

MEETING:	PLANNING AND REGULATORY COMMITTEE
DATE:	1 November 2017
TITLE OF REPORT:	164078 - APPLICATION FOR APPROVAL OF RESERVED MATTERS FOLLOWING OUTLINE APPROVAL P143116/O FOR 321 RESIDENTIAL DWELLINGS. AT LAND TO THE SOUTH OF LEADON WAY, LEDBURY, HEREFORDSHIRE. For: Mr Mark Elliot, 60 Whitehall Road, Halesowen, B63 3JS
WEBSITE LINK:	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=164078&search=164078
Reason Application submitted to Committee – Re-direction	

Date Received: 20 December 2016 Ward: Ledbury South Grid Ref: 370718,236535

Expiry Date: 30 June 2017

Local Member: Councillor EL Holton

1. Site Description and Proposal

- 1.1 The site to which this application relates occupies an area of 13.33 hectares and is located to the south of Ledbury and to the immediate south of the A417 (Leadon Way). The road acts as a bypass for the town and confines residential development to the north. The site is therefore at the urban fringe of Ledbury and currently represents its transition from the built up area of the town to countryside. However, this is tempered to some degree by the presence of development further to the west where it is bounded by the B4216, along which are located a number of buildings including Hazel Farm; a Grade II listed property whose associated buildings have been converted from their former agricultural use to residential, and an area of commercial development which includes the premises of Meadow Cheese and Countrywide Stores. The character of the land further to the south and east is very much agricultural with irregularly shaped fields generally defined by hedgerows and small areas of woodland.
- 1.2 The land is currently in agricultural/pastoral use and is divided into two fields with an established hedgerow defining the two areas. Hedgerows also define the roadside boundaries to the north and west, and the eastern boundary with an adjoining field, whilst the southern boundary is open and defined by a post and wire fence.
- 1.3 The site is located within an undulating landscape. Within the western field levels rise across it from west to east and south to north to a high point at its centre, with levels continuing to rise across the eastern field steadily to a high point at its south eastern corner.
- 1.4 Outline planning permission was granted on appeal on 4th April 2016 following a Public Inquiry, for the erection of up to 321 no. residential dwellings. The details of access to the site were

Further information on the subject of this report is available from Mr A Banks on 01432 383085

agreed as part of the outline proposal with all other matters reserved for future consideration. Accordingly the appeal decision includes a suite of conditions which relate to matters including the provision of 40% affordable housing, habitat enhancement, landscaping, construction management, phasing of development, noise mitigation and the provision of sustainable drainage.

- 1.5 The application now to be considered is one for Reserved Matters. The scheme comprises a residential development of 321 dwellings, comprising 125 affordable units and 196 units for the open market. Approval is sought for the details of a) appearance, b) landscaping, c) layout, and d) scale, i.e. the reserved matters, in order to satisfy the requirements of Condition 1 of the outline permission. The access was approved as part of the outline permission in the form of a roundabout access.
- 1.6 The application has been amended since its original submission to take account of comments submitted during the initial consultation phase. This has related particularly to a desire to improve permeability through the site itself and connectivity between the site and the rest of Ledbury. The applicant has also undertaken further work in respect of concerns raised by the Council's Environmental Health Officer in respect of potential nuisance caused by noise from nearby industrial premises to prospective residents.
- 1.7 The application is accompanied by a detailed package of supporting documents and plans that are summarised as follows:

Supporting Documents

- Design & Access Statement
- Statement of Community Involvement
- Flood Risk Assessment
- Noise Report
- Transport Statement and Travel Plan
- Ground Investigation Plan
- Scheme of Investigation for Archaeological Recording
- Arboricultural Method Statement

Plans

- Plans and Elevations of Dwellings
- Site Layout Plan
- Street Scenes
- Materials Schedule and Schedule of Boundary Treatments
- Tenure Layouts
- Landscape Proposals
- Drainage Strategy
- Public Open Space Layout

2. Policies

2.1 Herefordshire Local Plan – Core Strategy

The following policies are considered to be relevant to the determination of this application:

