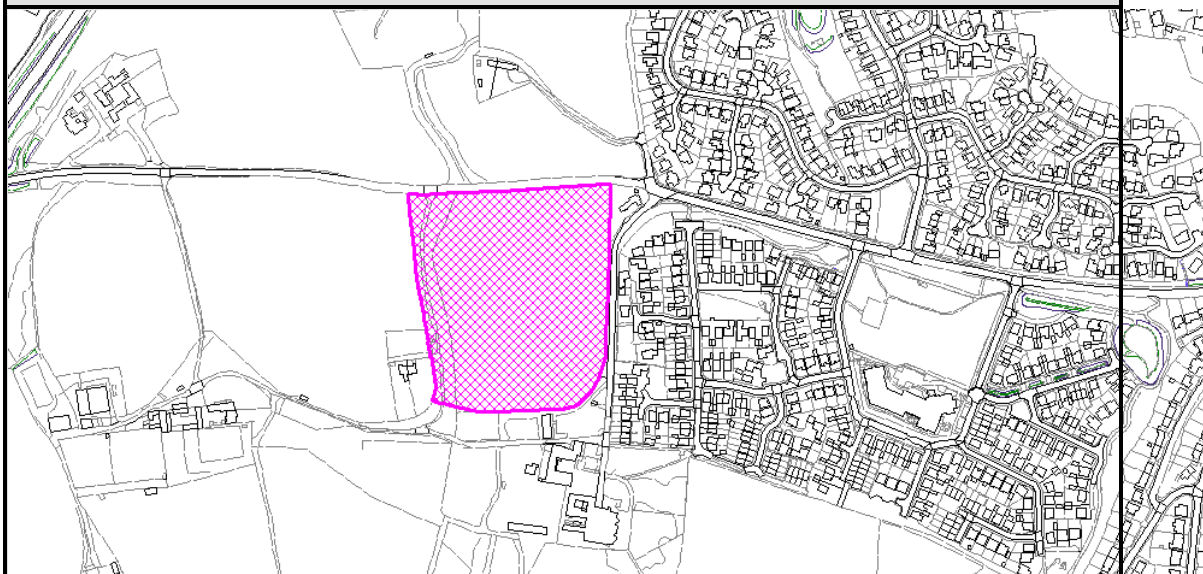


## Committee Report – 9<sup>th</sup> May 2024

|                            |   |
|----------------------------|---|
| <b>Application Number:</b> | 1/0658/2023/REMM  |
| <b>Registration date:</b>  | 31 July 2023  |
| <b>Expiry date:</b>        | 30 October 2023   |
| <b>Applicant:</b>          | Bloor Homes   |
| <b>Agent:</b>              | Turley  |
| <b>Case Officer:</b>       | James Clements  |
| <b>Site Address:</b>       | Land North Of Clovelly Road,<br>Abbotsham,<br>Devon   |
| <b>Proposal:</b>           | Reserved matters application for layout, scale, appearance, internal access and landscaping for the construction of 82 dwellings pursuant to outline planning permission 1/1015/2014/OUTM |
| <b>Recommendation:</b>     | Grant   |



## Reason for referral:

The application has been called to committee by Ward Councillor Annie Brenton so that Plans Committee can consider:

- Details of provision of carbon footprint mitigation of dwellings.
- Viability of school in terms of Devon County Council commitment.
- Drainage provision.
- Water run-off.
- Sewage provision.
- What percentage of the 106 allocations will be realised by completion of Phase 1 of the development.

## Relevant History:

| <b>Application No.</b> | <b>Description</b>   | <b>Status</b> | <b>Closed</b> |
|------------------------|--|---------------|---------------|
| 1/0002/2012/SCO        | Environmental Impact Assessment scoping opinion in relation to proposed application for mixed use development.   | XPE           | 03.09.2012    |
| 1/1015/2014/OUTM       | Outline Planning Application for the construction of up to 750 dwellings including affordable housing, 50 bed care facility, a local centre, a primary school, new highway infrastructure including new access points onto Abbotsham Road and the A39, areas of formal open space, green space and landscaping, drainage and attenuation infrastructure. | PER           | 19.04.2023    |
| 1/0030/2023/DIS        | Discharge of conditions 5 and 6 of planning approval 1/1015/2014/OUTM (Archaeological investigation)   | PER           | 30.10.2023    |
| 1/0034/2023/DIS        | Discharge of conditions 4, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32 of Planning Approval 1/1015/2014/OUTM (Phasing, vehicular, pedestrian & cycle links, waste, noise, detailed drainage, trees and hedgerows, biodiversity mitigation and enhancement plan, ecology surveys, CEMP ecology, LEMP, open space strategy, housing mix, floor       | PCO           |               |

|                  |  |        |            |
|------------------|--|--------|------------|
| 1/0042/2023/DIS  | levels)<br>Discharge of condition 9 of planning approval 1/1015/2014/OUTM (Contamination)  | PER    | 23.11.2023 |
| GE/0824/2023     | Request to place a TPO on an Oak Tree  | XPE    | 22.11.2023 |
| LB/0084/2024     | Removal of former classroom building and fallen trees within walled garden   | XPE    | 09.02.2024 |
| 1/0028/2024/DIS  | Partial discharge of condition 7 of planning approval 1/1015/2014/OUTM - (CEMP Highways)   | PCO    |            |
| 1/1015/2014/OUTM | Outline Planning Application for the construction of up to 750 dwellings including affordable housing, 50 bed care facility, a local centre, a primary school, new highway infrastructure including new access points onto Abbotsham Road and the A39, areas of formal open space, green space and landscaping, drainage and attenuation infrastructure (Use Classes A1-A5, C2, C3 and D1) | AGREED |            |

## Site Description & Proposal

### **Site Description:**

The application site is located to the west of Bideford and is comprised of agricultural land (class 3A under the Agricultural Land Classification).

The site is located within the development boundary for Bideford and forms a significant part of allocation BID01 [Bideford West Urban Extension] and extends to 50 hectares in area. The site has outline planning permission 1/1015/2014/OUTM approved in 2023 for the erection of 750 dwellings, including affordable housing, 50 bed care facility, a local centre, primary school land, new highway infrastructure including new access points onto Abbotsham Road and the A39, areas of formal open space, green space and landscaping, drainage and attenuation infrastructure.

The outline permission was granted subject to a s106 legal agreement and 32 conditions related to biodiversity, landscaping, tree protection, public open space, drainage, contamination, noise, construction management, waste, housing mix, highway details, pedestrian, cycle/vehicular access points phasing and archaeology. The s106 secured matters such as education contributions and land, playing pitches, changing facilities, club house and community hub, affordable housing mix, biodiversity net gain and contribution, NHS, swimming pool, artificial playing pitch and public libraries contribution and Highway improvements and contributions.

The site is bounded along its northern edge by a boundary hedgerow (currently undergoing access works as per the approved outline permission). The sites shares its eastern boundary with Moreton Lodge and the rear driveway to Moreton House which is delineated in part by hedgerows, trees and

stock fencing. Beyond the access road is residential properties associated with the Redrow development. The southern shared boundary is with land associated with Moreton House which is grade II listed which is delineated by a hedgebank. The western boundary is characterised by mature avenue of (mainly) beech trees which forms a private access which serves Little Moreton.

