sewer; however, if this is not possible then a package treatment plant may be used. It proceeds to note if a package treatment plant is not possible to use, then a septic tank will be considered. Justification for the use of alternative drainage systems other than mains drainage is required.

8.3. A drainage strategy identifies the proposed surface water will discharge to attenuation basins, will be discharged a controlled rate. The drainage systems have been designed with an allowance for climate change, as well as an allowance for urban creep. The Lead Local Flood Authority were consulted on this application and raise no objections following clarification being submitted by the applicants. Foul water will discharge into the public sewer which is consistent with the hierarchy. In principle these details are acceptable.

8.4. South West Water have commented on the scheme and raise no objection. South West Water do outline some questions regarding the swale, and the applicant has replied directly to South West Water (reply pending).

The engineers reply to SWW notes that the swale is not intended to received land drainage and will be landscaped accordingly. In addition, it is not anticipated groundwater will enter the swale, and that the ground conditions are not conducive to infiltration.

8.5. Importantly, SWW raise no objections, and the Planning Officer is satisfied by the applicant's response to the points raised.

8.6. Conditions 16, 17, 18, 19, 20 and 21 of the outline consent relate to drainage and will require further discharge. At this reserved matter stage, the scheme is acceptable with regards to drainage.

9. Phasing Plan

9.1. Condition 4 out the outline consent noted:

"4. As part of the first reserved matters application a detailed phasing plan for the whole site shall be submitted to the local planning authority for approval in writing. The phasing plan shall include details of: a) intended number of market and affordable dwellings for each phase; and, b) general locations

and phasing of key infrastructure including, surface water drainage, sports pitch provision, green infrastructure, school / community facilities and access for pedestrians, cyclist, buses and vehicles. c) Timing and delivery of the road improvements d) Timing and delivery of the footway improvements
The development shall be carried out in accordance with the approved phasing plan.

Reason: To enable the development to be delivered in controlled phases."

9.2. The applicants have submitted a phasing plan, which is slightly inconsistent with the two reserved matters provided in terms of site area. In addition, the phasing plan has three phases, however, there are two reserved matters which cover the entire outline site. The reason for this is to enable a better spread of development though out the site, and the approach is acceptable.

9.3. The phasing plan, along with the remaining submitted documents, identify that the scheme is consistent with the outline planning permission and requirements of the S106 (with the exception of the playing field). The proposal is therefore acceptable having regards to condition 4. A condition will be added to ensure the delivery of the open space.

10. Other

10.1. Trees - An Arboricultural Method Statement has been submitted with this planning application, which includes tree protection measures. In principle this acceptable, however, will need further discharge (condition 25).

10.2. Parish Council - The Planning Officer acknowledges the Parish Council/s have raised objections to this scheme. These points are dealt with below where they are not covered in the above report:

- Traffic: The principle of development and access are accepted, and the site is allocated for development. It would not be possible to refuse development on this ground
- Solar Panels, EV points etc: Unfortunately, there is no policy mechanism to deliver renewables as part of this housing scheme. Future changes to building regulations will make this a requirement.
- Ecology/Habitats: The supporting information provided indicates that the proposal will be/is acceptable in this regard.

10.3. Waste Audit Statement - A waste audit statement was submitted with this reserved matters, as required by condition 26 of the outline consent. DCCs Waste team were consulted, however, have not commented. In the absence of any objections, the Planning Officer is satisfied with the information provided.

10.4. Play - Details of the play facilities and equipment for the LAPs and LEAPs are detailed within the detailed landscaping plans. The facilities provided are suitable and compliant with DM10.

10.5. 3rd party representation notes that the scheme should be conditioned to exclude second homes, however, this would not be possible, and a condition would not comply with the '6 tests' set out in paragraph 56 of the NPPF.

10.6. Objection from a neighbouring land owner raises concerns that the footpath along the north of the site will be difficult to link into. Highways were asked on their view on this point, and noted:

"While I understand the concerns raised, it appears to me that it is a matter for the site to the north to secure their own pedestrian links to the pedestrian network, not a requirement of the land to the south of Clovelly Road to ensure that a separate site in a different allocation is connected up via this application. The condition requiring a 3m path is being complied with.