SS1 - Presumption in Favour of Sustainable Development

SS2 - Delivering New Homes

SS4 - Movement and Transportation

SS6 - Addressing Climate Change

LB1 – Development in Ledbury

H1 - Affordable Housing – Thresholds and Targets

H3 - Ensuring an Appropriate Range and Mix of Housing

OS1 - Requirement for Open Space, Sports and Recreation Facilities
OS2 - Meeting Open Space, Sports and Recreation Needs
MT1 - Traffic Management, Highway Safety and Promoting Active Travel
LD1 – Landscape and Townscape
LD2 - Biodiversity and Geodiversity
LD3 – Green Infrastructure
LD4 – Historic Environment and Heritage Assets
SD1 - Sustainable Design and Energy Efficiency

2.2 National Planning Policy Framework

The following sections of the NPPF are considered to be relevant to the determination of this application:

Introduction – Achieving sustainable development
Chapter 4 – Promoting sustainable transport
Chapter 6 – Delivering a wide choice of high quality homes
Chapter 7 – Requiring good design
Chapter 8 – Promoting healthy communities

2.3 Ledbury Neighbourhood Development Plan

The Ledbury NDP was subject to a regulation 14 consultation between 1 August to 25 September 2017.

Paragraph 216 of the NPPF and Planning Practice Guidance set out the weight that may be given to relevant policies in emerging plans, including NDPs, and indicated that weight may be given to relevant policies in emerging NDPs according to:

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

In line with paragraph 216 and planning case law, material weight can only be given to plans which have completed their regulation 16 stage when the above criteria can be adjudged. Therefore at this stage no material weight can be given to the policies of the Ledbury NDP.

2.4 The Core Strategy policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

https://www.herefordshire.gov.uk/info/200185/local_plan/137/adopted_core_strategy/2

3. **Planning History**

3.1 143116/0 - Proposed outline planning permission for the erection of up to 321 residential dwellings (including up to 35% affordable housing, structural planting and landscaping, informal public open space, children's play area, surface water attenuation, vehicular access point from Leadon Way and associated ancillary works. All matters reserved with the exception of the main site access – Allowed on appeal 4th April 2016. A copy of the Schedule of Conditions imposed by Inspector Vyse is appended to this report.

- 3.2 164107 – Application for variation of conditions 14 and 17 of planning permission P143116/O – This application is to be dealt with as a delegated matter and officers are minded to recommend approval, subject to a requirement to complete a Deed of Variation to the Section 106 Agreement.
- 3.3 170075 - Application for approval of details reserved by conditions 6, 7, 8 & 23 of planning permission 143116 – Submission of a Habitat Enhancement Plan (condition 6), Arboricultural Method Statement (condition 7), a Method Statement for Nesting Birds (condition 8) and a Scheme for an Archaeological Watching Brief (condition 23). Following consultation, all were considered to be acceptable and the requirements of the conditions are met.
- 3.4 173302 - Application for approval of details reserved by conditions 4, 11, 13 & 22 attached to planning permission 143116 – This application is currently being considered by officers. The conditions to be discharged relate to the phasing of development (4), details of site levels (11), the submission and approval of a construction management plan (13) and the submission and approval of details of a surface water drainage scheme (22). All are pre-commencement conditions and require details to be agreed before development commences.

4. Consultation Summary

Statutory Consultations

4.1 Welsh Water

Following approval of the Outline planning consent (ref: P143116/O) the applicant commissioned the undertaking of a Hydraulic Modelling Assessment (HMA) to assess the potable water supply network. This was required to ensure that the proposed development site can be adequately served by the existing infrastructure. The HMA has been completed, the results shared with the applicant and we now seek adequate control to ensure the connection points identified in the report are secured through planning.

We therefore request that if you are minded to grant Planning Consent for the above development that the Conditions and Advisory Notes provided below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

No development shall take place until a potable water scheme to serve the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that the existing water supply network can suitably accommodate the proposed development site. If necessary a scheme to upgrade the existing public water supply network in order to accommodate the site shall be delivered prior to the occupation of any building. Thereafter, the agreed scheme shall be constructed in full and remain in perpetuity.

Reason: To ensure the site is served by a suitable potable water supply.

