

10 DCSE2003/2954/F - RESIDENTIAL DEVELOPMENT OF 9 HOUSES TOGETHER WITH HIGHWAY IMPROVEMENTS TO WALFORD ROAD AT FORMER WATER BOARD DEPOT, WALFORD ROAD, COUGHTON, ROSS-ON-WYE

For: Corporation Properties Ltd per Keith Reynolds Associates, Derwent House, Mary Ann Street, St Pauls Square, Birmingham B3 1RL

Date Received: 30th September 2003 Ward: Kerne Bridge Grid Ref: 59534, 21271

Expiry Date: 25th November 2003

Local Member: Councillor Mrs R Lincoln

1. Site Description and Proposal

- 1.1 The former Water Board site lies within the defined settlement of Coughton and some two miles from Ross-on-Wye. It is situated to the southeast of the B4234 and to the rear of part of a sheltered housing complex known as Fowbridge Gardens. A Grade II listed building, Walford House Hotel, is situated almost opposite the access into the site. The site lies within the Wye Valley Area of Outstanding Natural Beauty, the Area of Great Landscape Value and a flood plain.
- 1.2 The 0.6 hectare site, which is essentially rectangular, is accessed off the B4234 via an adopted road some 73 metres in length and 5 metres in width. This access road also provides vehicular access to some of the properties on Fowbridge Gardens, there being another vehicular access to the southwest of the sheltered housing complex. The site is relatively flat, with areas of hardstanding remaining from its previous use, which has now ceased. Mature conifers define the northern and eastern boundaries with predominantly willow and poplar along the southern site boundary, whilst the boundary to the west (the rear of numbers 7 to 13 Fowbridge Gardens) is demarked by a chainlinked fence. There are some wild bushes etc within the site. A public right of way runs parallel to and adjacent with the eastern boundary, but lies outside of the site, being separated by existing trees. Two sets of overhead electricity cables cross parts of the site, 11,000 voltage cables are carried on wooden poles at the northern section and 132,000 voltage cables cross the southeastern section of the site.
- 1.3 It is proposed to erect nine detached, two storey dwellings together with associated driveways and works to the B4234 and an area of open space. Two three bedroomed properties, five four bedroomed properties and two five bedroomed properties are proposed. The access into the site would be off the head of the existing deadend road to the northeast of numbers one to six Fowbridge Gardens. A driveway is proposed through the middle of the site, with six dwellings proposed on the northern side and three dwellings together with the area of open space of some 946 square metres on the southern side. It is proposed to slightly re-align the section of B4234 between Cedar Grove and Coughton Place, through the modifications to the edge of the existing carriageway and the kerblines. This would provide increased visibility splays in both directions from the access road.

2. Policies**2.1 Planning Policy Guidance**

PPG1	General Policy and Principles
PPG3	Housing
PPG7	The Countryside: Environmental Quality and Economic & Social Development
PPG13	Transport
PPG16	Archaeology and Planning
PPG25	Development and Flood Risk

2.2 Hereford and Worcester County Structure Plan

Policy H18	Residential Development in Rural Settlements
Policy H16A	Development Criteria
Policy T12	On-street Parking
Policy T15	Needs of other Road Users
Policy CTC1	Area of Outstanding Natural Beauty
Policy CTC2	Area of Great Landscape Value
Policy CTC5	Development Affecting Archaeological Sites
Policy CTC9	Development Criteria

2.3 South Herefordshire District Local Plan

Policy GD1	General Development Criteria
Policy C2	Settlement Boundaries
Policy C5	Development within AONB
Policy C8	Development Within Area of Great Landscape Value
Policy C20	Protection of Historic Heritage
Policy C29	Setting of a Listed Building
Policy C32	Archaeological Information
Policy C34	Preservation and Excavation of Important Archaeological Sites
Policy C35	Management/enhancement of Archaeological Remains
Policy C43	Foul Sewerage
Policy C44	Flooding
Policy C44A	Flood Alleviation Schemes
Policy C45	Drainage
Policy C48	Health and Safety
Policy SH6	Housing Development in Larger Villages
Policy SH8	New Housing Development Criteria in Larger Villages
Policy SH14	Siting and design of buildings
Policy SH15	Criteria for new housing schemes
Policy R3B	Development and Open Space Targets 3 to 10 Dwellings
Policy R3C	Calculation of Open Space
Policy T1A	Environmental Sustainability and Transport
Policy T3	Highway Safety Requirements
Policy T4	Highway and Car Parking Standards