The land forming the site slopes from the south downwards to the north and contains existing blocks of plantation woodland as well as the boundary with more traditional woodland to the eastern part of Moreton House.

The site is in an area defined by the Joint Landscape Character Assessment for Torridge and North Devon as Coastal Undulating Farm (5B). This is described as comprising open, uninterrupted sea views, strong field patterns (including medieval fields) with frequent crooked hedgerow trees, productive, rolling farmland - a working landscape, peace, tranquillity and low levels of development. The assessment identifies 'development pressure on the fringes of Bideford and Westward Ho! with eastward views from the LCT dominated by recent ridgeline development' as a future force of change on the landscape character area.

The site lies entirely within Flood Zone 1 however it does also fall within an area designated as a Critical Drainage Area by the Environment Agency.

The site does not contain any designated heritage assets and does not affect a Conservation Area. The nearest heritage assets are the grade II Moreton Lodge and Moreton House.

#### **Proposed development:**

Reserved matters planning permission is sought for the layout, scale, appearance, internal access and landscaping for the construction of 82 dwellings pursuant to outline planning permission 1/1015/2014/OUTM. The site forms the first phase of the outline approval and measures 3.54 hectares.

The vehicular access was approved at outline stage and comprises a link to Abbotsham Road which adjoins the northern boundary of the site.

#### **Consultee representations:**

##### **Bideford Town Council:**

RESOLVED: That the application is approved.

##### **The Environment Agency:**

None received.

##### **Devon County Council - Flood Risk Management:**

22<sup>nd</sup> August 2023:

Recommendation:

Although we have no in-principle objection to the above planning application at this stage, the applicant must submit additional information, as outlined below, in order to demonstrate that all aspects of the proposed surface water drainage management system have been considered.

Observations:

The applicant has proposed to manage surface water within an underground attenuation tank before discharging into a South West Water sewer via a sewer requisition. Whilst these seem to be the previous proposals, the applicant should clarify why above-ground features have not been included. A pipe layout for the InfoDrainage model should be submitted to demonstrate how the model works. The applicant should clarify how exceedance flows will be managed within the east of the site

24<sup>th</sup> October 2023:

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 (FRM/EC/0658/2023; dated 22nd August 2023), the applicant has submitted additional information in relation to the surface water drainage aspects of the above planning application, for which I am grateful.

The applicant has submitted a pipe layout from InfoDrainage.

The applicant has also confirmed that exceedance flow routes will follow the boundary northwards.

The applicant should ensure that levels of the landscaping and footpath allow this (perhaps grading increasing very slightly towards the hedgerow) without causing flood risk to surrounding properties.

The site layout could have offered opportunities for swales and rain gardens before draining into the attenuation tank.

**Devon County Council (Highways):**

4th October 2023:

Although I have no issue with the general arrangement shown in this 'reserved matters' application, there are a few issues that need to be resolved. These being:

1. The footway from the access road that links to the north-east of the site should be offered for adoption and thus included on the Section 38 drawing. As this will be a shared surface, the route should also be 3 metres in width.
2. The cul-de-sac to the south-west of the site needs to link through to the adjacent site to the west.. As above, any shared footway should be 3 metres in width.
3. The cul-de-sac to the north has a link to the adjacent western site. As per Point 1, this needs to be 3 metres in width and offered for adoption, so needs to be included on the Section 38 drawing.
4. The short 'stub' from the eastern cul-de-sac needs to be 3 metres in width and included on the Section 38 drawing.

I await this information.

25th April 2024:

Further to my previous recommendation, I note the updated drawings; I can also confirm ongoing conversations with the Planning Officer (Grant Court link). As a result, I am satisfied that the four points that I previously raised have been satisfactorily resolved.

Therefore, I have no further objections to raise.

**Environmental Protection Officer:**

The following consultation response is provided by the Environmental Protection Team in relation to the above reserved matters application.

A noise assessment has been undertaken, as required in condition 23 of planning approval 1/1015/2014/OUTM, in relation to the neighbouring industrial units located at Clovelly Road Industrial Estate. The Environmental Protection Team considers the noise assessment to have been undertaken in accordance with appropriate guidance. The assessment identifies sources of industrial noise from the neighbouring industrial site that may potentially impact the residential amenity of some proposed dwellings. However, the mitigation measures recommended, namely screening, are considered sufficient to allay any potential concerns for amenity impact.

The Environmental Protection Team has no objections however, it is recommended that the development is carried out ensuring that the proposed screening is incorporated in the site plans.

**Natural England:**

Based on the plans submitted, Natural England considers that the proposed development will

not have significant adverse impacts on designated sites and has no objection. In order to mitigate adverse effects on the wider environment and make the development acceptable, we recommend the recommendations in the site wide Ecology report, Construction Environment Management Plan (CEMP) and Landscape and Ecological Management Plan (LEMP) for Phase 1 (EAD July 2023) are secured.

**Designing Out Crime Officer - DC&D Police:**

No objection in principle. The layout illustrated will provide both active frontages and good overlooking to the new internal streets and open space, the use of back to back gardens where appropriate, is noted and supported

**Conservation Officer:**

No observation.

**DCC Archaeology Section:**

I refer to the above application and your recent consultation. The Historic Environment Team has no comments to make on this planning application.

**South West Water:**

Clean Potable Water

South West Water is able to provide clean potable water services from the existing public water main for the above proposal. The practical point of connection will be determined by the diameter of the connecting pipework being no larger than the diameter of the company's existing network.

Foul Sewerage Services

South West Water is able to provide foul sewerage services from the existing public combined sewer in the vicinity of the site. The practical point of connection will be determined by the diameter of the connecting pipework being no larger than the diameter of the company's existing network.

The applicant can apply to South West Water for clarification of the point of connection for either clean potable water services and/or foul sewerage services. For more information and to download the application form, please visit our website:

[www.southwestwater.co.uk/developers](http://www.southwestwater.co.uk/developers)

**Surface Water Services**

The applicant should demonstrate to your LPA that its prospective surface run-off will discharge as high up the hierarchy of drainage options as is reasonably practicable (with evidence that the Run-off Destination Hierarchy has

been addressed, and reasoning as to why any preferred disposal route is not reasonably practicable):

1. Discharge into the ground (infiltration); or where not reasonably practicable,
2. Discharge to a surface waterbody; or where not reasonably practicable,
3. Discharge to a surface water sewer, highway drain, or another drainage system; or where not reasonably practicable,
4. Discharge to a combined sewer. (Subject to Sewerage Undertaker carrying out capacity evaluation)

Having reviewed the applicant's current information as to proposed surface water disposal for its development, please note that method proposed to discharge into a surface water body is acceptable and meets with the Run-off Destination Hierarchy.

**Representations:**

|                                     |    |
|-------------------------------------|----|
| Number of neighbours consulted:     | 69 |
| Number of representations received: | 2  |
| Number of objection letters:        | 2  |

|                                    |   |
|------------------------------------|---|
| Number of letters of support:      | 0 |
| Number of neutral representations: | 0 |

Two representations have been received raising the following planning matters:

Water scarcity;  
Highway safety.