Internal Council Consultations

4.2 Conservation Manager

Landscapes

Before approving the Landscape Reserved Matters the applicant should forward the following information on the Landscape Proposal Plans P16-0793_04, P16-0793_05, P16-0793_06 and P16-0793_07:

1. With reference to the IMPLEMENTATION AND MAINTENANCE GUIDELINES, Item 2.3 Maintenance, this should say: *'The landscape contractor shall maintain all areas of new planting for a period of 5 years after Practical Completion'*.
2. On all four Landscape Proposal Plans the proposed perimeter footpath should be a *'Rolled gravel/hoggin footpath surface'*. At present on the Landscape Proposal Plans it appears to be an Informal grass mown footpath route.

4.3 Historic Buildings

From a heritage perspective the concerns will be the impact on the proposed development on the listed buildings which exist close-by and on the more extensive historic built environment.

It is Hazel Farm which is closest to the site where the impact of development would be most felt and I consider that the surrounding farm buildings already provide a degree of screening of the site so that the impact would be less than substantial. In a wider context, it is the transition from the rural landscape to the town where improvement could be made – typically there is a gradual build up in the massing and density of development which characterises this transition between countryside and town but here there is quite dense development along the road edge so it would be an improvement if there was greater open space between the dwellings here. Also no attempt has been made to respect the local distinctiveness of the area. I note that one house type is called Folkestone, but in fact it could be called ' Anywhere' - there is nothing here that would reflect the very distinct and significant quality of the town and since this is effectively a gateway to it there is definitely an opportunity to improve on the current proposal.

4.4 Housing Officer

I refer to the above application and confirm that the mix, tenure and layout meet the affordable housing requirements. As a result I am happy to support the application.

4.5 Environmental Health & Trading Standards Manager

Contaminated Land – no objection

Noise

Initial comments from Environmental Health colleagues raised queries in respect of the following points:

a) The original noise report of March 2015 identifies that the orientation of the dwellings closest to Meadow Cheese should be such that outdoor living areas are screened by the dwellings themselves. The proposal contains 2 dwellings where this is not the case. Para 1.1.4 specifically advises that noise barriers in the form of fencing will only provide limited attenuation due to the location of the noise source at Meadow Cheese being on the roof.

Para 1.1.4 identifies that noise mitigation at the source could provide a further option for noise mitigation should the owner of the premises be willing to co-operate. This form of mitigation is omitted from the subsequent reports of 25th January and 28th April although it is clearly identified as still an option in the revised Design and Access statement. See para 2.10 Noise Assessment which specifies that 'if further noise mitigation is required then it may be applied to the noise sources themselves'

Currently there is no proposed mitigation at the noise source supplied by the applicant although it is still referred to in the Design and Access statement. Please can the applicant supply further details on this issue.

b) The noise source at Meadow Cheese located at roof height is a 24 hour operation. Our concern is that the closest residents may be adversely impacted in their bedrooms at night time when much lower background noise levels exist. Please can the applicant supply further noise contours for the closest dwellings at first floor level using the methodology specified in BS4142 to evaluate the impact of this noise.

Following a meeting with the applicant's acoustic consultant and the submission of additional information Environmental Health colleagues provided further comments which can be summarised as follows:

In total there 38 proposed dwellings whose noise levels in external amenity areas with fencing mitigation are predicted to be in excess of the desirable standard of 50dB as specified in BS 8233:2014. We have continuously advised that due to the extensive rural location of this greenfield site we regard 50dB as the upper guideline value for external amenity. We regard the sound levels of up to 55dB as identified at the 7 modelled points along Leadon Way as not complying with the upper guideline value for amenity space as specified in the standard. 38 proposed properties represents almost 12% of the total development. At our meeting we discussed whether an extension of the reduction in speed levels of vehicles approaching the roundabout would have the effect of reducing noise levels in amenity areas, especially the houses around receptors PSR4, 5 and 6 whose predicted noise levels in amenity areas are 55dB.

On this point therefore we await to hear whether a reduction in motor vehicle speed limit from the point of where the development site starts along the Leadon Way would lead to reduced noise levels in the amenity areas. Alternatively further considerations could be made to the site layout and design to provide a greater distance between the external amenity areas and the road traffic noise source.