2.4 Herefordshire UDP (Deposit Draft)

Part 1	
Policy S1	Sustainable Development

Policy S3	Housing
Policy S7	Natural and Historic Heritage
Part 2	
Policy DR1	Design
Policy DR2	Land Use and Activity
Policy DR3	Movement
Policy DR4	Environment
Policy DR5	Planning Obligations
Policy DR7	Flood Risk
Policy DR10	Contaminated Land
Policy H1	Hereford and the Market Towns: Settlement Boundaries and Established Residential areas
Policy H4	Main Villages: Settlement Boundaries
Policy H9	Affordable Housing
Policy H13	Noise
Policy T6	Walking
Policy T11	Parking Provision
Policy LA1	Areas of Outstanding Natural Beauty
Policy HBA4	Setting of Listed Buildings
Policy ARCH1	Archaeological Assessments and Field Evaluations
Policy ARCH5	Sites of Regional or Local Importance
Policy ARCH6	Recording of Archaeological Remains
Policy CF2	Foul Drainage

3. Planning History

3.1	6904	Use of land as a depot for comprehensive water scheme and erection of building for use as offices and store.	-	Granted 4.9.57
	7265	Erection of a depot and erection of buildings for use as offices and stores.	-	Granted 11.3.58
	7643	Erection of buildings for temporary use as offices, garage and stores.		Granted 3.7.58
	12314	Permanent permission for development previously granted temporary consent.	-	Granted 23.1.62
	19955	Extension to existing stores and garage.	-	Granted 24.8.65
	24104	Erection of maintenance workshop.	-	Granted 24.8.67
	36291	Use of land for storage of materials and equipment (part of parcel 388)	-	Granted 21.6.74
	304/76	Use of land as an extension of storage area.	-	Granted 2.6.76
	881/76	Extension of storage area for temporary storage of pipes.	-	Withdrawn
	SS98/0457/PO	Residential development including alterations to existing access.	-	Withdrawn 26.10.98
	SE2003/1756/F	Residential development of 15 houses together with highway improvements to Walford Road.	-	Withdrawn 26.8.03

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency - No objections subject to conditions.
- 4.2 Welsh Water - No objections subject to conditions.
- 4.3 Aquilla - The Electro-magnetic field around the electrical conductors (wires) would be negligible. Would advise that there would be a greater reading from any internal electrical wiring in the walls, floors and ceilings of a property, as you would be closer to these items than overhead electric lines. It would be unwise to create a recreational area in the proximity of the overhead lines, as it could cause a serious risk bearing in mind the tower line carries 132,000 volts and the wood pole line 11,000 volts. To create a public open space beneath the lines would be wholly inappropriate. The impact of new supplies on the properties would not affect the efficiency of the distribution network in the area. Indeed our engineers when designing services to the new properties would factor-in the extra demand on the system apparatus in the area and re-enforce it accordingly. It is preferred that no buildings are situated within a 6 metre stand-off of any overhead lines.
- 4.4 Hereford Nature Trust - no comments received
- 4.5 Wye Valley Area of Outstanding Natural Beauty Joint Advisory Committee - no comments received

Internal Council advice

- 4.6 Head of Engineering and Transportation has no objections, subject to the applicant entering into a section 278 agreement to ensure that the highway improvement works are carried out and conditions regarding the layout and form of the road within the site. The proposed development would appear not to affect the public footpath, however the right of way should remain open at all times at its historic width and throughout development, if it is perceived that this would not be possible a temporary closure order should be applied for.
- 4.7 Chief Conservation Officer advises that the proposal would not adversely affect the setting of the listed building, but raises concerns regarding the scheme itself, in that the house types in their detail and form do not pick up on local characteristics of the area. The proposal to retain as many of the existing trees as possible will help to screen the development. Full details of a landscape scheme, particularly for the eastern and southern boundary treatments and any new planting, will be required. Evidence from archaeological trial trenching on the site indicates that there are extensive remains of late Iron Age to Roman date on the site, such as might merit an objection to the proposal in accordance with PPG 16, section 27. However, having regard to the particular archaeological circumstances of this case, it is considered possible to achieve satisfactory 'preservation by record' by means of a condition (PPG16, sections 29-30). The purpose of the condition would be to ensure that a formal archaeological excavation takes places prior to development and any areas unsuitable, in the Council's opinion, for such prior excavation are subject to a subsequent archaeological watching brief.

