

**HIGH PEAK BOROUGH COUNCIL
DEVELOPMENT CONTROL COMMITTEE**

Date 8th November 2021

Application No:	HPK/2019/0028	
Location	Land Off Hallsteads Close, Hallsteads Close, Dove Holes	
Proposal	Erection of residential development 83 no units including housing, bungalows and flats with sub station and pumping station including car parking and associated landscaping with affordable housing.	
Applicant	R Fletcher, A Fletcher, L Fletcher and V Riley	
Agent	Cordonier Design	
Parish/ward	Limestone Peak Ward	Date registered 21 st January 2019
If you have a question about this report please contact: Jane Colley, Tel. 01298 28400 extension 4981, jane.colley@highpeak.gov.uk		

REASON FOR COMMITTEE DETERMINATION

This application has been brought before the Development Control Committee because the development proposals comprise major development.

1. SUMMARY OF RECOMMENDATION

Approve, subject to a Section 106 agreement.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

2.1 The application site comprises a rectangular shaped area of grassland some 2.3 ha, located on the north – western side of Dove Holes, adjacent to properties which face onto the A6. The site is undulating with land levels gently lowering towards the south and west. The site is used for the grazing of animals. A drystone wall forms the boundary on all sides.

2.2 The site is bordered by the railway line to the west, residential properties to the south and Public Footpath 129 which aligns to the northern boundary.

2.3 The site lies within the built-up area boundary for Dove Holes as defined in the Chapel-en-le-Frith Neighbourhood Plan.

3. DESCRIPTION OF THE PROPOSAL

- 3.1 Full consent is sought for the erection of 83 houses which would comprise the following:

Open market housing:

2 bedroom bungalow – 2
2 bedroom house – 33
3 bedroom house – 23
4 bedroom house – 4

Affordable housing

1 bedroom bungalow – 3
2 bedroom bungalow – 4
2 bedroom house – 7
3 bedroom house – 7

- 3.2 The site would be served by a centrally placed access from the A6 serving 3 cul de sacs which extend westwards toward the boundary with the railway line.
- 3.3 The application is accompanied by a Design and Access Statement, topographical plan, Ecological Assessment, Phase 1 Geotechnical report, Transport Assessment, Surface water and SUDS statement, and Archaeological report.
- 3.4 Revised plans and a revised drainage strategy were received during the course of the application. The plans show a replan of the layout to the west of the site to address the highway officer and waste services department comments, to confirm that the proposals comprise 30% affordable housing and address the Lead Local Flood Authority comments. Neighbouring properties have not been reconsulted as some of the issues raised relate solely to a technical nature, and without any change to the relationship with surrounding neighbours.
- 3.5 The application can be viewed at:
<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=230213>

4. RELEVANT PLANNING HISTORY

- 4.1 The site has been subject to the following planning history:

HPK/2013/0417 – Application for outline planning permission for the erection of housing including 25 affordable units with flats, shop and car parking, sub station & pumping stations (includes 4 bungalows) – Approved 31.10.13.

6. CONSULTATIONS CARRIED OUT

Site notice	Expiry date for comments: 19 th July 2019
Neighbour letters	Expiry date for comments: 12th July 2019
Press Notice	Expiry date for comments: 18 th July 2019

Neighbours

Five objection letters have been received stating:

- We do not need anymore housing due to the A6 being too busy as it is and collapsing due to the sheer weight of traffic and road works.
- Insufficient infrastructure including doctors, vets, dentists, playgroups, shops,
- In the winter the field is flooded.
- Loss of views.
- This is a greenfield site outside the existing built-up area and will impact on the countryside.
- A development of 100% affordable housing is concerning and would significantly change the character of village. This contradicts the local plan policy of protecting village character and would unbalance the village community.
- The existing drainage and sewage system is already under stress
- There are so many inaccuracies and inconsistencies in the information and documentation provided and much of it is out of date, including the design and access statement.
- Lack of consultation.

Consultees

Consultee	Comments
Chapel-en-le-Frith Parish Council	No comments received.
DCC Highways Authority	Revised comments: under previous outline and reserved matters consents, your Authority will be well aware of the Highway Authority's concerns regarding the internal estate street layout - which have consistently been raised

in connection with the approved and current applications. You will also be aware, from comments in connection with the previous reserved matters consent (HPK/2016/0484), that the layout element of the scheme did not appear to be fully approved and further information in relation to the layout was required to satisfy condition 21 of the outline consent (HPK/2013/0417).

As far as I can see from the latest plans provided, the street layout fails to address all the issues previously raised by the Highway Authority in its initial consultation response to this application, dated 17/03/2020, the comments made in that response therefore remain valid. However, it would seem the applicant is reluctant / unwilling to make such amendments to the scheme.

It is noted the previous planning approvals for this site may have now lapsed, although, they remain, in highway terms, a material consideration. There have been no real changes in highway legislation in the intervening period and sustaining a reason for refusal of the proposals purely on highway safety grounds, given the similarities in highway access and layout to those previously approved and having regards to Paragraph 111 of the current National Planning Policy Framework, may prove difficult to defend. The Highway Authority remains of the opinion that the outstanding matters should be addressed prior to any consent being issued and failure to do so could ultimately prejudice future adoption of the internal estate streets as publicly maintainable highway. It should also be expressed that the lack of objection by the Highway Authority in the planning arena does not compel the County Council to accept such proposals when it comes to adoption. The County Council is only likely to pursue adoption of the estate streets where they meet the requirements of its current residential design guide and where there is sufficient public utility to justify doing so. In the event the streets are not adopted they would remain privately maintained and the responsibility of the road owner / frontagers / management