Noise from Meadow Cheese

Mitigation of the 24/7 sound source on the roof at Meadow Cheese has been mentioned as an option in a number of Wardell-Armstrong reports – the latest being their email of 23rd May 2017 which clearly identifies noise mitigation measures at the noise source as an option. Despite this at our meeting on 26th May 2017 it would appear that although this is mentioned in noise reports and the current Design and Access statement there has been no discussion with Meadow Cheese on this issue.

Instead, on site mitigation to address the 24/7 noise sources on the roof at Meadow Cheese has been proposed. This includes a fence at ground level and an enhanced glazing standard with acoustic ventilation to the rooms facing onto Meadow Cheese.

As a result of the BS:4142 assessments findings and our officers site observations we remain concerned that the Meadow Cheese noise is likely to have a significant adverse impact on the dwellings closest to the noise source during the night-time.

The Meadow Cheese noise source also has a low frequency character that raises further concerns regarding noise impact on the proposed site. Wardell-Armstrong have identified this in the application and provided low frequency noise measurements. The Wardell Armstrong low frequency noise readings have been compared against our own low frequency readings. (Our readings were taken again at around ten o'clock in the evening when traffic noise was greatly reduced and Meadow Cheese factory noise was the dominant noise source in the area.) We note the LAeq readings at the 125Hz third octave band was 59.17dB compared to Wardell-Armstrong's readings of 50dB, a difference of more than 9dB between the two readings.

As a result of our low frequency assessments findings we question the Wardell-Armstrong low frequency noise reading. In addition to this our low frequency noise assessment and the officers' site observations would support the BS:4142 assessment findings in that the Meadow Cheese noise source is likely to have a significant adverse impact on the dwellings closest to the noise source. This is especially so at night-time when the background noise levels are greatly reduced due to its rural setting and reduced traffic movements on the Leadon way.

From the results of the BS:4142 assessment, the low frequency noise assessment and the officers' site observation we would strongly recommend the Wardell-Armstrong proposal option to mitigate the Meadow Cheese sound at source and this needs to be further explored with Meadow Cheese.

Following the submission of further information to address the matters raised the Environmental Health Officer's final comments are below:

It was previously suggested that a full summary specification for proposed mitigation be supplied. This is supplied but not however the timescales for proposed mitigation measures at the Meadow Cheese site which was also requested.

The proposed mitigation works undertaken in relation to the site proposal outlined on page 2 will be satisfactory for the site with windows open (not closed as advised on page 3) so long as the mitigation at the Meadow Cheese site namely a) acoustic fencing and b) extract plant mitigation outlined on page 3 are undertaken.

4.6 Planning Obligations Manager

The outline application is subject to a section 106 agreement dated 16 February 2016 and subject to a Planning Inspectors decision where they concluded on which elements of the agreement were CIL compliant.

The Inspector found the following elements of the agreement CIL compliant. The education contribution, outdoor sports contribution, bus stop improvements and the introduction of a Traffic Regulation Order.

The reserved matters application proposes the construction of 321 dwellings comprising 125 affordable units and 196 open market units. The open market units are to be constructed by two different developers as outlined below;

Barratts West Midlands = 116 units
Education

Unit Type	Contribution per dwelling	Number of units	Total contribution
2 bed apartment	£1,084.00	12	£13,008.00
2 bed dwelling	£1,899.00	13	£24,687.00
3 bed dwelling	£1,899.00	45	£85,455.00
4 bed dwelling	£3,111.00	46	£143,106.00
			£266,256.00

David Wilson Homes = 80 units

Unit Type	Contribution per dwelling	Number of units	Total contribution
2 bed dwelling	£1,899.00	8	£15,192.00
3 bed dwelling	£1,899.00	32	£60,768.00
4 bed dwelling	£3,111.00	27	£83,997.00

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5 bed dwelling	£3,111.00	13	£40,443.00
			£200,400.00

The total education contribution is **£466,656.00** (index linking to be applied).

The contributions will provide education infrastructure at Ledbury Primary School.