- 4.8 Director of Education - The provided schools for this site are Walford Primary and John Kyrle High School. It is envisaged that there will be sufficient space at these schools to accommodate any children from the development. The level of housing will not require any new schools, but depending on the location, site, timing and type of housing additional investment at existing schools is likely to be required. A financial contribution per dwelling is suggested.
- 4.9 Head of Environmental Health - No objections, the capacity of the mains sewer and its ability to cope with the proposed increase in outflow from the site requires further investigation to safeguard against any surcharge of effluent. The historical activities of the site are unclear, it appears that some fuel or chemical (chloros) storage may have taken place. A condition is recommended relating to possible contamination.

5. Representations

5.1 Walford Parish Council:

The Parish Council held a public site meeting attended by 26 people. The residents of Fowbridge Gardens were particularly vociferous in their objections to the plan.

The Parish Council still objects to housing at this site mainly because:

- 1) of a government recommendation that new housing should not be encouraged near overhead power lines (C48.2,3,28)
- 2) the danger of causing more flooding in this area and further downstream from increased run-off of storm water (GD1 xvi; C45, C47, C480) despite the land provided for any necessary water retention
- 3) there is little infrastructure such as shop, public hall, playspace or employment opportunities, and new local children have been refused admission to the school
- 4) there were also objections to the concomitant increase in traffic on the already overloaded B4234 into Ross passing the access point of a proposed even larger housing development
- 5) no lower-priced or for rent houses are included in the scheme. There is no proven need for more large houses in the parish from existing parish residents since so many have been recently built (e.g. in Cedar Grove and Alder Grove). There is a felt need for more sheltered single storey dwellings and one-bedroom starter homes
- 6) it was considered that the access road would be too narrow to permit both parking outside the existing dwellings and safe passing of cars to the new dwellings
- 7) the design of the proposed very urban houses does not fit well into the area with its AONB status.

5.2 The applicants submitted a Flood Risk Assessment and Phase I and II Environmental and Geotechnical Assessments with the application.

5.3 Sixteen letters of objection have been received, six of these being from residents of Fowbridge Gardens, with the remaining letters from local residents of Coughton, Walford and Bulls Hill. The main issues raised are:

- residents of Fowbridge Gardens, which is warden controlled, are all senior citizens some of whom are mentally and physically impaired and are entitled to peace and quiet in our later years. Proposal will adversely affect the quality of life of residents due to noise, vehicular dangers and loss of privacy, both during construction phase and for years thereafter.