	<p>company.</p> <p>Should your Authority be minded to approve the proposals based on the latest layouts I would suggest the following conditions, or similar based on the same, could be included in any consent issued:-</p> <ol style="list-style-type: none"> 1. Details of temporary access arrangements 2. Submission of a Construction Management Plan. 3. Within 3months of the opening of a permanence access, temporary access to be removed and verge/crossover reinstated. 4. Provision of visibility splays to A6. 5. Construction details of estate roads. 6. New streets to be provided between plots and public highway. 7. Future management arrangements of proposed streets. 8. Parking spaces to be provided before occupations, and thereafter retained. 9. Provision of pedestrian visibility splays. 10. Secure cycle provision. <p>Details of lighting.</p> <ol style="list-style-type: none"> 11. Submission of a Travel Plan. <p>Informatives.</p> <p><u>Original comments:</u> The main concern is the lack of access to a number of Plots for servicing, parking, etc. i.e. those in the vicinity of Plots 50 – 59 in particular. I'm aware that you intended to inform the applicant of this concern, however, I've not received any revised details as yet.</p> <p>Notwithstanding, other issues that I would highlight include:-</p> <ul style="list-style-type: none"> - Safe pedestrian crossing points from the footways around the proposed junction entry/ exit radii to the west side of the proposed adopted estate road. - 2.0m width footways should be provided across the full width of the terminal ends of the turning facilities and not cut back at 45° - Any areas behind the proposed highway boundary falling in front of exit visibility sightlines of 2.5m x 25m from any proposed access/ driveway/ parking space should be identified to
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	<p>be maintained clear of obstruction as appropriate e.g. Plot 63 to the left is obstructed by parking for Plot 64.</p> <ul style="list-style-type: none"> - All dwellings should be located within the recommended maximum mancarry distance of 25m from a turning facility suitable for use by a typical supermarket delivery type vehicle. - Parking spaces should be of 2.4m x 5.5m minimum dimension (2.4m x 6.5m where in front of garage doors) with an additional 0.5m of idth to any side adjacent to a physical barrier e.g. wall, hedge, fence etc. and garages 3.0m x 6.0m internal dimension to be counted as a part of off-street parking provision. - I trust that you will ensure that the level of off-street parking for each dwelling satisfies your own Authority's requirements and spaces are conveniently located to the dwellings served. - Adequate areas adjacent to, but clear of, the proposed highway should be provided for the standing of waste bins on refuse collection days. - The street lighting column identified to be relocated to the rear of footway will need to be relocated to integrate with the proposed street lighting design for the development. - The use of steps on the pedestrian links to the A6 are noted. If feasible, it's suggested that ramped access would be preferable. These links are unlikely to be considered for adoption. <p>Whilst the above list may not be exhaustive, it's recommended that the applicant is give opportunity to submit revised details demonstrating measures to satisfactorily address the issues raised prior to the Highway Authority providing recommendations for inclusion within the Decision as the revisions may have a major impact on the proposed site layout.</p>
Waste Services	Revised comments: No issues regarding waste collections.

	<p>Original comments: No objection to HPK/2019/0028 planning application. The only concern is the bin collection points. I couldn't find information regarding the road surfacing leading to mews court and housing. Unless this is tarmac and there is room for vehicles to maneuverer the residents will need to bring their bins down to the edge of the estate highway.</p>
<p>County Archaeologist</p>	<p>The site has considerable archaeological potential due to its proximity to the Bullring henge monument at Dove Holes. This prehistoric earthwork – one of only two in the Peak District – is a scheduled monument and lies 265m south of the application boundary. Henge monuments are thought to have provided a ritual and community focus for scattered and seasonally mobile prehistoric communities, and tend therefore to be associated with concentrations of other prehistoric monuments, sites and findspots in the vicinity. The shallow upland valley within which Dove Holes lies may have been an important routeway in prehistory – later reflected in the route of the Buxton-Melandra Roman road and indeed the modern A6 - with burial monuments known from Cow Low and Lady Low to the west and Bee Low to the east, and significant late Mesolithic and early Neolithic archaeology recently excavated at Waterswallows Lane, 2km to the south of the proposal site.</p> <p>As part of the previous outline application archaeological desk-based assessment (reproduced within the current application documents) and test-pitting evaluation (not included within the current application) were carried out, and a low density scatter of lithics (worked flint) was identified, of undiagnostic form but possibly Mesolithic-early Neolithic in date. This material is concentrated at the northern end of the site. One test pit also suggested evidence for a sub-surface cut feature although the significance of this is not yet known.</p> <p>The site should therefore be subject to further archaeological investigation before commencement of development, to identify</p>

	<p>and record archaeological remains therein, in line with NPPF para 199 and secured by planning conditions. The work should focus on the northern part of the site associated with the lithics concentration. The most appropriate archaeological methodology is to some extent dependent on the proposed development groundworks, but a strip-map-and-sample approach is most likely, flexible in scope to capture the extent of any sub-surface archaeology. Recommend a condition to secure a written scheme of investigation and reporting.</p>
<p>Crime Prevention Officer</p>	<p>The current application is taken as amending small sections of site housing only, removing all apartments (although apartments are still shown within the house type plans online) and moving the scheme to 100% affordable.</p> <p>As the site and layout has extant permission, I'll limit comments to matters of detail and practicality which are likely to impact upon crime related issues.</p> <p>The main matter is that of garden access, which would need to be secure, direct and in curtilage to accord with design guidance. For the currently submitted site layout the majority of housing blocks of more than two units have no garden access provided, which as a matter of practicality I'd question. Some have garages which could provide through access, but garage plans have no rear door.</p> <p>The same situation occurred for reserved matters application HPK/2016/0484, however the approved layout for outline application HPK/2013/0417 (assumed to be superceded) included garden access routes, many of which formed a network of narrow corridors between the road facing and central housing blocks, which would have been strongly resisted if subject to consultation.</p> <p>Whatever the finally approved layout, any subsequent shared garden access route should be communally secured at an early point and limited to as few plots as possible. This would usually consist of a communal gate at front or exposed side elevation, which</p>

	<p>is key lockable from both sides, together with individual gates on the curtilage of each plot.</p> <p>Other than this point I see no great problems which require comment</p>
<p>Lead Local Flood Authority</p>	<p>Revised comments: No objections in principle Derbyshire County Council as the Lead Local Flood Authority (LLFA) has reviewed the information submitted for this application, which was received on 20 June 2019, with additional information received in December 2020, April 2021 and July 2021. The LLFA has no objection subject to the conditions below.</p> <p>To ensure adherence to National Planning Policy Framework, DEFRA's Non-statutory technical standards for sustainable drainage systems and local guidance, these recommended conditions should not be altered without consulting the County Council Flood Risk Management team.</p> <p>1. No development shall take place until a detailed design and associated management and maintenance plan of the surface water drainage for the site, in accordance with the principles outlined within:</p> <p>a. G30 Consulting. (12 July 2021). Drainage Strategy Report Hallsteads, Dove Holes, Derbyshire. 09-0020 DSR/001, Revision C, including any subsequent amendments or updates to those documents as approved by the Flood Risk Management Team</p> <p>b. And DEFRA's Non-statutory technical standards for sustainable drainage systems (March 2015), have been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure that the proposed development does not increase flood risk and that the principles of sustainable drainage are incorporated into this proposal, and sufficient detail of the construction, operation and maintenance/management of the sustainable drainage systems are provided to the Local Planning Authority, in advance of full planning consent being granted.</p> <p>2. No development shall take place until a detailed assessment has been provided to</p>