In terms of payment Not to occupy nor permit the occupation of more than 33% of the dwellings comprised in any phase of development until the education contribution payable in respect of that phase of the development has been paid.

Outdoor Sports Contribution

A contribution of **£131,040.00** (index linking to be applied) is payable for the provision of new off site sports facilities.

The payment of the contribution is phased on the following basis;

34% of the contribution is payable prior to the first occupation of the 1st dwelling.

33% of the contribution is payable prior to the first occupation of the 107th dwelling.

The balance of the contribution is payable prior to the first occupation of the 214th dwelling.

Bus Stop Contribution

A contribution of **£20,000.00** (index linking to be applied) is payable for the provision of a new bus top and shelter on the west side of Martins Way, plus the provision of a shelter at the existing bus stop on the east side of the road.

The contribution is required to be paid prior to the occupation of the 48th dwelling.

Traffic Regulation Order

A contribution of **£5,000.00** (index linking to be applied) is payable for the introduction of a 40 mph speed limit for the stretch of the A417 Leadon Way between the Full Pitcher roundabout and a point east of the proposed roundabout access to the appeal site.

The contribution is required to be paid prior to commencement of the development.

The total contribution payable is **£622,696.00 (to be index linked)**.

4.7 Parks & Countryside Officer

On-site POS and Children's Play

The on-site provision is largely the same as previously agreed at outline stage. It is noted that:

- The area to the west of the development has been increased to accommodate a larger buffer area given the proximity of the Wharf industrial estate. It would potentially serve as informal POS but its provision is as a result of noise concerns.
- A better pedestrian link has been created around the site linking the two areas of green space on the east and west boundaries and linking to the central area. This is supported.
- The central area of open space has been decreased. The concern is that this reduction may compromise the offer of both formal and informal play and POS on this area.

The applicant is providing 3.31ha of on-site POS/Play. This has increased from 2.7 ha.

This is above the minimum requirement as detailed in my previous comments for a development of this size. This area also includes the SuDs area and some areas of POS which would not be considered as “usable” POS for recreation: these include POS Areas: 2, 7, 8 and 9 as shown on the Public Open Space Layout Plan: Drawing No.1011A. Given their size and usability it may be preferable for the applicant to consider these areas for gardens as they will be costly and difficult to maintain. The applicant has provided no detail as to how much of this will be formal play as required by policy.

As previously requested to meet Core Strategy Policy requirements OS1 and OS2 in accordance with evidence bases:

- The developer provides a minimum of 0.9ha of on-site green infrastructure comprising;
- 0.3ha (3000sq m) of Public Open Space (@ 0.4ha per 1000 population)
- 0.6ha (6000sq m) of Children’s Play of which 0.18 ha (1800sq m) should be formal play (@ 0.8 ha per 1000 population to include 0.25ha per 1000 population of formal play (Fields in Trust standards)

Children’s Play: The play area scheme needs to be approved by the planning authority as part of the landscaping scheme

The applicant has not provided enough detail to approve the play area scheme. The plan detailing the LEAP shows an area of 5 pieces of play equipment with details of type and supplier but no cost or size provided. It appears to be a very small limited scheme which couldn’t adequately serve the population arising from this development.

I would therefore, like to see a revised scheme detailing:

Size: As required by policy the formal play element should be a minimum 1800sq m.

Location: Play could be provided both on the central area as formal play equipment and some more natural play opportunities such as play trails in the other areas of POS if preferred by the applicant.

A detailed schedule including:

- Provision for particular age groups: infants, juniors and teenagers, to include a kick-about which clearly needs a flat area.
- equipment list (with suppliers and part numbers), details of safety fencing (if applicable), safety surfacing, information on signage, seating and litter bins to be included
- Costs of providing and installing the equipment. I previously gave a value of £220,000 which includes equipment, bins, benches, surfacing, pathways, installation, landscaping costs etc. This is based on the SPD on planning obligations play tariffs (development costs only) and is comparable to other developments in the county.
- Maintenance schedule. A 15 year maintenance schedule which will include safety surfacing repair/replacement, regular safety checks and the recommended annual ROSPA standard independent safety inspection

Although the applicant may argue that provision of informal POS is above that required, this should not reduce the need for formal play on a development this size where access to other existing provision in the town is not only inadequate to serve the additional population arising from this development it would also involve crossing main roads which is unacceptable particularly for younger children.