- Do not want building trucks, dust, dirt clogging our living area, more cars driving in and out of the site, or noise from children so close to us.
- Do not want wildlife destroyed, such as bats, rabbits, foxes and badgers.
- Will the Council listen to our concerns for ourselves and wildlife or take the side of those in the greedy and rich building trade and line their pockets?
- Junction of Fowbridge Gardens and the main Walford Road is dangerous and does not meet the standard highway criteria of a 70 metre visibility splay. To achieve this would entail major engineering works to the main road, which is fast and heavily utilised. It is suspected that there will be up to 80 to 100 journeys using this junction from Fowbridge Gardens every day, in comparison with the 8 journeys carried out today by residents and deliveries.
- Vast improvements should be made regarding speed restrictions on the Walford Road if extra vehicles will be accessing it. The Walford Road has high traffic levels and the school is alongside the main road. There is a need for cameras or lights just beyond Coughton Corner.
- Access to the site is too narrow for the amount of traffic that 9 houses will generate.
- Proposal is contrary to planning guidelines for this area. New development should be infill between houses on major roads. It is not a brown field site, as technically it has been abandoned, last use ceased around 12 years ago.
- Sewerage system is working at capacity, extra dwellings will place additional, unnecessary strain on the system, which may cause future problems for existing residents. When the wind is in the right direction you can smell it and need to close windows.
- School facilities are fully stretched, unlikely that there are enough places for extra children in the small village school. Two families who moved here in the last year could not get their children in to the school.
- Ross doctors lists are full up, there is no NHS dentist.
- No facilities one would normally expect with such development such as shops, post office or local pub close by. No shop or play area is proposed in the scheme. Scheme is socially divisive as it will not integrate new residents with the existing community.
- Pavement on the main Walford Road is narrow and non-existent in some places, not acceptable if more people will use it.
- Area is of particular beauty, within the Areas of Outstanding Natural Beauty and Great Landscape Value, and is of scientific interest, site would be better served as an undisturbed nature park. Development should be refused on the grounds that it is in the Area of Outstanding Natural Beauty alone.
- Site is susceptible to flooding from the nearby stream and is water logged in the wet weather. Building houses would reduce the areas of flood plain and this is acknowledged to be environmentally unacceptable as it has the danger of shifting the flooding problem elsewhere.
- High voltage electricity cables cross the site, with pylons nearby.
- Land was leased to the Water Board on the proviso that it would return to agricultural land. If this is so the application must automatically fail.
- Experience problems with electricity failures, more houses would make this worse.
- Proposed houses show little respect to existing single storey housing.
- Understand that toxic substances/contamination has been found on the site, there will need to be full treatment before ground works are permitted. If decontaminated the site level would be very close to the top of the water table.
- Better option would be for more sheltered accommodation.
- Poor public transport in the area and to and within Ross-on-Wye.
- No shortage of houses, some only used in part and four trying to sell.
- This type of development encourages commuter occupiers, they are not part of the community.

- Dwellings proposed would overlook Greenways, invading the privacy of the owner/occupiers.
- Proposal would destroy the character of the settlement and create an unacceptable urbanisation in the AONB. High density development is proposed, with small gardens and little space or amenity.

The full text of these letters can be inspected at Southern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The main considerations in the determination of this application are the principle of residential development of site, the impact upon the highway, the effects on flooding, drainage, archaeology, landscape, residential amenity and the suitability of the layout and design of dwellings.
- 6.2 The site lies within the larger settlement of Coughton, as defined in the Local Plan, and as such Policies H18 and H16A of the Structure Plan and SH8 of the Local Plan apply. These policies state that new residential development will normally be permitted subject to compliance with specified criteria. Furthermore the site lies within the main village of Walford (Coughton) in the first deposit draft of the Unitary Development Plan and constitutes previously developed land under the definition set out in Annex C of PPG3 – Housing. Representations have been received in respect of the principal policies of the Unitary Development Plan relating to this proposal and therefore in accordance with PPG1, section 48 only limited weight can be afforded to them. There are existing dwellings lying immediately to the north and west of the site boundaries with agricultural land to the east and south. With regards the planning history of the site there were no conditions on any of the planning permissions pertaining to the Water Board's use of the site that it should return to agricultural use should their use cease. Rather the permission in 1976 stated that the permission would only enure for the benefit of the applicants and not for the benefit of the land or any other persons interest in it. Therefore the principle of the residential use of the site is considered to be acceptable.
- 6.3 The proposal includes works to the publicly maintained highway (B4234) to improve the visibility both to the northeast (towards Ross-on-Wye) and to the southwest (towards Walford). In assessing the suitability of the access the likely generated vehicular movements from the former Water Board depot use of the site have been taken into account. The scheme would provide a visibility splay of 2.4 metres by 105 metres, to the edge of the carriageway, in a northeasterly direction and 2.4 metres by 60 metres in a southwesterly direction. The visibility to the centre line of oncoming traffic from the southwest would be 2.4 metres by 104 metres. The Transportation Manager has advised that the proposed visibility splays would be acceptable for the nine houses proposed together with the existing use of the junction. Furthermore the visibility sight lines at the junction of Walford Road/Cedar Drive and Walford Road/Coughton Place would not be adversely affected by the loss of the highway margin opposite the site access. Dropped kerbs, with tactile markings are considered necessary close to the bus shelter and adjacent to Cedar Grove and the site access road. On this basis it is considered that the proposal would not be detrimental to highway safety and addresses the needs of other road users. By reason of its length and width and the number of new properties proposed it is considered that access road off the Walford Road to the site would be able to satisfactorily serve the development. It is considered that the access would be safe and the traffic that would be generated

by the proposal would not exceed the capacity of the local road network. Therefore it is considered that the proposal accords with policy T3 of the Local Plan. The highway modifications would need to be the subject to a section 278 agreement, between the developer and the Council.