### **Policy Context:**

#### **North Devon and Torridge Local Plan 2011-2031:**

ST01 (Principles of Sustainable Development); ST02 (Mitigating Climate Change); ST03 (Adapting to Climate Change and Strengthening Resilience); ST04 (Improving the Quality of Development); ST01 (Principles of Sustainable Development); BID (Bideford Spatial Vision and Development Strategy); ST05 (Sustainable Construction and Buildings); ST10 (Transport Strategy); ST08 (Scale and Distribution of New Development in Northern Devon); ST12 (Town and District Centres); ST14 (Enhancing Environmental Assets); ST22 (Community Services and Facilities); ST15 (Conserving Heritage Assets); ST17 (A Balanced Local Housing Market); ST18 (Affordable Housing on Development Sites); ST23 (Infrastructure); DM01 (Amenity Considerations); DM03 (Construction and Environmental Management); DM04 (Design Principles); DM05 (Highways); DM06 (Parking Provision); DM07 (Historic Environment); DM08A (Landscape and Seascape Character); DM08 (Biodiversity and Geodiversity); DM10 (Green Infrastructure Provision); DM20 (Development Outside Town and District Centres);

#### **Government Guidance:**

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

### **Planning Considerations**

Material Planning Considerations:

1. Principle of Development
2. Affordable Housing
3. Housing Mix
4. Impact on Character and Landscape - Layout, Scale, Appearance and Landscaping
5. Impact on Residential Amenities
6. Impact on Heritage Assets
7. Access and Parking
8. Drainage
9. Ecology
10. Public Open Space
11. Carbon reduction
12. Section 106.

1. Principle of Development

The application site is located within the settlement boundary for Bideford as identified within the North Devon and Torridge Local Plan (2018). Bideford is designated as a Strategic Centre within Policy ST06 of the Local Plan and is noted as providing a focus for housing and employment development with significant levels of development being accommodated in Bideford consistent with its scale and complementary role to Barnstaple. Policy ST06 seeks to support development within the boundaries of the Strategic Centre in principle.

The spatial strategy for Bideford is set out in Policy BID and this notes that over the plan period significant growth of high-quality development which is supported by necessary infrastructure will be enabled. This includes an urban extension to the west of Bideford to accommodate strategically significant levels of housing growth that is supported by required social and physical infrastructure. The need for sustainable movements with the promotion of public transport and improved routes and facilities for cycling and walking are also noted within Policy BID along with the need to provide enhanced Sustainable Drainage Systems on sites which fall within the Bideford Critical Drainage Area.

The application site is an allocated development site for Bideford and forms part of the BID01 allocation. Policy BID01 relates to the wider western urban extension to Bideford with a total area of around 71 hectares.

Policy BID01 seeks the provision of approximately 1,050 dwellings with a mix of housing types and sizes, a mix of commercial and employment uses on about 5 hectares of the land, a 420 place primary school with early years provision, sports and play facilities and a mixed use local centre with a range of facilities. BID01 sets out a number of specific development principles for this allocation, as follows:

- '(a) a landscape structure that builds on and enhances existing assets, providing accessible green infrastructure and strengthening a distinctive edge to Bideford;*
- (b) enhanced on site management of surface water and drainage so as not to increase flood risk on the site and beyond and, as necessary, a contribution to improvements to the Kenwith Flood Defence Scheme;*
- (c) integrated pedestrian, cycle and public transport networks that provide connections to neighbouring residential and commercial areas; and*
- (d) delivery of a transport strategy that includes: a vehicular route connecting Abbotsham Road and Clovelly Road, a separate access to the commercial development off Clovelly Road, a new access junction onto the A39 and highway improvement at the junction of A39 and Abbotsham Road.'*

The application site forms part of the wider site to the east and north-east, known as Winsford Park. This application specifically relates to phase 1 which is a parcel of land in the northeast of the allocation and outline approval.

The principle of the development was established by outline permission 1/1015/2014/OUTM.

## 2. Affordable Housing

Policy ST18 of the Local Plan relates to affordable housing on development sites noting that affordable housing will be required on residential development proposals in accordance with the prescribed thresholds. These indicate that development proposals for 11 or more dwellings will be expected to provide the on-site delivery of affordable housing equal to 30% of the gross number of dwellings on site.

As noted above, Policy BID01 also notes the need for the development of this allocated site to include a mix of housing types and sizes to reflect local need, including affordable housing.

A Section 106 agreement was secured as part of the outline permission which included the provision of 30% of dwellings. The Section 106 agreement secured that 50% of these units should be provided for social rent and 50% as intermediate units. The number of affordable units sought at each size was also identified within the Section 106 agreement along with the minimum floor sizes.

The submitted plans and affordable housing statement identify the provision of 25 affordable houses comprising 13 dwellings for social rent dwellings and 12 as intermediate dwellings. This would provide the required 30% affordable housing and approximately the correct proportions of social rent to intermediate dwellings. The s106 affordable housing mix is shown below:

### Social rent:

- 1 bed flat: 25-30% (30%) (4)
- 2 bed flat: 10-15% (15%) (2)
- 2 bed house 35-40% (30%) (4)
- 3 bed house: 20-25% (15%) (2)
- 4 bed house: 5% (7%) (1)

### Intermediate:

- 2 bed flat 4%
- 2 bed house 60% (66%) (8)
- 3 bed house 35-40% (33%) (4)



4 bed 2%

The proposed percentages and affordable housing numbers are shown in brackets above. It is considered that these proportions satisfy the requirements of the Section 106 agreement.

The affordable housing scheme also set out minimum floorspaces for the affordable units which would be met by the proposed affordable units set out on the accommodation schedule and submitted house type plans.

It is agreed that the proposed affordable housing provision would meet the requirements of the Section 106 Legal Agreement and be in keeping with the provisions of Policies BID01 and ST18, taking note of the principles agreed at the outline stage.

As regards the affordable housing layout and design, it is considered that the units have been located in suitable areas of the layout (not clustered) and are of a design that is considered to be 'tenure blind'.

### 3. Housing Mix

Policy ST17 of the Local Plan seeks the provision of a balanced local housing market noting that the scale and mix of dwellings, in terms of dwelling numbers, type, size and tenure provided through development proposals should reflect local housing needs, taking account of site character and context as well as development viability. The Council's Housing and Economic Needs Assessment (HENA), which forms part of the evidence base for the Local Plan, identified that the long-term demographic for Torridge District would require the provision of 5-10% of market dwellings as 1 bed units, 30-35% as 2 bed units, 40-45% as 3 bed units and 15-20% as 4+ bedroom units. Housing mix is the subject of condition 31 of the outline approval.

The housing mix approved as part of the outline is:

1 bed = 4% (5%) (4)  
2-bed = 27% (22%) (18)  
3 bed = 33% (36%) (30)  
4 bed = 15% (36%) (3)

This housing mix accords with the percentages for 1-beds but falls short for 2 & 3 bed dwellings with percentage for 4-beds being significantly higher than the agreed mix. The reasons given by the applicant for the higher mix is the impact on viability from providing the landscape buffer as well as higher build costs more generally from this phase.

In this instance, for the reasons provided, it is considered that deviation from mix is acceptable given the relatively modest quantum of development. The appropriate mix will be made up on the future phases to ensure the development as a whole accords with the agreed mix.

### 4. Impact on Character and Landscape - Layout, Scale, Appearance and Landscaping

Policy DM08A notes that development should be of an appropriate scale, mass and design that recognises and respects landscape character of both designated and undesignated landscapes. The application site is not located within a designated landscape. Policy BID01 emphasises the need for a landscape structure which builds on and enhances existing assets, providing accessible green infrastructure and strengthen a distinctive edge to Bideford.