	<p>and approved in writing by the Local Planning Authority, to demonstrate that the proposed destination for surface water accords with the drainage hierarchy as set out in paragraph 80 reference ID: 7-080-20150323 of the planning practice guidance.</p> <p>Reason: To ensure that surface water from the development is directed towards the most appropriate waterbody in terms of flood risk and practicality by utilising the highest possible priority destination on the hierarchy of drainage options. The assessment should demonstrate with appropriate evidence that surface water runoff is discharged as high up as reasonably practicable in the following hierarchy:</p> <ol style="list-style-type: none"> I. into the ground (infiltration); II. to a surface water body; III. to a surface water sewer, highway drain, or another drainage system; IV. to a combined sewer. <p>3. Prior to commencement of the development, the applicant shall submit for approval to the LPA details indicating how additional surface water run-off from the site will be avoided during the construction phase. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved system shall be operating to the satisfaction of the LPA, before the commencement of any works, which would lead to increased surface water run-off from site during the construction phase.</p> <p>Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development.</p> <p>4. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key</p>
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	<p>drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).</p> <p>Reason: To ensure that the drainage system is constructed to the national Non-statutory technical standards for sustainable drainage and CIRIA standards C753.</p> <p>Original comments: After review of the submitted drainage strategy we are recommending an objection to the proposed development as it is not possible to provide an informed comment until such a time that the applicant has submitted further information. The proposed site is greater than 1 hectare and is within Flood Zone 1 therefore, there is a requirement for a site specific Flood Risk Assessment as per NPPF Chapter 14, paragraph 163 (footnote 50). The applicant should provide an up to date Flood Risk Assessment.</p> <p>As a statutory consultee for surface water the minimum details required on all major planning applications are as follows:</p> <ul style="list-style-type: none"> • Site plan and impermeable area • Topographic survey of the site • Appropriate evidence to support how the site will drain, including confirmation of where the surface water will outfall to (photographs / maps / a confirmation letter from a water company). Currently the applicant has not provided sufficient details demonstrating there is a viable outfall to drain surface water. The LLFA would require further details on the following: <ul style="list-style-type: none"> ○ Further evidence demonstrating the culvert the applicant is proposing to outfall to has wider connectivity to the river network ○ Evidence that the proposed culvert has sufficient capacity and is in a satisfactory condition to accept additional flows. ○ Evidence demonstrating the alignment of the culvert within the site. ○ A suitably sized access and maintenance strip, (refer to Point J in the Advisory Notes) ○ The LLFA would not expect the
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	<p>culvert to be incorporated within the curtilage any of the proposed plots.</p> <ul style="list-style-type: none"> • Basic calculations of the greenfield/brownfield runoff and discharge rates, (refer to Point C in the Advisory Notes) <ul style="list-style-type: none"> ○ The LLFAs notes the applicant is proposing to discharge to culvert watercourse discharge at the Greenfield rate. • Given this is a full planning application a quick storage estimate to show the required storage volume of surface water on site and an indication of its location should be provided. • Calculations should include allowances for the current Environment Agency guidance for climate change and urban creep (Refer to Point J in the advisory notes) • Basic ground investigation (desktop survey as a minimum) • Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate (as per National Planning Policy Framework 165). <ul style="list-style-type: none"> ○ Given the area of the proposed site the LLFA would expect it to be feasible to implement above ground SuDS features as opposed to the proposed below ground storage. ○ The LLFA would require the applicant to incorporate sustainable drainage systems delivering multiple benefits (Water Quality, Quantity, Biodiversity, & Amenity) unless there is clear evidence that this would be inappropriate. Currently the applicant has failed to demonstrated this. • Evidence fully demonstrating that a pumped solution is the only viable option to drain surface water as opposed to a gravity connection, The LLFA would only accept a pumped solution as a last resort. <ul style="list-style-type: none"> ○ Details of the proposed location of a surface water pumping station should it be the only feasible solution.
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	<p>These details are required at the early planning stage to demonstrate that the proposed site is able to drain and that due consideration has been given to the space required on site for surface water storage. Please note the level of detail submitted should be proportionate to the size and scale of the development. (Plus advisory notes)</p>
County Planning Officer	<p>The above considerations indicate that current pupil numbers, projections and an analysis of recently approved planning applications indicate the relevant normal area primary and secondary school would have sufficient capacity within the next five years to accommodate the additional pupils arising from this development; therefore no S106 Education contributions would be required at this time.</p> <p>The County Council requests that an advisory note be attached to any planning permission that encourages the developer to make separate enquiries with broadband providers in order to ensure that future occupants have access to sustainable communications infrastructure, and that appropriate thought is given to the choice and availability of providers which can offer high speed data connections. Any new development should be served by a superfast broadband connection unless it can be demonstrated through consultation with the network providers that this would not be possible, practical or economically viable.</p>
Parks Officer	<p>In terms of the contributions, I would suggest that we request off site contributions for Play, Outdoor Sports and Allotments. Based on the current formula the costs would be as follows:-</p> <ul style="list-style-type: none"> • Play - £15,963 • Outdoor Sports - £40,620.20 • Allotments - £6,386.85 <p>The play space contribution would be targeted towards enhancing the existing play area in Dove Holes which is the only formally equipped play area in Dove Holes and would be used by residents of the proposed new</p>