In regards to the comment that 'there is no opportunity for development north of Clovelly Road to achieve pedestrian connections to the south', this would be down to the land to the north to arrange for such links to be created, through purchasing the required land, or otherwise."

The applicants confirm that the landowner to the north have not approached them to discuss a connection, however, they would not be against any connection in principle.

The application site is considered to comply with the parameters of the outline and is acceptable.

10.7. At the date of the drafting of this report no comments were received from the EA, however, the applicants forwarded correspondence which indicates the EA have no objection. This is uploaded to the file, but not as a formal consultee response.

11. Conclusion:

11.1. The principle of this development including the access and infrastructure requirements (section 106) has already been agreed. This reserved matters report identifies that the proposed layout has been designed in a logical manner using the sites constraints, and the design of the scheme and the landscaping are considered to be compliant with the surrounding area and local policy. There is not considered to be any significant harm produced to neighbouring amenity, and the proposal is acceptable with regards to ecology and drainage. As such, approval is recommended (subject to conditions).

Human rights

Consideration has been given to the Human Rights Act 1998.

Conclusion

It is therefore considered that subject to the compliance with the attached conditions and taking into account all other material planning considerations, including the development plan the proposal would be acceptable.

Recommendation

GRANT subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

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

- 2 In conjunction with condition 14 of the outline planning consent, all noise mitigation measures and mechanical ventilation outlined in the submitted noise control schemes (Bickerdike Allen Partners dated 8th March and 9th March), relating to all properties outlined in table 5, shall be completed prior to the occupation of any dwelling benefiting from said measure.

Reason: To ensure the proposal is acceptable with regards to DM02 of the NDTLP.

- 3 The landscaping hereby approved shall be implemented in accordance with the agreed details. The time of planting shall be agreed as part of the landscape management plan required by condition 24 of application 1/0039/2014/OUTM, and implemented as such. If within a period of five years from the date of the planting of any tree, that tree, or any tree planted in replacement for it, is removed, uprooted, destroyed, dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure that the development is carried out in accordance with the agreed details.

- 4 Notwithstanding condition 3 and the landscaping details hereby approved, additional detail of defensive planning outside plots 221 and 222 and around the school site shall be submitted to and approved in writing by the local planning authority, prior to the first occupation of any dwelling. The agreed details shall be implemented in accordance with the agreed scheme and at those times specified. If within a period of five years from the date of the planting of any tree, that tree, or any tree planted in replacement for it, is removed, uprooted, destroyed, dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure sufficiently defensive planting has been provided to encourage the designing out of crime.

- 5 Prior to the removal of any hedgerow, and notwithstanding condition 3/the landscaping details hereby approved, additional details relating to the retention of existing hedgerows on the site shall be submitted to and approved in writing by the local planning authority. Where the hedgerow is detailed as for retention, it shall be protected during development, and retained and maintained in perpetuity thereafter.

Reason: To ensure that the existing hedgerow is retained where possible, which is a good design principle and will limited ecological harm

- 6 No building hereby permitted shall be occupied until the sustainable drainage system for the site has been completed in accordance with the submitted details. The sustainable drainage system shall be managed and maintained thereafter in accordance with a management and maintenance plan to be submitted and agreed as required by condition 18 of application 1/0039/2014/OUTM.

Reason: To ensure that the drainage is acceptable and remains efficient in accordance with the submitted details, and ST03/DM04 of the NDTLP.

- 7 Prior to the occupation of the 75th Dwelling a LAP and LEAP shall be provided on site and made available to the public for use. In addition, prior to the occupation of the 150th dwelling, all remaining LAPs and LEAPS within the phase 1 site, and the cyclefootway along the site frontage shall have been completed and made available for members of the public to use.

Reason: To ensure the timely delivery of infrastructure

- 8 The apartment block (house type ref block A) shall have minimum window reveals of 90mm.

Reason: To ensure the detailing is high quality.