Policy DM04 of the Local Plan outlines the design principles sought in relation to development proposals and notes that these should be appropriate and sympathetic to their setting in terms of scale, density, massing, height, layout appearance, fenestration, materials and their relationship to buildings and landscape features in the local neighbourhood.

The Joint Landscape Character Assessment for North Devon and Torridge Districts identifies the application site as being located within Landscape Character Type 5B (Coastal Undulating Farmland) which is noted as being characterised by open, uninterrupted sea views, strong field patterns,

productive & rolling farmland and peace & tranquillity with low levels of development. The forces for change for such areas are identified as including development pressure in nearby settlements due to the ever-increasing popularity of the area as a place to live. In addition, further growth in the popularity of the area for recreation and tourism, eroding the landscape's high levels of tranquillity and leading to increased demand for infrastructure and higher traffic levels are noted.

The application site forms phase 1 of 'Winsford Park' which in turn forms part of the wider BID01. Winsford Park is largely undeveloped (apart from Little Moreton, Keepers Cottage and Higher Winsford House and Farm to the west) characterised by its historic parkland setting. To the west, beyond an access track characterised by mature trees and a semi-detached property known as Little Moreton houses, are agricultural fields beyond which is the A39. The site shares a southern boundary with Moreton House and its stable block. The shared eastern boundary includes Moreton Lodge and the rear access driveway to Moreton House, beyond which is the residential development recently built by Redrow. This phase 1 site is well screened by existing vegetation and buildings and has an intimate and enclosed character: quite different to the open character of later phases.

The proposed road layout follows from the outline approved central road access with a main road leading through the site north-south terminating at the southwest corner (leading to the cycle/footpath link), with a smaller secondary road forming a loop on the western side. The periphery of the site is dominated by private drives serving 3 or 4 dwellings.

The road layout provides a hierarchy of streets with the main spine road being the primary road. The western road is a secondary 'mews street' designed for lower speeds with a shared surface, conservation kerbs, and horizontal kerbing. The remaining roads are largely tertiary private drives which would be finished with block paving rather than tarmac.

The parking layout is all on-plot (no parking courtyards) with the majority being to the side of dwellings but also with some frontage parking. The parking provision amounts to 2 parking spaces per dwelling. A number of dwellings have garages set back from the parking spaces and are spaces in addition to the two standard parking spaces.

A foot/cycle path link was secured by condition by the outline permission and comprises a 3m wide cycle/footpath in the northeast corner of the site which then runs across an area of open space, to be planted with meadow flower grasses, before linking to the internal roads. A 3m wide pedestrian/cycle link is shown in the southwest corner of the site. A further pedestrian access point is shown on the western boundary via an existing agricultural gateway to the adjacent access road. A circulatory footpath link will be provided along the eastern 'landscape/heritage buffer' and part of the southern boundary linking back with the highway adjacent to the retained oak tree. The originally submitted plans identified a footpath link on the eastern boundary but this has been omitted on the most recent plans. The Highway Authority require a link on the eastern boundary as there are ongoing discussions to provide a link from the Redrow site to the east in the vicinity of Grant Court.

The application is accompanied by tree protection plans and landscape plans. The majority of existing trees and hedgerows will be retained. The exception being a length of hedge and a tree which need to be removed to enable the vehicular access to be formed. The existing oak tree within the field on the southern side of the site forms part of the eastern buffer and will become a focal open space feature. A condition will secure a detailed tree method statement, for the foot/cycle links in the northeast and southwest corners, to ensure nearby mature trees are appropriately protected.

The landscaping scheme includes the heritage buffer along the eastern boundary which includes a 'strategic buffer mix' on the west and southern boundaries to protect the setting of Moreton House, Moreton lodge and associated rear driveway. Wildflower meadow grass is proposed throughout including the landscaped area adjacent to Abbotsham Road. A stone faced hedgebank is proposed at the entrance to the site from Abbotsham Road. Native hedging and shrub planting will define many of the individual plots as well as private drives. A planted bund will be provided on the western boundary.

Three benches and two interpretation boards will be provided within the open space on the eastern side of the scheme. The various routes through the site by foot or bike will be way marked by signage, to be secured by condition.

The proposed boundary treatments include estate fencing (with native hedging) along private drives, brick walling with coping on boundaries fronting on public frontages (and clear views from public spaces) and close boarded fencing defining rear garden boundaries. A western boundary planted bund is proposed for visual amenity and biodiversity purposes. Low level 1.2m high brick walls with coping and piers is proposed at the key nodes throughout the site.

The topography of the site is such that there will be some retaining walls with boundary treatment on top, with the highest and most visible being those to the rear of plots 71-82 & 1-12, which would be clearly seen from public views. It is important that these boundary treatments are high quality and not timber fencing such as close boarded fencing. The majority of these areas have masonry (brick) walls which are appropriate. Plots 71-82 are however shown as estate fencing with laurel hedge planting. As the council would have no control over the landscaping, and estate fencing provides no visual screening, there would be significant pressure on this boundary and the likelihood is that in the medium-term future resident would erect timber fencing. Officers consider the boundary should either be delineated by masonry walls or a long lasting and high-quality material such as decorative metal screening. This matter will be resolved by planning condition.

The proposed 'architectural style' of the proposed dwellings seek to provide an arts & crafts/ neo-vernacular (circa late 19th-early 20th century) aesthetic. The dwellings would be finished in materials to reflect nearby Victorian/Edwardian dwellings including a light buff brick (to reflect Marland brick), roughcast render and feature red brick banding. The dwellings would have multipaned windows with cills and headers, bay windows on feature buildings and a variety of decorative porches. Chimneys are provided throughout the scheme: primarily on key buildings and access points. The proposed dwellings are all 2-storey, with the exception of four 2.5 storey dwellings, and predominately detached or semi-detached with the exception of a terrace of three and an apartment block of four flats. The proposed housetypes are the current 'house style' of the developers but fortuitously this reinforces the architectural style of Little Moreton and Moreton Lodge, as well as the recent Redrow and Bloor Homes schemes to the east. Therefore, given the context, the proposed architecture is considered to be acceptable.

The scheme includes key nodes throughout the scheme (entrance gateway, central area with focal landmark dwelling and southwestern area) defined by 1.2m high brick walls with coping and piers.

As regards to impacts on the local and wider landscape, the scheme would have minimal impacts. There would be no harm to landscape character locally or more widely as the site is largely screened from views given the existing mature trees to the west and north and part of the east, residential development to the east and Moreton House to the south. The proposed planting will further screen the site. Indeed, phase 1, despite forming part of the wider outline consent and allocation, is very much isolated and not reliant on other phases to provide drainage and access, for example. The limited local views are limited to the nearby parts of Abbotsham Road where it would appear as a natural extension and conclusion to residential development on this southern side of Abbotsham Road.

The proposed design is very much a landscape first approach, with retention of existing and supplementary planting, which is the most suitable response given that the site forms part of the historic parkland. The estate railings and native hedging defining the peripheral private drives is a suitable and high-quality design approach which responds to the site's parkland setting.

The proposed housetypes are the current Bloor Homes 'house style' which in the context of this site, adjoining recent residential development to the east and the nearby onsite historic dwellings (Moreton Lodge and Little Moreton) are considered to be appropriate.