	<p>development, or towards creating a new play facility within Dove Holes. The Outdoor Sports contribution would be targeted towards enhancing existing facilities or towards the creation of new outdoor sports facilities in Dove Holes. The Allotment contribution would be targeted towards infrastructure improvements at Meadow Lane Allotments which is managed by Chapel Parish Council. In terms of developing the s106 Agreement, we would recommend that the trigger point for receipt of funds is on commencement of development.</p>
<p>Policy Officer</p>	<p>Revised plans: Overall the housing mix looks ok. The number of two beds proposed is higher than the percentage recommended in the SHMA but overall it brings the housing stock in that ward closer to the SHMA recommendations. The latest census data indicates a lack of one and two bed properties in the Limestone Peak Ward.</p> <p>Original comments: Outline planning permission granted in 2013 (HPK/2013/0417). Reserved Matters granted 23/01/2017 for erection of housing including 25 affordable units with flats, shop and car parking, sub station and pumping station which has now lapsed. Site is located within the Dove Holes built up area boundary.</p> <p><u>Policy Considerations:</u></p> <p>National Policy Para 11 NPPF (Feb 2019) – ‘Plans and decisions should apply a presumption in favour of sustainable development, approving development proposals that accord with the development plan without delay’. Para 73 NPPF (Feb 2019) – ‘Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement’.</p> <p>High Peak Local Plan Of particular relevance: Policy S2 Settlement Hierarchy – Development will be directed towards the</p>

	<p>most sustainable locations in accordance with the settlement hierarchy. Dove Holes is identified as one of the 'Larger Villages' where a moderate scale of development may be acceptable, consistent with meeting local rural needs and maintaining or enhancing their role, distinctive character or appearance whilst also maintaining existing facilities and services.</p> <p>Policy S3 Strategic Housing Development – Provision will be made for at least 7,000 dwellings over the plan period (2011-2031) at an overall average annual development rate of 350 dwellings. 30-33% of the total number of dwellings (1,065 – 1,171 dwellings) will be found in the Central Sub-area. For the Chapel Neighbourhood Plan a minimum of 850 dwellings should be delivered over the plan period in addition to the small sites allowance but this may be exceeded to help meet the needs of the Borough.</p> <p>Policy S6 Central Sub-area strategy – seek to promote the sustainable growth of the Central Areasupporting the development of new housing on sustainable sites within the built up area boundary.....</p> <p>Policy H1 Location of Housing Development - Supporting housing development on unallocated sites within defined built up area boundaries of the towns and larger villages.</p> <p>Policy H3 New Housing Development – Requires affordable housing and an appropriate range and mix of housing.</p> <p>Policy H4 Affordable Housing – 30% affordable housing on sites of 25 units or more.</p> <p>Policy CF4 Open Space, Sports and Recreation Facilities – Qualifying new development to provide or contribute towards public open space and sports facilities.</p> <p>Policy CF7 Planning Obligations and Community Infrastructure Levy – Provision of infrastructure or reasonable costs to make the development acceptable in planning terms.</p> <p>Chapel-en-le-Frith Parish Neighbourhood Development Plan</p> <p>Of particular relevance: (Page 8) In line with the national requirement for sustainable growth, communities can, through neighbourhood plans, provide for</p>
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more than the number of houses set out by local planning policies, but not for less. On this basis, the Neighbourhood Plan provides for the delivery of a minimum number of homes between 2013-2028. The minimum figure of 454 new homes takes full account of planning permissions granted during 2013 and is based on the development strategy set out in the emerging High Peak Local Plan. As at October 2013 the total number of housing approvals totalled 813 and a list of sites is listed in Appendix 2. This site is included within the 813 figure and Appendix 2.

Policy H3 Design Criteria – New housing development must be of high quality.

Policy H4 Affordable Housing Criteria – Affordable homes should be designed to be well integrated with existing and other new housing development.

Comments

- The site lies within the Dove Holes Built-up Area Boundary. It has previously had the benefit of planning permission.
- The High Peak Local Plan is considered to be up-to-date. A five year supply of deliverable housing sites can be demonstrated and the Housing Delivery Test has been passed.
- In-line with the NPPF (Feb 2019) development proposals that accord with an up-to-date development plan should be approved without delay.
- A S106 agreement should consider the provision of affordable housing, open space and outdoor sports provision, education, highways and any other planning obligations in line with adopted Policy CF7.
- Detailed comments regarding the affordable housing element of the scheme have already been provided.
- Consideration should also be given to condition the housing mix at this stage. Below is the ward based census data with a calculation of the percentages of dwellings for Limestone Peak ward and the property size and type recommended by

		the SHMA. The application should bring the housing stock closer to the SHMA recommendations.
Economic Officer	Development	<p>The proposal is for planning permission for development of 83 units of residential accommodation.</p> <p>Residential development will impact on the local economy in terms of jobs and purchasing of supplies and services. In order to assess the economic impact of this development, we have relied upon the data supplied by the applicant and used the Council's approved multipliers to prepare these comments.</p> <p>The proposal for development of 83 dwellings off Hallsteads Close, Dove Holes, will provide the following outputs:</p> <ul style="list-style-type: none"> • The new householders occupying each new house will spend some of their income locally • through shopping and use of local services. National research has identified that 34% of all household expenditure is spent at district level or below. For this development of 65 units this is calculated at £763,802 per year. • Each new house will generate direct jobs within the construction industry or associated supply • chain, of which 25% are likely to be locally based. Indirect Jobs are also generated by local spend in shops and services. This is calculated at an additional local job for every seven new homes. Using these multipliers the development will generate 88 direct jobs and 12 indirect jobs. • The development will also generate approximately £16,266 council tax for the area per annum
Housing Officer		<p>Revised comments: The affordable housing tenure split doesn't seem to be denoted on the attached plan. They are classed as affordable, but this would need to be broken down by tenure to confirm it was policy compliant (80% AR 20% S/O).</p> <p>Applicant is proposing 30% contribution in line</p>