Plans Schedule

Reference	Received
0662-PH1-101	28.09.2021
0662-PH1-109	28.09.2021
19481 EW-01 D	19.01.2022
19481 EW-03 D	19.01.2022
19481 EW-06 D	19.01.2022
19481 EW-07 D	19.01.2022
19481 PDL-03 D	19.01.2022
19481 PDL-15 B	19.01.2022
19481 PHL-01 C	19.01.2022
19481 PHL-02 B	19.01.2022

19481 PHL-03 B	19.01.2022
19481 PHL-04 B	19.01.2022
19481 PHL-05 B	19.01.2022
19481 PHL-06 B	19.01.2022
19481 PHL-09 C	19.01.2022
19481 PHL-10 C	19.01.2022
19481 PHL-17 C	19.01.2022
19481 PHL-20 C	19.01.2022
19481 PHL-21 D	19.01.2022
19481 PHL-22 E	22.02.2022
X203 HAWTHORN - PLANS & ELEVATIONS 0662 PH1-701	19.01.2022
PDL-11 Drainage Catchment Areas C	19.01.2022
X203 HAWTHORN - PLANS & ELEVATIONS 0662 PH1-700	19.01.2022
X306 ROWAN - PLANS & ELEVATIONS 0662 PH1-702	19.01.2022
X306 ROWAN - PLANS & ELEVATIONS 0662 PH1-703	19.01.2022
X307 SPRUCE - PLANS & ELEVATION 0662 PH1-704	19.01.2022
X307 SPRUCE - PLANS & ELEVATION 0662 PH1-705	19.01.2022
X307A SPRUCE-CT - PLANS & ELEVATIONS 0662 PH1-706	19.01.2022
X412 JUNIPER - PLANS & ELEVATIONS 0662 PH1-707	19.01.2022
X413 CHESTNUT - PLANS & ELEVATIONS 0662 PH1-708	19.01.2022
X413 CHESTNUT - PLANS & ELEVATIONS 0662 PH1-709	19.01.2022
X414 ASPEN - PLANS & ELEVATIONS 0662 PH1-710	19.01.2022
X414 ASPEN - PLANS & ELEVATIONS 0662 PH1-711	19.01.2022
X414 ASPEN - PLANS & ELEVATIONS 0662 PH1-712	19.01.2022
X416 MAPLE - ELEVATIONS 0662 PH1-713	19.01.2022
X416 MAPLE - PLANS 0662 PH1-714	19.01.2022
X518 BIRCH - ELEVATIONS 0662 PH1-715	19.01.2022
X518 BIRCH - PLANS 0662 PH1-716	19.01.2022
HARCOURT - PLANS & ELEVATIONS 0662 PH1-717	19.01.2022
HARCOURT - PLANS & ELEVATIONS 0662 PH1-718	19.01.2022
HARDWICK - PLANS & ELEVATIONS 0662 PH1-719	19.01.2022
HARDWICK - PLANS & ELEVATIONS 0662 PH1-720	19.01.2022

HARDWICK - PLANS & ELEVATIONS 0662 PH1-721	19.01.2022
HARDWICK - PLANS & ELEVATIONS 0662 PH1-722	19.01.2022
EVELEIGH - PLANS & ELEVATIONS 0662 PH1-723	19.01.2022
EVELEIGH - PLANS & ELEVATIONS 0662 PH1-724	19.01.2022
EVELEIGH - PLANS & ELEVATIONS 0662 PH1-725	19.01.2022
EVELEIGH - PLANS & ELEVATIONS 0662 PH1-726	19.01.2022
WYATT - PLANS & ELEVATIONS 0662 PH1-727	19.01.2022
WYATT - PLANS & ELEVATIONS 0662 PH1-728	19.01.2022
MOUNTFORD - PLANS & ELEVATIONS 0662 PH1-729	19.01.2022
MOUNTFORD - PLANS & ELEVATIONS 0662 PH1-730	19.01.2022
MOUNTFORD - PLANS & ELEVATIONS 0662 PH1-731	19.01.2022
ASLIN - PLANS & ELEVATIONS 0662 PH1-732	19.01.2022
ASLIN - PLANS & ELEVATIONS 0662 PH1-733	19.01.2022
ASLIN - PLANS & ELEVATIONS 0662 PH1-734	19.01.2022
ASLIN - PLANS & ELEVATIONS 0662 PH1-735	19.01.2022
GOODRIDGE - PLANS & ELEVATIONS 0662 PH1-736	19.01.2022
GOODRIDGE - PLANS & ELEVATIONS 0662 PH1-737	19.01.2022
GOODRIDGE - PLANS & ELEVATIONS 0662 PH1-738	19.01.2022
MYLNE - PLANS & ELEVATIONS 0662 PH1-739	19.01.2022
MYLNE - PLANS & ELEVATIONS 0662 PH1-740	19.01.2022
MYLNE - PLANS & ELEVATIONS 0662 PH1-741	19.01.2022
MYLNE - PLANS & ELEVATIONS 0662 PH1-742	19.01.2022
PEMBROKE - PLANS & ELEVATIONS 0662 PH1-743	19.01.2022
BLOCK A - ELEVATIONS 0662 PH1-744	19.01.2022
BLOCK A - ELEVATIONS 0662 PH1- 745	19.01.2022
BLOCK A - GROUND FLOOR PLAN 0662 PH1-746	19.01.2022
BLOCK A - FIRST FLOOR PLAN 0662 PH1-747	19.01.2022