The proposed materials are largely locally distinctive and have taken account of the wider historical and positive character of the area. The proposed dwelling heights and design approach are

considered to be appropriate given the natural gradient of the site. The proposed concrete roof tiles and associated verge/eaves clips are not however reflective of, and do not have the appearance, of natural slate and are not supported. A condition will secure a suitable roofing material e.g. natural slate or composite tiles.

The boundary treatments are locally distinctive and high quality, helping to define the plots and roads and clearly define public and private spaces.

As regards the schemes urban design and townscape credentials, the development would provide excellent permeability and connectivity with the provision of numerous linkages and off-road pedestrian and cycle routes. In terms of legibility, the connectivity combined with the distinct boundary treatments and high-quality landscaping: including seating, signage interpretation boards and play on the way would provide a place that has clear character and is easy to understand and navigate.

As regards urban design and designing out crime, the layout illustrated will provide both active frontages and good overlooking to the new internal streets and open space. The use of back-to-back gardens is utilised where appropriate.

The proposed development, subject to conditions, is considered to be in keeping with the landscape and character of the surrounding area and would be in keeping with the provisions of Local Plan Policies DM04, DM08A and BID01 in this regard.

As noted above, this phase is very much a standalone site, future phases will however need to clearly articulate a design vision which is demonstrably and positively locally distinctive, having regard to and reinforcing high quality historic development in the area. Standard, generic housetypes will not be appropriate.

#### 5. Impact on Residential Amenities

Policy DM01 of the Local Plan states that development will be supported where it would not significantly harm the amenities of any neighbouring occupiers or the future occupiers of the proposed development.

The nearest residential dwellings to the application site are Moreton Lodge and Little Moreton as well as properties on the eastern side of the Moreton House driveway.

The separations distances between the properties are considered to be appropriate which, combined with existing/proposed landscaping, would ensure that there would be no adverse harm to the amenity of existing residents in terms of loss of privacy, loss of light or overbearing impact.

As regards future residents, the proposed dwellings are laid out to include private amenity spaces for each unit, with communal amenity spaces around the proposed flat units. The areas of amenity space provided for each unit are considered to be commensurate with the scale of the proposed dwelling and would ensure a suitable standard of amenity for future occupiers. The public space provision is also considered to be appropriate for future residents. The proposed dwelling floor areas are also considered to be of sufficient size that would protect the amenity of future residents.

The Council's Environmental Protection Officer has raised no objections to the proposed development and it is noted that a contaminated land, noise and construction management plan conditions are attached to the outline permission, which have been discharged.

The proposed details are not considered to result in a harmful impact on future or neighbouring occupiers and would accord with the provisions of Policies DM01 and BID01.

#### 6. Impact on Heritage Assets

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a statutory duty on LPAs to have special regard to preserving the setting of listed buildings and any features of historic interest they possess when determining a planning application which affects them.

Policy ST15 and DM07 of the Local Plan note that development proposals which conserve and enhance heritage assets and their settings will be supported and where there is unavoidable harm to heritage assets and their settings, proposals will only be supported where the harm is minimised as far as possible and an acceptable balance between harm and benefit can be achieved, giving great weight to the conservation of heritage assets. The NPPF advises that *'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'*

The application site is located close to and can be seen in relation to Moreton House and Moreton Lodge, both of which are grade II listed buildings. The Parkland surrounding Moreton House is not designated as an Historic Park and Garden and is not afforded statutory protection.

A Cultural Heritage Assessment accompanied the outline permission. The report describes the heritage assets set out in the site description above and their physical and historic relationship to the site. The report states, that with the exception of Moreton House and the Church of St Helen, the other listed buildings identified above are either screened from impact from the existing development by intervening land uses or do not derive their setting from anything wider than their immediate curtilage.

As regards the impacts on Moreton House, the proposed development is located some 80m to the rear of the house and 40m from the stable block. The layout of the scheme is based on the need, as noted by the Conservation Officer at outline stage, that the developer should retain a landscaped buffer strip along the access road to maintain its historic setting. The location of phase 1 to the rear of Moreton House combined with existing and proposed landscaping along the eastern and southern boundary will ensure that the intervisibility between Moreton House, phase 1 and the access driveway is very limited. It is therefore considered that there would be no harm to the setting of Moreton House.

In terms of the impacts on the setting of Moreton Lodge, whilst the site and the listed building share a boundary, this is screened by vegetation and with the introduction of additional planting will provide further screening and restrict intervisibility. The setting of the lodge is largely defined by its relationship with the access road and views to the east from Abbotsham Road, which will remain. It is considered that there would be no harm to the setting of Moreton House Lodge.

The Council's Conservation Officer recommended a landscaped buffer as part of the outline.

Conditions 5 and 6 of the outline planning permission secure the provision of a Written Scheme of Investigation in relation to archaeological works. The archaeological and historic building recording work has already been completed and the conditions have been discharged.

On this basis, and taking into consideration the recommended condition, a harmful impact on the historic assets of the site is not considered to result. The proposed development is therefore considered to be in keeping with the provisions of Policy ST15 and DM07 of the Local Plan.

#### 7. Access and Parking

Policy DM05 of the Local Plan seeks to ensure that all development has safe and well-designed vehicular access and egress, adequate parking and layouts. Policy DM06 specifically relates to parking provision noting that development proposals should provide an appropriate scale and range of parking provision to meet the anticipated needs of the development.

The provisions of Policy BID01 also emphasise the need for the development to include integrated pedestrian, cycle and public transport networks to connect to neighbouring residential and commercial areas.

The outline permission is subject to highway conditions (10-21) and obligations within the s106 legal agreement. The main vehicular access junction for phase 1 is taken from Abbotsham Road and was approved by the outline permission. The junction works are currently under construction.

The application is accompanied by a suite of highway plans including s38 adoptions plan, proposed kerbing plan, long sections and swept path analysis.

In terms of sustainable transport, the layout provides excellent linkages and permeability for both pedestrians and cyclists, as outlined above. The layout provides a suitable hierarchy of streets.

Parking provision has been made for each dwelling with at least 2 spaces per dwelling with a mix of driveway, garage and frontage parking spaces.

The County Council's Highways Officer has commented on the submitted plans and no objections have been raised subject to the provision of a foot/cycle path link on the eastern boundary, which will be secured by condition.

On this basis and taking account of the outline planning permission, the proposed access and parking arrangements are considered to be in keeping with the provisions of Policies DM05 and DM06 of the Local Plan.

## 8. Drainage

Policy DM02 of the Local Plan relates to pollution and at Section (2) states that development will be supported where it does not result in unacceptable impacts to:

'(b) pollution of surface or ground water (fresh and salt) including rivers, canals, other watercourses, water bodies, wetlands, water gathering grounds including catchment areas, aquifers, groundwater protection areas, harbours, estuaries or the sea'.

In addition, part (n) of Policy DM04 notes that development proposals should provide effective water management including Sustainable Drainage Systems, water efficiency measures and the reuse of rainwater. Part (2) (b) of Policy BID01 also notes that the development of the allocation should include enhanced on-site management of surface water and drainage so as not to increase flood risk on the site and beyond.