SuDS: The SuDs area is to be laid out as a wetland meadow grassland with no standing water, details of which are provided as part of the landscaping scheme.

Maintenance: The applicant has proposed the use of a management company.

SuDS: Where the Authority is requested by the developer to adopt the SuDS on a development a 60 year commuted sum will be required, this will be calculated based on final 'built' layout plan identified in the supplied SUDs Maintenance Plan. This commuted sum will include the hard infrastructure and any associated 'soft' or 'green' landscaping included in the adopted SuDS area. Any soft or green landscaping not included in the adopted SuDS area will be classed as Public Open Space and alternative management arrangements as identified above should be put in place.

4.8 Public Rights of Way Manager – No objection

5. Representations

5.1 Ledbury Town Council – The following comments relate to the original submission:

Overall: Recommend that the development must adhere to all stipulations that the Appeal Inspector placed on the contractors.

Appearance:

1. External finishes should be in keeping with existing built environment.
2. Where possible, locally sourced materials should be used.
3. Due to the proximity of the site to the Malvern Hills Area of Outstanding Natural Beauty (MHAONB), external finishes should be in keeping with the MHAONB's adopted colour palette.
4. The Committee notes that Plots 81/82 and 56/57 are shown as three storey dwellings and are located on the high point of the site interrupting the natural undulation of the area. We understand that the Inspector at Appeal stipulated that no dwellings higher than two storeys were to be permitted. The Committee objects to these Plots on the grounds that they do not meet the conditions of the Appeal (except for the flats at the entrance).
5. General comment about unimaginative development and poor design of the dwellings; that gardens are small and design generally is "tight on space".

Landscaping:

1. The Site perimeter path is shown as mown grass. To support use in all weather conditions, and by all sections of the community e.g. pedestrians, cyclists, pushchair and wheelchair users, etc., the surface should be hard core gravel/tarmac.
2. Natural hedgerows should be preserved to soften the visual impact of fencing.
3. Density appears high, compared with other recent developments in the town.
4. Concern was expressed about the future management and maintenance of the planting and green space. For how long will the proposed management team be active following the build's completion? Thereafter, which authority is responsible for maintaining? Ledbury Town Council accepts no responsibility for maintenance of the trees and planting.

Layout & Scale:

1. The proposed road system on site allows for public bus access and also for use by refuse collection from all areas, cul-de-sacs. There is concern that the roads are too narrow. How will roadside parking affect service vehicles? Is anything proposed to ensure the security of these service providers, i.e. Traffic Regulation Orders to prevent obstruction? (A similar comment was made about the bus routes on site.)
2. Traffic calming measures should be incorporated on the orbital roads to prevent speeding and dangerous driving.
3. Connectivity within the site and to the town needs to be reviewed. The proposed connectivity, within the site and to the existing Deer Park estate, has been changed from the original outline application. The proposed footpath/cycleway on the northern side of

Leadon Way, from the Full Pitcher to Martins Way, originally continued along the western side of Martins Way to its junction with Biddulph Way. Now, it stops a few meters in to Martins Way, with no dropped kerbs available to cross to the footpath on the other side. This makes it unusable for wheelchair users or young families with pushchairs. The original planned footway should be reinstated.

4. Recommendation that an additional, secondary access/exit road be provided on Dymock Road. Presently there is only one, and there is a concern about emergency vehicles being able to enter and leave the development.
5. The 40mph speed limit should be moved further east and extended to take effect from the Gloucester Road roundabout, as traffic travels very quickly down the hill to the approach to the development's roundabout at Martins Way.
6. Extend the 40mph zone west to the other side of the Full Pitcher Roundabout, along Leadon Way to the crossing from the Riverside Park.
7. Extend 40mph zone to Ross Road up to Orlham Lane and along the Dymock Road beyond the proposed new footpath, up to Hazel Farm.
8. There will be a new cricket club facility at Orlham Lane and part of the Section 106 monies is to create a footpath. The 40mph speed zone should be extended beyond Orlham Lane, by the Leddington Road turn off.
9. Recommendation that access to the site would be better served by a box junction controlled by traffic signals, for safer pedestrian crossing.
10. Looking at the tenure layout drawing, concern was expressed about the proportion of affordable and social housing and that there are insufficient dwellings to represent the 38% requirement.
11. Recommendation that social housing should be specifically for the people of Ledbury, through S106 agreements.