	<p>with policy H4.</p> <p>Mix of property types is acceptable and pepper potted across the site which positive. I'm unable to find information relating to the size of the units on the plan or on the layouts in the file so cannot comment that they meet the required NDSS specification.</p> <p>Original comments: The Planning statement (dated May 2019) states '<i>the site is now to be developed for 100% affordable housing fronted by the applicant on behalf of a registered social provider</i>'</p> <p>Whilst there is an identified affordable housing need across the High Peak area, from a housing strategy perspective I am concerned by the proposal to provide 100% affordable housing. There has been in the region of 155 affordable units delivered over the last 5 years within the Chapel en le frith Parish with a further 25 affordable units expected to be constructed within the next 12 months.</p> <p>The applicant has provided no information as the proposed tenure mix and split of Affordable Rent and Shared Ownership units on the site which makes it difficult to provide in-depth comments to you.</p> <p>We work closely with all the local registered providers who are actively developing, and in order for them to gain their own internal board approval they request evidence through the SMHA and Home Options data to demonstrate that there is sufficient local demand. In this instance the data does not demonstrate that there is sufficient demand locally within, and surrounding Dove Holes to support the development of 83 affordable homes.</p> <p>There is some local demand but I am of the view that this would be met by the planning policy requirement of 30%.</p> <p>The information submitted by the applicant does not outline which registered provider</p>
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	<p>they are proposing to work with, and it would be our expectation that any scheme for 100% affordable housing would be lead by the registered provider who would demonstrate to the Council that funding and grant had been secured.</p> <p>Whilst the Council will seek to secure the planning policy requirement of 30% equating to 25 dwellings there is insufficient evidence to support any additional affordable homes in excess of this figure. I would stress that the council is keen to work with developers and registered providers to deliver sites for 100% affordable housing where the demand data justifies this approach.</p>
Environmental Health Officer	<p>The Environmental Health Department has no objection to the proposed development subject to the conditions set out being applied to any permission granted. Recommend condition relating to contamination – risk assessment, remediation scheme and, reporting, dust, waste disposal, piling, timings construction operations, asbestos, on on-site radio and noise insulation.</p>
Derbyshire Wildlife Trust	<p>The ecological survey report prepared by Penny Anderson Associates dated October 2018 provides sufficient information about the existing biodiversity value of the site. We concur with the report’s conclusion that there would be no impacts on protected species that would require mitigation and that the existing habitats are of relatively low ecological value. However, the ecology report, and indeed the application as a whole, includes no information opportunities for ecological enhancement and as submitted the proposals do not appear to have taken any consideration of achieving biodiversity net gain, as required by the NPPF 2018.</p> <p>The Design & Access Statement actually sets out the intention to minimise the extent of new grassed areas, with an emphasis on low maintenance or hard landscaped areas (to minimise financial burden for habitat management) instead relying on trees, hedges and grass verges beyond the site boundary to provide soft landscaping to the scheme.</p>

	<p>Whilst we appreciate there are financial constraints for any scheme, planning policies designed to protect and enhance biodiversity cannot be ignored. Also the health and wellbeing benefits of access to nature / greenspace are well documented therefore we recommend some further consideration to this aspect of the proposals. We would welcome an increase to the extent of soft landscaping and suggest inclusion of wildflower seeding for grassland areas as this would require less frequent mowing than amenity grassland.</p> <p>As soft landscaping appears to be extremely limited within the proposals, opportunities within the built development should be maximised such as inclusion of bat and bird nest bricks within new buildings, with a focus on provision for Red / Amber List species such as house martin, house sparrow and swift.</p> <p>Recommend the following condition is attached:</p> <p>Prior to commencement on site, a detailed Ecological Enhancement Plan shall be submitted to and approved in writing by the LPA. The provisions detailed therein shall be implemented in full.</p>
Peak and Northern Footpath Society	<p>It would appear from the proposed layout diagram that Chapel en le Frith Footpath 129 is being retained. The site location plan seems to include this path and the accompanying documentation does not specifically address the path. This path must be retained along its existing line as it provides key access to the network for residents.</p>
Network Rail	<p>Network Rail has no objection in principle to the proposal, but below are requirements which must be met as the proposal includes works within 10m of the railway boundary and an interface with the railway boundary - therefore undertaking the works with the agreement and supervision of Network Rail is required. This is to ensure that the works on site, and as a permanent arrangement, do not impact upon the safe operation and integrity of the existing operational railway and for the avoidance of doubt of both the council and the</p>

	<p>developer who may not be aware of the potential for outside party proposals to impact upon the railway. The developer will need to submit a Risk Assessment and Method Statement to Network Rail for all works within 10m of the operational railway, which should be secured by condition. This will include reference to all fencing and encroachment onto operational land.</p>
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7. POLICY AND PLANNING BALANCE

Legislation

Background

7.1 Outline planning permission was granted in October 2013 for 83 new homes including 30% affordable housing. Subsequent reserved matters were approved in January 2017. Since this time, both consents have lapsed. This current application is similar to the earlier consents, with the exception of the omission of a three storey block of flats (affordable housing) and a shop. The current layout proposes two storey houses across the whole site.

Principle of Development

7.2 The site lies within the built-up area boundary for Dove Holes as identified in the Chapel-en-le-Frith Neighbourhood Plan (CNP). The Neighbourhood Plan provides for the delivery of a minimum number of homes between 2013-2028. The minimum figure of 454 new homes takes full account of planning permissions granted during 2013 and was based on the development strategy set out, at that time, in the emerging High Peak Local Plan. As at October 2013 the total number of housing approvals totalled 813 in the Neighbourhood Plan area and a list of sites is listed in Appendix 2. The application site is included within the 813 figure and Appendix 2.

7.3 Policy S2 Settlement Hierarchy of the adopted Local Plan directs new development towards the most sustainable locations in accordance with the settlement hierarchy. Dove Holes is identified as one of the 'Larger Villages' where a moderate scale of development may be acceptable, consistent with meeting local rural needs and maintaining or enhancing their role, distinctive character or appearance whilst also maintaining existing facilities and services.

7.4 Policy S3 of the Local Plan, identifies that at least 7,000 dwellings will need to be provided over the plan period (2011-2031) at an overall average annual development rate of 350 dwellings. 30-33% of the total number of dwellings (1,065 – 1,171 dwellings) will be found in the Central Sub-area, which includes Dove Holes. For the Chapel Neighbourhood Plan a minimum

of 850 dwellings should be delivered over the plan period. Accordingly, as the site was included within the Neighbourhood Plan and forming part of the overall housing needs of the Chapel area, the site would once again contribute towards the overall housing requirements of the Neighbourhood Plan area.

7.5 Consequently, with the site lying in the built up area boundary for Dove Holes, and forming part of the overall housing need for the area, it is considered that the principle of development is acceptable, subject to compliance with all other policy and material considerations

Layout, Design and Housing Mix

7.5 The NPPF highlights that good design is a key aspect of sustainable development and should contribute positively to creating places which people wish to live and work. Paragraph 130 requires development to function well and add to the overall quality of the area for the lifetime of the development. It should respond to local character and history and be visually attractive as a result of good architecture, layout and appropriate landscaping. Paragraph 134 of the Framework advises that permission should be refused for development that is not well designed and where it fails to reflect local design policies and local design guidance, including supplementary planning documents.