The site is located within Flood Zone 1 which has the lowest risk of flooding. The site is located within the Bideford Critical Drainage Area (CDA) which is designated to ensure that any new development creates a betterment in the existing run-off rate from a site to ensure that no further pressure is put on existing flood protection measures. Within Bideford this specifically relates to the River Kenwith. The surface water drainage strategy across the wider site will feature a Sustainable Urban Drainage System (SUDS).

The outline approval agreed the principle of surface water drainage (subject to condition 24). At the outline stage the Lead Local Flood Authority (LLFA) (Devon County council) considered that the scheme is able to achieve an adequate surface water drainage strategy which would not result in any additional flows into the Kenwith and therefore meets the CDA designation requirements.

A surface water drainage plan accompanies the application which proposes to manage surface water within an underground attenuation tank, within the northeast landscaped area adjacent to Abbotsham Road, before discharging into a South West Water sewer via a sewer requisition. This would be located at the lowest point of the site and would ensure that surface water drainage is effectively directed to the tank. The proposed surface water drainage would then be discharged at an attenuated rate prior to discharge to a SWW surface water sewer in Abbotsham Road to the east.

The surface water plan states:

*'The surface water drainage infrastructure will be designed to accommodate flows up to and including the 1 in 100 year return period event with a 40% increase for climate change, and 10% Urban Creep allowance, without increasing flood risk to offsite receptors or posing a flood risk to the development site. Flows will be discharged at a rate not exceeding the Qbar Greenfield rate for all storm events up to the design standard. This system allows for the surface runoff from the site to be controlled and disposed of without increasing the current rate of runoff from the site and thereby impacting on downstream receptors.'*

It should be noted that that the proposed attenuation does not rely on, or affect, any other phases of development at Winsford Park. The drainage solution here is standalone. The concerns raised by the Ward Councillor, regarding the drainage of the wider site and allocation, are not a material consideration in the determination of this reserved matters application.

The proposed foul water drainage strategy for the site will make use of a traditional pipe network, conveying flows to the SWW foul water sewer in Abbotsham Road to the east. The connection between the site drainage and the existing SWW infrastructure to the east is expected to be requisitioned under a Section 185 agreement.

Comments have been received from South West Water which raised no objections to the proposed foul drainage arrangements. South West Water have also confirmed that they are able to provide potable water to the development.

In relation to the surface water drainage provisions, the LLFA (DCC) have confirmed that they have no objections to the proposals.

Taking account of the above, the proposed development is not considered to result in the risk of pollution to existing watercourses and would include appropriate water management provisions in accordance with Policies BID01, DM02 and DM04 of the Local Plan.

## 9. Ecology

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 Local Plan through Policy DM08 which requires new development to *'avoid adverse impacts on existing ecology features as a first principle and enable net gains by designing in biodiversity features.'*

The outline permission agreed the principles of ecology subject to 4 conditions 26-29 (Biodiversity Mitigation and Enhancement Plan, further phase 1 ecology surveys, Construction Environment Management Plan & Landscape and Ecological Management Plan). The outline application also secured contributions for offsite biodiversity net gain. Conditions 26-29 have been agreed for phase 1.

The updated ecology surveys found that the grassland is suitable for reptiles including slow worms, grass snake and brown hares. A hazel dormouse nest was found recorded along the northern boundary hedgerow within the wider site during the 2022 update ecological surveys. Dormouse is considered to be present in all connected hedgerow and woodland within the site. The hedgerows, trees and broadleaved woodland all provided suitable habitat for a range of nesting birds, including notable species. Bullfinch was recorded possibly breeding within the northern hedgerow, whilst linnet and dunnock were recorded possibly breeding within the broadleaved woodland belt, during the update 2022 breeding bird surveys.

At least nine species of bat were recorded along the woodland edge and field margins across the development site, including the following light-sensitive species: barbastelle, Myotis bat, long-eared bat, lesser horseshoe bat and greater horseshoe bat. A primary bat corridor was identified along the eastern edge of the woodland.

As a primary bat corridor best practice requires a 10m habitat buffer to ensure that light levels can be minimised to 0.5 lux. However, the layout as originally submitted indicated some encroachment of units 37-38, 70 and 71 as well as garden areas. This matter was discussed at some length with the applicant and their ecologists, and the layout and window locations were revised to minimise light spill.

An independent ecologist has assessed the scheme and has stated that, *'although garden encroachment into the 10m habitat buffer is sub-optimal, ecological function for commuting bat*

*species will not be significantly compromised subject to appropriate lighting design. Therefore, the approach is acceptable in this instance.'* The external lighting design will be secured by condition 14.

Specific ecological mitigation, compensation and enhancement design measures include:

- Retention and buffering of retained hedgerows, tree lines and woodland wherever possible;
- Creation and protection of dark 'bat movement corridors' to maintain connectivity of habitats and minimise potential for fragmentation effects on bat species and other wildlife;
- Integration of a range of habitats to contribute towards the biodiversity net gain of the wider scheme, including wildflower meadow and native shrub planting and enhancement of the semi-natural broadleaved woodland;
- A financial contribution to the North Devon Biosphere Reserve to provide off-site habitat mitigation and management to ensure that the wider scheme delivers an overall biodiversity net gain;

Provision of:

- Dormouse boxes in retained woodland.
- Bee bricks, bat roost and bird nest boxes integrated into the walls of new buildings.
- Bat roost and bird nest boxes attached to retained trees.
- Hedgehog 'passes' in garden fences.
- Reptile hibernacula within public open space.

A biodiversity net-gain compliance plan has been submitted which demonstrates that the scheme would provide the required level of net-gain as required by the outline permission.

Subject to full compliance with the approved ecology reports and the lighting condition it is considered that the proposal would not result in a harmful impact on protected species. The development would therefore comply with the provisions of Policies ST14 and DM08 of the Local Plan.

#### 10. Public Open Space

In respect to green infrastructure and built recreational facilities, Policy DM10 of the NDTLP states: *'Development will provide new accessible green infrastructure, including public open space and built facilities, to meet at least the green infrastructure quantitative and accessibility standards, as set out in table 13.1 and Infrastructure Delivery Plan, to meet the needs of its intended occupants.'*

The application of the provisions of Policy DM10 and associated table 13.1 of the NDTLP identifies an on-site requirement for 6.232 hectares of open space across different typologies. The required overall area of public open space was secured via the Section 106 agreement related to the outline permission for the site and this also included a breakdown of the typologies of public open space required on the site.

The outline consent is also subject to an open space strategy condition which has been submitted for discharge. As regards play space, the strategy identifies that the majority of play space would be provided within the later phases which would be within a suitable walking distance of this phase 1 site. Notwithstanding this, the landscape plans identify naturalistic 'play on the way' features along the eastern landscape buffer which will include tree logs and boulders. It should also be noted that there is existing play space located to the east of the site at College Park Playground.

As regards natural green space and amenity green space the proposed development will provide the landscape buffer along the front eastern side of the scheme and the landscaped area along the Abbotsham Road frontage. This will provide sufficient informal green space for future residents, having regard to the open space coming forward in future phases.

On this basis, the proposed development is considered to accord with the provisions of Policy DM10 of the Local Plan and the requirements set out in the Outline permission and Section 106 agreement.



## 11. Carbon reduction

An Energy Statement accompanies the application which outlines the developments low carbon energy efficiency measures.