- 6.4 The existing footpath to the northwest of numbers 1 to 7 Fowbridge Gardens would be continued into the site. Public transport serves the village. Adequate off road parking would be provided within the site for each dwelling, with turning areas to enable vehicles to leave the site in a forward gear. It is considered that the proposal complies with the requirements of policies T12 and T15 of the Structure Plan and T1A, T3 and T4 of the Local Plan. The road layout complies with the Council's Highway Standards for the layout of new developments.
- 6.5 The proposed highway works would be adjacent to the southeastern site boundary of Walford House Hotel, a Grade II listed building. The listed building occupies higher ground levels than the road. Modern dwellings lie to the north, west and south of the listed building. Taking these factors into account together with the existing alignment of the road and the relatively modest modifications proposed it is considered that the proposal would not adversely affect the setting of the listed building. The proposed dwellings would lie some 100 metres from the listed building and would be visually separated by the road and Fowbridge Gardens. Therefore the residential development would not affect the setting of the listed building.
- 6.6 The site lies within land identified as being liable to flooding and many of the objectors have raised this issue. Some 45 metres from the south of the site boundary lies a watercourse (Castle Brook) that is a tributary of the River Wye. The Environment Agency has advised that they are satisfied by the submitted Flood Risk Assessment. The proposal would marginally reduce the impermeable area of the site, taking into account the areas of hard standing remaining from the previous use. The Environment Agency recommends that the finish floor levels of the dwellings are set no lower than 36.820 above Ordnance Datum, which is only slightly above the existing site levels, and that conditions are attached to any planning permission regarding surface water drainage. In addition given the previous land use of the site it may be contaminated and a risk assessment should be completed. Conditions are recommended regarding the required level of investigation and requiring remediation measures, in accordance with a method statement, to be carried out.
- 6.7 It is proposed to connect the dwellings to the existing mains foul sewerage system. This accords with the requirements of policy C43 of the Local Plan. The Environment Agency has no objection to this, in line with the advice in Circular 3/99. Welsh Water recommend conditions to prevent surface water and land drainage run-off entering the public sewerage system to prevent its overload. The public sewer crosses the southeastern corner of the site and the water main runs beneath the access adjacent to Fowbridge Gardens. As they are not within areas subject to proposed development there would be no adverse impact. With regards the water supply to the site Welsh Water raise no objections.
- 6.8 Subsequent to the submission of the application and at the request of the Council the applicants have commissioned the undertaking of archaeological trial trenching of the site. This has revealed evidence that indicates that there are extensive remains of late Iron Age to Roman date on the site. Such finds are not of national importance, but are of local importance. The Chief Conservation Officer has advised that having regard to the particular archaeological circumstances of this case, it is considered possible to achieve satisfactory 'preservation by record' by means of a condition. The condition would ensure that a formal archaeological excavation takes place prior to the

development of the houses and any areas which are unsuitable, in the Council's opinion, for such prior excavation would be subject to a subsequent archaeological watching brief. It is considered that the proposal, and imposition of the suggested condition would accord with policies CTC5 of the Structure Plan and C32 and C34 of the Local Plan and the principles of PPG15.