7.6 Policy H3 of the Chapel-en-le-Frith Neighbourhood Plan (the CNP) seeks to ensure that new housing within the neighbourhood plan area is of a high quality responding to local distinctiveness. Matters which need to be taken into account include amongst a number; ensuring that development integrates into its surroundings, good access to public transport, providing a mix of housing types and tenures, buildings should take advantage of existing topography, landscape features and site orientation, public and private spaces should be clearly defined, with sufficient private amenity space for new dwellings. Equally, Local Plan Policies S1 and EQ6 seek to secure high quality design in all developments; developments should respond positively to the environment and contribute to local distinctiveness and sense of place by taking account of the distinct character, townscape and setting of the area.

7.7 The Residential Design Guidance SPD recognises the need to ensure that new development is accessible to everyone and the importance of creating places which are welcoming and inclusive. The adopted Design Guide (2018) sets out that new development should follow the pattern of development within a settlement and contain a variety of building forms which reflect the rhythm, balance and palette of materials of the surrounding area.

7.8 Policy H3 of the Local Plan also requires new development to provide a housing mix to meet the needs of a range of household types, taking into account the surrounding character of the area. New dwellings should provide adequate internal spaces for the intended number of occupants and commensurate with the Nationally Described Space Standards.

7.9 The layout of the site is almost identical to the development approved in 2013 and 2017. The layout provides for mix of 1 and 2 bedroom bungalows and the provision of 2, 3 and 4 bedroom houses. Within this, 25 affordable houses comprising 1 and 2 bedroom bungalows, 2 and 3 bedroom houses would be provided. As such the layout provides for a good mixture of housing types and tenures to meet the needs of different groups within the community and the social dimension of sustainable development.

7.10 In terms of the Nationally Described Space Standards, all units would comply with the relevant standards, including the affordable housing which is pepper potted throughout the site.

7.11 Towards the front of the site, the houses would be positioned in a linear form to reflect the predominant form and pattern of development along the main A6. The site would be served by a central access point from Hallsteads leading to three cul de sacs. Houses to the front of the site would comprise a series of terraced and semi detached houses, two storey in height with rear gardens. Materials would comprise a forticrete anstone within a marley modern smooth grey roof tile. The palette of materials would reflect the dominant use of stone within the context of the site and the wider area of Dove Holes.

7.12 In terms of boundary treatment, it is proposed to erect 1.8m close boarded fencing to serve private garden areas. It is noted that the Crime Prevention Officer has raised concerns about the lack of rear garden access, which would need to be secured to accord with design guidance. This can be secured by an appropriate condition.

7.13 The development is therefore considered to comply with Neighbour Plan Policy H3 and Local Plan Policies S1 and EQ6 along with guidance contained within the Councils Residential Design SPD and Paragraph 17 and the Design Chapter of the Framework all of which seek to ensure that the overall design, scale, density, massing, landscaping and use of materials are sympathetic to the character of the area.

Highway and parking considerations

7.14 Policy CF6 of the adopted Local Plan requires new development to be served by a safe access, in locations where the highway network can accommodate traffic generated by the development and served by other modes of sustainable of transport. Policy H3 of the CNP identifies that new housing development should be served by good access to public transport to help reduce car dependency. The site lies directly to the west of the A6, with a bus stop immediately adjacent to the proposed access. To the north is public right of way HP6/129/1 which although lying within the application boundary, and along the track serving a number of properties on the other side of the railway line, would not be affected by the proposed layout of the site. As such in sustainability terms, there are other methods of transportation available, other than the private car.

7.15 The site would be served by a centrally placed junction onto the A6, which would sweep round, parallel to the A6 serving three cul de sacs. The parking guidance contained within Appendix 1 of the Local Plan requires 1 and 2 bedroom units to have 1.5 spaces, 3 bedroom units to have 2 off road parking spaces and 4 bedroom unit 3 off road spaces. Each property, dependent on size would be served by in curtilage driveway parking, with the exception of the bungalows, to the west of the site, which would be served a two parking courts. A number of visitor spaces are identified throughout the site. Overall, the proposed parking provision would meet the Councils parking guidance set out in Appendix 1 of the adopted Local Plan.

7.16 The Highway Authority in response to this application, initially raised concerns over the lack of access to the Plots (bungalows) to the west of the site for servicing and parking. Moreover, given their distance from the principal access, concern was also raised that some units were in excess of 25m from a turning facility for refuse and delivery vehicles. The revised plans have replanned the area to the west, and now show that refuse vehicles will be able to enter the cul de sacs and turn. It is noted that the Councils waste service department confirms that they raise no objection to the revised plans. Other matters raised related to pedestrian crossing points from footways around the proposed junction with the A6, the provision of street lighting and exit visibility spays on some driveway and parking spaces.

7.17 The Highway Authority continue to raise similar concerns. However as noted in their response to the revised plans they consider that given that the highway access and layout is almost similarly to the earlier consents, and that there have been no changes in national guidance, it would prove difficult to sustain a reason for refusal on highway grounds. They recommend a number of conditions, which include details of visibility spaces, management arrangements for any private roads and lighting, which will all need to be agreed as pre-commencement conditions.

7.18 Overall it is considered that there are no highway safety grounds or impacts on the surrounding road network on which to refuse the development proposals. Therefore, it is considered that the development meets the requirements of Policy CF6 and H3 of the CNP.

Amenity

7.19 Policy EQ6 of the adopted Local Plan identifies the need to ensure that new development achieves a antifaactory relationship to the existing residents, taking into account factors such as orientation, overlooking, the overbearing impacts of development and visual intrusion. The adopted Residential Guide 2005 sets out that a privacy distance of 21m should be achieved between the faces of buildings, to protect the privacy of both parties and that where any ground level changes occur this distance is increased.

7.20 The closest residential property to the development is 133 Hallsteads to the south of the development. Plot 21, which would face onto the A6, would

be positioned 15m from this neighbour, with plots 22-25 being sited over 30m from the rear windows of this neighbour.

7.21 Within the site, houses general accord with the Councils 21m privacy distance between facing windows, with the exception of plots 68/69 and 73/74, plots 60/61 and plot 57, and plots 62/63 and plots 58/59. In these cases, a distance of between 18 and 19.5m would be provided. Whilst these fall just below the required standard, in all cases an intervening parking court and parking spaces are provided. Properties on the other side of Hallstead (to the east) are in excess of 40m from the closest properties.