Policy ST16: Delivering Renewable Energy and Heat states:

- (1) Proposals for development incorporating on-site provision of renewable energy (other than wind energy) or renewable heat and/or low carbon technologies will be supported and encouraged where appropriate.*
- (2) Proposals by community-led enterprises and schemes that meet the needs of local communities to offset their energy and heat demand from renewable and low carbon sources (other than wind energy) will be supported where appropriate.*
- (3) Renewable and low carbon energy and heat generating development (other than wind energy) will be supported in the landscape character types where:  
(a) landscape sensitivity is best able to accommodate them, assessed in accordance with the Councils' Landscape Sensitivity Assessments and by the landscape's sensitivity to accommodate the scale of development;  
(b) there is no significant impact on local amenities; and  
(c) the special qualities of nationally important landscape, biodiversity and heritage designations and their settings are conserved or enhanced.*
- (4) Renewable and low carbon energy development (other than wind energy) will be supported where it can demonstrate that the cumulative impact of operational, consented and proposed development on landscape character does not become a significant or defining characteristic of the wider fabric, character and quality of the landscape.*

The Energy Statement outlines that the scheme will provide a 'fabric first' approach increasing the thermal efficiency of the buildings with incorporated solar panels on the roofs of some dwellings to better the compliance standards of the 2021 Building Regulations. The proposed low energy lighting, mains gas boiler and ventilation would also better current building regulations. PV solar panels and a wastewater heat recovery system is also proposed.

Taking account of the above, the carbon emissions for the development at Abbotsham Road Bideford is calculated to be 83,873 kgCO<sub>2</sub> per annum. This represents an initial saving of 5.55% over the Part L1 2021 compliant figure of 88,808 kg per annum.

As such, it is considered that the scheme satisfies Local Plan Policy ST16.

## 12. Section 106

A Section 106 agreement was secured as part of the outline planning permission which included the following elements:

- 30% of the dwellings onsite as affordable units - 50% would be for social rent and 50% for shared ownership;
- Artificial turf sports pitch contribution - £111,108.48
- Bus service contribution - £675,000
- Community hub contribution £1323,212.36
- Early years contribution - 250k per qualifying dwelling
- Primary school contribution - £4974.72 per qualifying dwelling
- Special educational needs - £649.51 per qualifying dwelling
- Footway contribution - £250k
- NHS contribution - £392,448
- Offsite strategic youth play contribution - £100,231.52
- Biodiversity offset contribution - £119,782
- Sustainable transport link - £300k
- Swimming pool construction - £478,161.55
- Traffic regulation order contribution - £20k
- Open space scheme in accordance with DM10
- Education land - 0.75ha
- Primary school land - 1.7ha

- Extra care home land
- Kenwith Cycle route (phase 1)
- Onsite facilities land (serviced) - 150 dwellings
- Community hub land - offered by 400 dwellings
- Big sheep junction improvement - 150 dwellings
- Sustainable Transport link - approved through agreed phasing plan

The submitted plans have included the provision of the correct proportions of affordable housing and green infrastructure as discussed above. The remaining contributions are to be made at the relevant trigger points as set out in the agreement.

## Human rights

Consideration has been given to the Human Rights Act 1998.

## Conclusion

The proposed development, subject to conditions, is considered to constitute high quality development that will not harm the character and appearance of the area. There would be no harm to heritage assets nor would the development result in an adverse impact on the amenities of neighbouring occupiers or protected species. Sufficient provision is considered to be made in terms of drainage and parking arrangements.

## Recommendation

- 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 Notwithstanding the approved plans, prior to their use in the development hereby approved samples or details of the roofing materials, retaining wall facing materials, mortar colour (to be grey), paving/hardstanding materials (to private drives and dwellings) and details of the eastern footpath shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter proceed in accordance with the approved materials and shall thereafter be retained and maintained as such.

The proposed roofing will either be natural slate or composite slate tile. Concrete tiles will not be supported. The Marley Riven Edgemere as identified on drawing SW107-SL-020G has not been approved.

Reason: In the interest of good design and visual amenity and to ensure the development will harmonise visually with the character and appearance of the site and its surroundings.

- 3 The following finishing walling materials are hereby approved:

AAB DR4B Buff/cream brick;  
 lbstock Holmwood - feature brick banding;  
 Monocouche rough cast render silver pearl.

Following their use in the development the approved materials shall thereafter be retained.

Reason: For the avoidance of doubt and in the interests of good design.

- 4 Full details of the brick boundary walling, as identified on the Means of Enclosure plan drawing no.SW107-SL-060H, shall be submitted to the Local Planning Authority within three months of this decision. Details thereafter found to be acceptable shall be approved in writing by the local

planning authority. The details shall include the exact location of walling, piers and gateways and details of gates and coping.

The development shall be carried out in accordance with the approved details and thereafter retained.

Reason: In the interests of good design.

- 5 The rear boundary treatments relating to plots 71-82 and 04 (1.8m high hedge with 1.5m estate fence) are not approved. A boundary treatment scheme for these plots shall be submitted to the Local Planning Authority within three months of this decision. Thereafter a scheme found to be acceptable shall be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme and shall be retained thereafter. The boundary treatment materials shall be brick or metal screening.

Reason: In the interests of good design and visual amenity.

- 6 Prior to the occupation of any dwelling hereby approved full details of the interpretation boards, including implementation plan, shall be submitted to and approved in writing by the local planning authority. The development shall proceed in accordance with the approved details and implementation plan prior to the occupation of the 45th dwelling.

Reason: In the interests of good placemaking.

- 7 Prior to the occupation of any dwelling hereby approved a scheme of signage including implementation plan, shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved scheme and implementation plan prior to the occupation of the 45th dwelling and shall be retained and maintained thereafter.

Reason: In the interests of good placemaking.

- 8 The 'public trees' not within the approved management company plan adjacent to plots 04, 7-8, 12, 17, 19, 22, 24, 28, 52, 53, 55, 57, 58, 69 & 76 shall be provided prior to the occupation of the adjacent dwelling and shall be retained and maintained thereafter.

Reason: In the interests of good design, visual amenity and biodiversity.

- 9 Within three months of this decision full details of the planted bund on the western boundary, as identified on the approved landscape plans, including an implementation and management plan, shall have been submitted to the local planning authority. Details found to be acceptable shall thereafter be approved in writing by the Local Planning Authority.

Details of soft landscape works shall include construction details of the bund; planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities.

The development shall be carried out fully in accordance with the approved details and implementation plan within 7 months of this decision and retained thereafter.

Reason: In the interests of good boundary treatment design, visual amenity and biodiversity

- 10 All electric meters shall be installed internally within the property.

Reason: In the interests of good design and visual amenity.

- 11 Notwithstanding the approved plans, within three months of this decision, full details of the stone faced planted hedgebank, including an implementation and management plan, to be provided at the junction with Abbotsham Road, as identified on the approved landscape plans, shall be submitted to the Local Planning Authority. Details found to be acceptable shall thereafter be approved in writing by the Local Planning Authority.

Details of soft landscape works shall include a cross-section and construction details of the hedgebank; planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities.

The development shall be carried out in accordance with the approved details prior to the occupation of any dwellings in accordance with the implementation plan.

Reason: In the interests of good design.