- 6.9 Taking into account the size of the houses proposed it would appear likely that some or all of them would provide homes for families with children. In light of the Director of Education's advice consideration has been given to the payment of a commuted sum. The legal requirements for the validity and materiality of planning agreements as established in case law and the advice given in Circular 1/97 have been considered. It is considered that the payment to provide additional investment at the schools is necessary, it directly relates to the proposed development and would provide a community benefit. It is recommended that the applicants enter into a section 106 legal agreement to this effect. The payment would be a fixed sum based on the number of houses.
- 6.10 On the basis of the information provided by Aquilla it is considered that in respect of potential health risks there is no objection in principle to the residential use of the site. The applicants have advised that it is their intention to re-route the 11,000 volt cables beneath the ground and have suggested that signs and restrictive covenants could be used to prohibit activities such as kite flying underneath the 132,000 volt cables. Having sought advice it is considered that the Council would not wish to adopt a public open space beneath the high voltage cables. However in accordance with policies SH15, R3B and R3C of the Local Plan an area of open space should be provided. The area proposed, to the southeastern corner of the site, meets the requirements of the policies. Even if the land is not a public open space it cannot be developed and arrangements need to be made for its use, landscaping and maintenance. It is therefore recommended that a condition be imposed requiring a management plan for the open space to ensure it is provided prior to the first occupation of any of the dwellings and is retained and maintained in perpetuity. Aquilla's advice confirms that the development should not have a negative effect on the electricity supply to existing dwellings in the vicinity.
- 6.11 The site lies in the Wye Valley Area of Outstanding Natural Beauty and Area of Great Landscape Value. Development in such designated areas is not precluded by Development Plan policies and the principle of residential development of the site is accepted by virtue of it being within the settlement boundary. However policies CTC1 and CTC2 of the Structure Plan and C5 and C8 of the Local Plan require development to be of a high standard of design, which would either enhance or have a minimal adverse impact upon the special scenic quality of the landscape. Furthermore as set out in PPG3 – Housing, new housing development should not be viewed in isolation, but rather have regard to the landscape, local street patterns and spaces, building traditions etc.
- 6.12 The site is well screened and would be read in close proximity to existing residential development. Whilst in principle two storey, detached dwellings are considered acceptable on the site it is considered that the proposed dwellings would not be of a scale, mass or design that reflects local vernacular. As proposed the dwellings would have shallow roof pitches (25 degrees), rather squat gables and varying fenestration sizes and designs. Negotiations are taking place with the applicants to achieve satisfactory revisions to the scale, mass and design of the dwellings. Subject to the receipt of amended plans for dwellings of a design that would be appropriate to the rural location of the site it is considered that the proposal would not adversely affect the

character and appearance of the Area of Outstanding Natural Beauty or the Area of Great Landscape Value.

- 6.13 The proposed dwellings would be situated to the east of Fowbridge Gardens, which are single storey dwellings. Plot 9 would lie in closest proximity to numbers 9 and 10 Fowbridge Gardens and would be sited 12.5 metres from their rear elevation. An attached double garage is proposed on the western elevation of Plot 9, so the nearest part of the building would be single storey, with the two storey section being some 17 metres away. In light of the distance between the dwelling and its orientation to the southeast of the rear of Fowbridge Gardens the proposal would not have an overshadowing or overbearing impact. No windows are proposed in the side elevation of Plot 9 and a condition could be imposed to prevent new openings being inserted under permitted development rights. It is considered that the likely traffic trips that would be generated by the occupants of nine houses would not materially impact upon the amenity of the residents of Fowbridge Gardens. With regards the impact upon the amenity of the properties to the north of the site, the proposed dwellings, plots 1 to 6, would be some 32 to 29 metres from their rear elevations. It is considered that two storey dwellings would not unacceptably overbear, overshadow or impinge upon privacy at these distances.
- 6.14 It is inevitable that during the course of construction some degree of noise and dust would result. It is considered that this in itself would be insufficient grounds to justify refusal and could be controlled by Environmental Health legislation.
- 6.15 No affordable housing can be required on the site because the scheme is for less than ten properties. Whilst a higher density scheme could be accommodated on the site due to the highway issues more houses would not be acceptable.
- 6.16 In conclusion the principle of development is acceptable and subject to conditions it would not adversely affect highway safety, flooding, drainage, archaeology or residential amenity. Further negotiations in respect of housing design are necessary to ensure the proposal would be in keeping with the rural location and thus not harmful to the Areas of Outstanding Beauty and Great Landscape Value.

RECOMMENDATION

That subject to the receipt of satisfactorily revised drawings with regard to the house designs:

- 1) The County Secretary and Solicitor be authorised to complete a planning obligation under Section 106 of the Town and Country Planning Act 1990 with regard to financial contributions to off-site education provision and any other matters and terms as considered appropriate.**
- 2) Upon completion of the aforementioned planning obligation that the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers.**

1 A01 (Time limit for commencement (full permission))

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2 A09 (Amended plans)

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

3 B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

4 H11 (Parking - estate development (more than one house))

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

5 Prior to the occupation of any of the dwellings the highway works as set out on drawing TTB02519/01/P3 shall be carried out.