7.22 As such, generally with the exception of the above plots, the privacy distances would more than meet the Councils privacy distances. Overall, the layout of the development would not harm or prejudice the living conditions of the existing residential properties within the vicinity of the site.

Affordable Housing

7.23 Policy H4 of the CNP seeks to ensure that affordable homes are designed to be well integrated with existing and new housing development. Policy H3 of the Local Plan requires new residential development to address the housing needs of the area and therefore a mix of housing types and sizes should be provided, including an appropriate level of affordable housing. This policy requires that on sites of over 25 units 30% of the housing should be for affordable purposes.

7.24 Initially, the application proposed 100% affordable housing. However, officers raised concern that this would result in a high concentration of affordable housing which would not promote social integration within the local community. The proposal now provides for 25 affordable houses comprising a mix of 1 and 2 bedroom bungalows and 2 and 3 bedroom houses which would meet requirements of the Local Plan Policy H3 and Policy H4 of the CNP. The housing would be pepper potted throughout the site, thereby ensuring sufficient integration with the open market housing. The section 106 agreement will require the tenure mix to be provided on the basis of 80% for rented purposes and 20% for shared ownership.

Biodiversity Matters

7.25 Policy EQ5 of the adopted Local Plan seeks to ensure that the biodiversity resources of the Borough are conserved and where possible enhanced by ensuring that new development does not result in significant harm to biodiversity interests.

7.26 The application is accompanied by an Ecological Assessment, which confirms that the site comprises semi-improved grassland which is not species rich. The species composition of the sward suggests previous nutrient enrichment and disturbance, which is likely to be the result of the management of the site as a silage field, including the use of agricultural fertilisers and possibly, in the past, herbicides. Derbyshire Wildlife Trust

concur with the conclusions set down in the Assessment. However, they note that no information has been provided for any ecological enhancement measures and do not appear to have taken any consideration of achieving biodiversity net gain, as required by the NPPF. In this regard they consider it necessary to impose a condition requiring the submission of an Ecological Enhancement Plan.

7.27 Overall, given that the site does not contain any features of biodiversity interest and subject to the imposition of a relevant condition, it is considered that the development would not harm any ecological interests and therefore complies with Policy EQ5 of the Local Plan.

Flooding considerations

7.28 Policy EQ11 advises that the Council will support development proposals that avoid areas of current or future flood risk and which do not increase the risk of flooding elsewhere. The site lies within flood zone 1, an area which has the lowest risk of flooding.

7.29 The Lead Local Flood Authority initially objected to the development on the grounds that insufficient information had been submitted to demonstrate how surface water would be addressed. Following the submission of several reports, the LLFA now confirm that they raise no objection to the proposals.

7.30 Surface water runoff from the site will be discharged to the combined water sewer in Hallsteads Road (A6). A new adoptable surface water drainage system will be constructed on site that will accept surface water runoff from the residential properties, site access road and the private parking area. Permeable paving in conjunction with a tanked voided stone sub-base is to be used within the private drives and parking courts. The applicant advises that the permeable paved tanked voided private roads and parking courts, package pumps and orifice flow control will be the responsibility of the developer to maintain under a long-term maintenance contract. The surface water drainage system within the adopted carriageway will be offered for adoption to United Utilities under a Section 104 agreement. In terms of foul water, this will discharge to the public sewer. Due to the level of the combined water sewer, a pumping station will be required to pump foul effluent from some of the properties up to the new adoptable foul water sewer.

7.31 Accordingly, given that both United Utilities and the LLFA are now satisfied with the proposed arrangements for drainage it is considered that the development meets the requirements of Policy EQ11.

Tree and Landscape matters

7.32 Policy EQ9 of the adopted Local Plan seeks to protect existing trees, woodlands and hedgerows, in particular, ancient woodland, veteran trees and ancient or species-rich hedgerows from loss or deterioration. This will be achieved by:

- Requiring that existing woodlands, healthy, mature trees and hedgerows are retained and integrated within a proposed development unless the need for, and benefits of, the development clearly outweigh their loss;
- Requiring new developments where appropriate to provide tree planting and soft landscaping, including where possible the replacement of any trees that are removed at a ratio of 2:1; and
- Resisting development that would directly or indirectly damage existing ancient woodland, veteran trees and ancient or species-rich hedgerows.

7.33 Policy H3 of the CNP places importance on the retention of landscape features and ensuring that new landscaping contributes towards well defined streets and spaces.

7.34 The site is largely devoid of any trees, with the exception of an avenue of trees along the frontage of Hallsteads, which lie just outside of the application site. These trees would be retained. Landscape details have been provided. However they relate to the previous application granted in 2017 and therefore do not reflect the current layout. Within the site few details have been provided to indicate the landscaping both within the curtilage of the houses and in areas which lie beyond. Individual trees are proposed within some of the small garden areas to the houses positioned along the frontage of Hallsteads, within the circular area to the frontage of the bungalows and to the north of the existing trees along the frontage of Hallsteads. The proposed trees to the north of the access road are considered necessary to provide a continuation of the tree frontage, and to reflect the character of this part of Hallsteads. However further details will need to be provided, and therefore it is recommended that an appropriate landscaping condition be imposed. Moreover, in areas which clearly lie beyond the individual curtilage of a dwelling, future management details of these areas will need to be secured.

7.35 Overall the development would meet the requirements of Policy EQ9 of the adopted Local Plan and Policy H3 of the CNP.

Archaeological Matters

7.36 Policy EQ7 of the adopted Local Plan states that where proposals are likely to affect known important sites, sites of archaeological significance or those which have become known through the development process, an archaeological evaluation will be required prior to determination. The application is accompanied by an Archaeological Assessment.

7.37 The County Archaeologist sets out that the site has considerable archaeological potential due to its proximity to the Bullring henge monument at Dove Holes. This prehistoric earthwork – one of only two in the Peak District, is a scheduled monument and lies 265m south of the application boundary.

7.38 As part of the previous outline application, an archaeological desk-based assessment (reproduced within the current application documents) and test-pitting evaluation (not included within the current application) were carried out, and a low density scatter of lithics (worked flint) was identified, of undiagnostic form but possibly Mesolithic-early Neolithic in date. This material is concentrated at the northern end of the site. One test pit also suggested evidence for a sub-surface cut feature although the significance of this is not yet known.