- 12 Within 3 months of this decision a foot/cycle path link scheme including implementation plan, to be located on the eastern boundary opposite Grant Court, shall be submitted to the Local Planning Authority. Thereafter a scheme found to be acceptable shall be approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved scheme and implementation plan prior to the occupation of the 45<sup>th</sup> dwelling and thereafter retained.

Reason: In the interests of sustainable transport and good design.

- 13 Within 3 months of this decision full details of the substation adjacent to plot 39 shall be submitted to the Local Planning Authority. Thereafter a scheme found to be acceptable shall be approved in writing by the Local Planning Authority. The substation shall be constructed in accordance with the approved details and retained thereafter.

Reason: In the interests of good design for the avoidance of doubt.

- 14 No new external lighting shall be installed without full details of the proposed lighting design being first submitted to and approved in writing by the Local Planning Authority. Details shall be consistent with the following:

- Clarifications from MMA Lighting Consultancy dated 23 January 2024;
- Updated Lighting Drawings - R2A models;
- Ecological Survey and Mitigation Report V02 (EAD Ecology, September 2023);
- Construction and Environmental Management Plan: Ecology Phase 1 V04 (EAD Ecology, October 2023);
- Landscape and Ecological Management Plan: Phase 1 V03 (EAD Ecology, September 2023);
- Biodiversity Mitigation and Enhancement Plan V03 (EAD Ecology, September 2023);
- Email from Turley regarding lighting amendments dated 13 December 2023.

and include:

- a) proposed lamp models and manufacturer's specifications, proposed lamp positions, numbers and heights with details also to be shown on a plan;
- b) details of predicted lux levels and light spill; and
- c) details of all measures to limit use of lights when not required and to prevent upward light spill and light spill onto trees and boundary vegetation and adjacent land.

The lighting shall be installed maintained, operated and retained thereafter in accordance with the approved details. The affected plots/dwellings will not be permitted to install any other external lighting.

Reason: To avoid harm to bats and wildlife in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended) and policies.

- 15 Prior to the removal of any vegetation to provide the foot/cycle links in the northeast and southwest corners a detailed tree protection method statement shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter proceed in accordance with the approved details.

Reason: In the interests of tree protection.

- 16 The development shall proceed fully in accordance with the approved kerbing plan SW107-PD-1010 A. The kerbing shall thereafter be retained and maintained as approved.

Reason: In the interests of good design

- 17 Within three months of this decision full details of an eastern landscape buffer delivery scheme and implementation plan shall have been submitted to the Local Planning Authority. Thereafter details found to be acceptable shall be approved in writing by the Local Planning Authority.

The scheme shall provide full details of the delivery of all soft and hard landscaping as indicated on the approved landscape drawings.

The development shall thereafter be carried out fully in accordance with the approved details and implementation plan prior to the occupation of the 45th dwelling and retained thereafter.

Reason: In the interests of good planning and the amenity of future occupiers.

- 18 The chimneys and porches as shown on the approved plans shall be installed prior to the occupation of each associated dwelling and retained thereafter.

Reason: In the interests of good design and for the avoidance of doubt.

## Plans Schedule

| Reference       | Received   |
|-----------------|------------|
| EX004-PD-1001-B | 29.04.2024 |
| SW107-PD-060I   | 25.04.2024 |
| SW107-SL-020G   | 25.04.2024 |
| SW107-LS-002I   | 25.04.2024 |
| SW107-LS-004I   | 25.04.2024 |
| VW0177_2BF03    | 10.04.2024 |
| VW176_401       | 10.04.2024 |
| VW0183-1        | 10.04.2024 |
| VW0183-1        | 10.04.2024 |
| SW107-SL-060H   | 10.04.2024 |
| VW0175_496      | 10.04.2024 |
| VW0175_496      | 10.04.2024 |
| VW175-1_496     | 10.04.2024 |
| SW107-PD-1010 A | 10.04.2024 |
| SW107-LS-003I   | 10.04.2024 |
| M2B4P.PL-01     | 10.04.2024 |
| EX004-PD-021C   | 10.04.2024 |
| EX004-PD-021B   | 10.04.2024 |

|                                 |            |
|---------------------------------|------------|
| 866-1.PL-03                     | 10.04.2024 |
| 866-1.PL-01                     | 10.04.2024 |
| 862.PL-03                       | 10.04.2024 |
| 862.PL-01                       | 10.04.2024 |
| 851.PL-03                       | 10.04.2024 |
| 851.PL-01                       | 10.04.2024 |
| 496.PL-04_                      | 10.04.2024 |
| 496-1.PL-04_                    | 10.04.2024 |
| 486.PL-02                       | 10.04.2024 |
| 486-1.PL-02                     | 10.04.2024 |
| 486-1.PL-01                     | 10.04.2024 |
| 481.PL-05                       | 10.04.2024 |
| 481.PL-05                       | 10.04.2024 |
| 481.PL-02                       | 10.04.2024 |
| 481-1.PL-05                     | 10.04.2024 |
| 481-1.PL-02                     | 10.04.2024 |
| 476.PL-05                       | 10.04.2024 |
| 476.PL-02                       | 10.04.2024 |
| 476-1.PL-05                     | 10.04.2024 |
| 476-1.PL-05                     | 10.04.2024 |
| 476-1.PL-02                     | 10.04.2024 |
| 476-1.PL-01                     | 10.04.2024 |
| 412.PL-09                       | 10.04.2024 |
| 412-1.PL-09                     | 10.04.2024 |
| 412-1.PL-02                     | 10.04.2024 |
| 401.PL-05                       | 10.04.2024 |
| 401.PL-05                       | 10.04.2024 |
| 401.PL-01_                      | 10.04.2024 |
| 3B5P.PL-01                      | 10.04.2024 |
| 384_384-1.PL-04                 | 10.04.2024 |
| 384_384-1.PL-01                 | 10.04.2024 |
| 372_372-1.PL-02                 | 10.04.2024 |
| 372_372-1.PL-01                 | 10.04.2024 |
| 301.PL-02                       | 10.04.2024 |
| 301.PL-02                       | 10.04.2024 |
| 301-1.PL-02                     | 10.04.2024 |
| 2B4P.PL-01                      | 10.04.2024 |
| 277_277-1.PL-01                 | 10.04.2024 |
| 142.PL-02                       | 10.04.2024 |
| 05909 TPP REV A 12.3.24         | 29.04.2024 |
| 05909 TPP REV A 12.3.24 Sheet 1 | 29.04.2024 |
| 05909 TPP REV A 12.3.24 Sheet 2 | 29.04.2024 |
| 05909 TPP REV A 12.3.24 Sheet 3 | 29.04.2024 |
| SW107-PD-040                    | 29.04.2024 |
| SW107-PD-050                    | 29.04.2024 |
| SW107-PD-1005A                  | 29.04.2024 |
| SW107-PD-1006A                  | 29.04.2024 |
| SW107-PD-1015A                  | 29.04.2024 |
| SW107-PD-1020A                  | 29.04.2024 |

|                    |            |
|--------------------|------------|
| SW107-PD-1035A     | 29.04.2024 |
| SW107-PD-1060A     | 29.04.2024 |
| 05909 TCP 11.11.22 | 06.07.2023 |
| SW107-PD-030       | 04.07.2023 |

### **Statement of Engagement**

In accordance with paragraphs 38 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and proactive manner. In this instance there was no need for further engagement as the development as submitted is considered to accord with the development plan. In such ways the Council has demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.