BLOCK A - SECONDFLOOR PLAN 0662 PH1-748	21.01.2022
A24L - PLANS & ELEVATIONS 0662 PH1-749	19.01.2022
A24L - PLANS & ELEVATIONS 0662 PH1-750	19.01.2022
A32L - PLANS & ELEVATIONS 0662 PH1-751	19.01.2022
A32L - PLANS & ELEVATIONS 0662 PH1-752	19.01.2022
A32L - PLANS & ELEVATIONS 0662 PH1-753	19.01.2022
A40L.V1 - PLANS & ELEVATIONS 0662 PH1-754	19.01.2022
0662-PH1-106 A	22.03.2022
0662-PH1-102-1 C	22.03.2022
0662-PH1-102-2 C	22.03.2022
0662-PH1-105-1 C	22.03.2022
0662-PH1-105-2 C	22.03.2022
0662-PH1-107-1 C	22.03.2022
0662-PH1-107-2 C	22.03.2022
0662-PH1-108-1 D	22.03.2022
0662-PH1-108-2 D	22.03.2022
0662-PH1-110-1 D	22.03.2022
0662-PH1-110-2 D	22.03.2022
0662-PH1-113-1 D	22.03.2022
0662-PH1-113-2 D	22.03.2022
0662-PH1-114-1 D	22.03.2022
0662-PH1-114-2 D	22.03.2022
0662-PH1-115 D	22.03.2022
0662-PH1-116-1 D	22.03.2022
0662-PH1-116-2 D	22.03.2022
19481-PDL-01 E	22.03.2022
19481-PDL-02 E	22.03.2022
19481-PDL-04 E	22.03.2022
19481-PHL-11 E	22.03.2022
19481-PHL-12 D	22.03.2022
19481-PHL-13 E	22.03.2022
19481-PHL-07 C	22.03.2022
19481-PHL-08 C	22.03.2022
19481-PHL-16 E	22.03.2022
19481-PHL-18 E	22.03.2022
19481-PHL-19 D	22.03.2022
19481-EW-02 E	22.03.2022
19481-EW-04 E	22.03.2022
19481-EW-05 E	22.03.2022
JBA 21/247-01 G	22.03.2022
JBA 21/247-02 G	22.03.2022
JBA 21/247-03 G	22.03.2022
JBA 21/247-04 G	22.03.2022

JBA 21/247-05 G	22.03.2022
JBA 21/247-06 G	22.03.2022
JBA 21/247-07 G	22.03.2022
JBA 21/247-11 G	22.03.2022
JBA 21/247-08 G	22.03.2022
JBA 21/247-09 G	22.03.2022
JBA 21/247-10 G	22.03.2022
0662-PH1-103B	19.01.2022
0662-PH_-Parking Matrix	19.01.2022
0662-119 B	10.02.2022
19481 SK32 A	04.02.2022

Informatives

01. Please note that a separate discharge of conditions application is required to discharge the conditions set out within the outline application.

Statement of Engagement

The National Planning Policy Framework (paragraphs 38) requires local planning authorities to work positively and proactively with applicants to achieve sustainable development. Throughout the application process guidance has been given to the applicants and all outstanding issues have been identified.

In this instance the Council required additional information following the consultation process. The need for additional information was addressed with the applicant and submitted for further consideration.

The Council has therefore demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.