7.39 The County Archaeologist therefore recommends that the site should be subject to further archaeological investigation before commencement of development, to identify and record archaeological remains, in line with NPPF paragraph 199 of the NPPF and secured by planning conditions. The work will need to focus on the northern part of the site associated with the lithics concentration. Accordingly, subject to the imposition of an appropriately worded condition, it is considered that development would meet the requirements of Policy EQ7 of the Local Plan.

Section 106 matters

7.40 Policy CF7 of the Local Plan identifies that development proposals will be required to provide the necessary on site and off site infrastructure and facilities to meet needs of the scheme. Policy CNP1 of the CNP sets out that where applicable, appropriate and proportionate facilities and infrastructure should be provided to support the needs of the development. As a result of the proposed development, a Section 106 agreement would need to secure affordable housing provision and financial contributions towards open space, play areas and allotments. The contributions towards open space, play areas and allotment provision are as follows:

- Play - £15,963
- Outdoor Sports - £40,620.20
- Allotments - £6,386.85

7.41 The play space contribution would be targeted towards enhancing the existing play area in Dove Holes which is the only formally equipped play area in Dove Holes and would be used by residents of the proposed new development, or towards creating a new play facility within Dove Holes. The Outdoor Sports contribution would be targeted towards enhancing existing facilities or towards the creation of new outdoor sports facilities in Dove Holes. The Allotment contribution would be targeted towards infrastructure improvements at Meadow Lane Allotments which is managed by Chapel Parish Council.

7.42 The County Planning Officer (DCC), has confirmed that no financial contributions are required towards education provision as both the Local Primary and Secondary Schools have sufficient capacity to meet the demands of the development.

Other Matters

7.43 The site lies in close proximity to the Manchester to Buxton Railway line to the west of the site. Network Rail confirm that they raise no objection to the development proposals, provided that a Risk Assessment and Method Statement is submitted. The assessment will need to provide details of new fencing along the western boundary, that there will be no encroachment during construction onto operational railway land and drainage is directed away from operational land.

7.44 The Environmental Health Officer also recommends a number of planning conditions to control the effects of the development on residential amenity, both for existing and future residents, including an air quality (AQ) assessment. With the exception of conditions relating to asbestos and on site radios, these conditions are considered to be reasonable and necessary.

7.45 A number of objectors comment that Dove Holes has insufficient infrastructure to support any new housing. Whilst it is regrettable that the scheme no longer proposes a shop, which the earlier planning consents secured, this in itself would not be a reason to refuse the planning application. Moreover, the Contributions Officer at the County Councils confirms that sufficient spaces is available within local schools to accommodate any additional children. The loss of a view is not a material consideration. As noted above there are some inconsistencies within the information which has been submitted with the planning application, the including landscape proposals, however this can be address by a planning condition.

8. CONCLUSION & PLANNING BALANCE

8.1 The determination of a planning application is to be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of the Town and Country Planning Act 1990.

8.2 Section 38(6) requires the local planning authority to determine planning applications in accordance with the development plan, unless there are material circumstances which 'indicate otherwise'. Section 70(2) provides that in determining applications the local planning authority "shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations." The Development Plan currently consists of the Chapel-en-le-Frith Neighbourhood Plan and the High Peak Local Plan 2016.

8.3 Paragraph 11 of the NPPF sets out that where development proposals accord with an up-to-date development plan, development should be approved without delay.

8.4 The development of the site has previously been accepted by the granting of the outline planning permission and reserved matters approval. The site

lies within the built-up area boundary as defined by the Chapel-en-le-Frith Neighbourhood Plan.

8.5 The submitted details are considered to be sympathetic to the visual amenities of the street scene in terms of its appearance. Moreover, the layout of the site will not harm the amenities of surrounding neighbouring properties and no harm to the safe operation of the highway has been identified.

8.6 This site is considered to comprise sustainable development and would provide economic and social benefits including new dwellings contributing towards housing supply; an element of affordable housing to meet local need; jobs during the construction period and a new homes bonus. The development accords with the provisions of the relevant development plans and accordingly should be approved without delay.

9. RECOMMENDATIONS

A. That planning consent be GRANTED, subject to the completion of a Section 106 Agreement to secure contributions towards off site play and outdoor sport, allotments and on site affordable housing, and the following conditions:

- 1. 3 year time limit**
- 2. Submission of material samples.**
- 3. Details of temporary access arrangements**
- 4. Submission of a Construction Management Plan.**
- 5. Within 3months of the opening of a permanence access, temporary access to be removed and verge/crossover reinstated.**
- 6. Provision of visibility splays to A6.**
- 7. Construction details of estate roads.**
- 8. New streets to be provided between plots and public highway.**
- 9. Future management arrangements of proposed streets.**
- 10. Parking spaces to be provided before occupations, and thereafter retained.**
- 11. Provision of pedestrian visibility splays.**
- 12. Secure cycle provision.**
- Details of lighting.**
- 13. Submission of a Travel Plan.**
- 14. Submission of a landscaping scheme**
- 15. Implementation of the landscaping scheme and subsequent maintenance.**
- 16. Submission of detailed design and associated management and maintenance plan of surface water drainage.**
- 17. Detailed assessment to demonstrate the designation of surface water in relation to the hierarchy as set out paragraphs 80 of the NPPG.**
- 16. Additional surface water run-off details during construction.**
- 17. Verification report to confirm compliance with the surface water scheme.**
- 18 Foul and surface water to be drainage on separate systems.**

19. Submission of an Ecological Enhancement Plan.
20. Submission of a Written scheme of investigation.
21. Details of rear garden access.
22. Submission of an Air Quality Assessment.
23. Submission of a contamination, remediation scheme and implementation.
24. Dust suppression measures.
25. No burning of waste on site.
26. Construction working times 0800-1800 Monday to Fridays, 08.30 – 1400 on Saturdays and at no time on a Sunday, bank holiday or public holiday.
27. Noise assessment.
28. Details of management and maintenance of any landscaped areas outside of the curtilage of the dwellings.

B. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services has delegated authority to do so in consultation with the Chairman of the Committee, provided that the changes do not exceed the substantive nature of the Committee's decision.

This recommendation is made following careful consideration of all the issues raised through the application process. In accordance with Paragraph 38 of the NPPF additional information was submitted in respect of the layout and surface water drainage proposals. Accordingly the planning application has been assessed in line with the requirements of paragraph 38 of the NPPF.

Site Plan



Location Plan 1:1250