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

6 H18 (On site roads - submission of details)

Reason: To ensure an adequate and acceptable means of access is available before the dwelling or building is occupied.

7 H21 (Wheel washing)

Reason: To ensure that the wheels of vehicles are cleaned before leaving the site in the interests of highway safety.

8 H27 (Parking for site operatives)

Reason: To prevent indiscriminate parking in the interests of highway safety.

9 Floor levels of any buildings shall be at 36.820 m above ordnance Datum (or as otherwise agreed in writing by the local planning authority in consultation with the Environment Agency).

Reason: To protect the development from flooding.

10 Prior to development on site, approval of details of siting of any buildings and infrastructure including existing and proposed ground levels, shall be submitted and approved in writing and thereafter implemented in accordance with the approved plans.

Reason: To prevent the increased risk of flooding.

11 No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage has been submitted to and approved in writing by the local planning authority. Such a scheme shall be implemented in accordance with the details approved by the local planning authority prior to the construction of any impermeable surfaces draining to the system.

Reason: To prevent the increased risk of flooding.

12 Development approved by this planning permission shall not be commenced unless:

- a) desk top study has been carried out which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. And using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and reception has been produced.
- b) A site investigation has been designed for the site using the information obtained from the desk top study and any diagrammatical representations (Conceptual Model). This should be submitted to, and approved in writing by the local planning authority prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:
 - a risk assessment to be undertaken relating to the receptors associated with the proposed new use, those uses that will be retained (if any) and other receptors on and off the site that may be affected, and
 - refinement of the Conceptual Model, and
 - the development of a Method Statement detailing the remediation requirements.
- c) The site investigation has been undertaken in accordance with details approved by the local planning authority and a risk assessment undertaken.
- d) A Method Statement detailing the remediation requirements using the information obtained from the Site Investigation has been submitted to the local planning authority. This should be approved in writing by the local planning authority prior to that remediation being carried out on the site.

Reason: To ensure that the proposed site investigations and remediation will not cause pollution of the environment or harm to human health.

13 The development of the site should be carried out in accordance with the approved Method Statement.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and harm to human health.

14 If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with and from the date of approval the addendum(s) shall form part of the Method Statement.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and harm to human health.

- 15 Upon completion of the remediation detailed in the Method Statement a report shall be submitted to the local planning authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

Reason: To protect the environment and prevent harm to human health by ensuring that the remediated site has been reclaimed to an appropriate standard.

- 16 Foul water and surface water discharges must be drained separately from the site.

Reason: To protect the integrity of the public sewerage system.

- 17 No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

- 18 No land drainage run-off will be permitted, either directly or in-directly, to discharge into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

- 19 The proposed development site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No part of the building will be permitted within 3 metres of the line of the public sewer.

Reason: To protect the integrity of the public sewer and avoid damage thereto.

- 20 D01 (Site investigation - archaeology)

Reason: To ensure the archaeological interest of the site is recorded.

- 21 G01 (Details of boundary treatments)

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

- 22 G02 (Landscaping scheme (housing development))

Reason: To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment.

- 23 G03 (Landscaping scheme (housing development) - implementation)

Reason: To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment.

24 E17 (No windows in side elevation of extension)

Reason: In order to protect the residential amenity of adjacent properties.

25 Prior to the occupation of any dwelling a management plan, to include proposals for the long term design objectives, management responsibilities and maintenance schedules in perpetuity, for the area of open space shall be submitted to and approved by the local planning authority. The management plan shall be carried out as approved.

Reason: In order to ensure that the use and maintenance in perpetuity of the open space is assured.

26 None of the dwellings hereby permitted shall be occupied until the area shown on the approved plans as open space have been laid out and completed in accordance with the approved plans. This area shall not thereafter be used for any purpose other than open space and it shall at all times in perpetuity be available for that use.

Reason: In order to ensure that the open space is available for the use of occupiers of the dwellings.

Informatives:

- 1 HN01 - Mud on highway**
- 2 HN04 - Private apparatus within highway**
- 3 HN05 - Works within the highway**
- 4 HN07 - Section 278 Agreement**
- 5 HN08 - Section 38 Agreement details**
- 6 HN09 - Drainage details for Section 38**
- 7 N15 - Reason(s) for the Grant of Planning Permission.**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.