Environment:

1. The buildings should incorporate green energy measures, including the provision of solar panels/roof tiles on south facing dwellings to reduce energy costs and carbon footprint of the site.

Following the submission of amended plans the following comments were submitted by Ledbury Town Council:

Members noted the improvements made since their last recommendations in February 2017. However, concerns still exist regarding the following comments and the committee would like clarification about the points below.

A representative of the Ledbury Area Cycle Forum told the meeting they had officially commented to the consultation in February, and they note that there has been no action taken regarding the encouragement of active travel, cycle storage provision and general connectivity. The committee supports their observations.

Landscaping:

1. The Site perimeter path is shown as mown grass. To support use in all weather conditions, and by all sections of the community e.g. pedestrians, cyclists, pushchair and wheelchair users, etc., the surface should be hard core gravel/tarmac.
2. Concern was expressed about the future management and maintenance of the planting and green space. For how long will the proposed management team be active following the build's completion? Thereafter, which authority is responsible for maintaining? Ledbury Town Council accepts no responsibility for maintenance of the trees and planting.

Layout & Scale:

1. The proposed road system on site allows for public bus access and also for use by refuse collection from all areas, cul-de-sacs. There is concern that the roads are too narrow. How will roadside parking affect service vehicles? Is anything proposed to ensure the security of these service providers, i.e. Traffic Regulation Orders to prevent obstruction? (A similar comment was made about the bus routes on site.) Concerns further expressed regarding the roads being too narrow.
2. Traffic calming measures should be incorporated on the orbital roads to prevent speeding and dangerous driving.
3. Recommendation that an additional, secondary access/exit road be provided on Dymock Road. Presently there is only one, and there is a concern about emergency vehicles being able to enter and leave the development.
4. The 40mph speed limit should be moved further east and extended to take effect from the Gloucester Road roundabout, as traffic travels very quickly down the hill to the approach to the development's roundabout at Martins Way.
5. Extend the 40mph zone west to the other side of the Full Pitcher Roundabout, along Leadon Way to the crossing from the Riverside Park.
6. Extend 40mph zone to Ross Road up to Orlham Lane and along the Dymock Road beyond the proposed new footpath, up to Hazel Farm.
7. There will be a new cricket club facility at Orlham Lane and part of the Section 106 monies is to create a footpath. The 40mph speed zone should be extended beyond Orlham Lane, by the Leddington Road turn off.
8. It was noted that there is provision for a new footpath along the bypass, however members felt that the connectivity between the new cricket club, rugby club and the proposed development was insufficient.
9. Recommendation that access to the site would be better served by a box junction controlled by traffic signals, for safer pedestrian crossing.
10. Looking at the tenure layout drawing, concern was expressed about the proportion of affordable and social housing and that there are insufficient dwellings to represent the 38% requirement. The estimate of the number of affordable dwellings shown appears to the committee as still not representing 38% of the development. Clarification is sought regarding this.
11. Recommendation that social housing should be specifically for the people of Ledbury, through S106 agreements. Please clarify whether there are going to be any houses allocated for people with a local connection under Section 106 monies.

Environment:

1. The buildings should incorporate green energy measures, including the provision of solar panels/roof tiles on south facing dwellings to reduce energy costs and carbon footprint of the site.

Communications:

1. Recommendation that the site should be fibre activated and that fibre is distributed to each house.

5.2 West Mercia Constabulary

Do not formally object to the proposals but note that there are opportunities to design out crime and/or the fear of crime and to promote community safety. The application does not make any reference to crime reduction measures within the Design Access Statement but there is a clear opportunity within the development to achieve the Secured by Design award scheme.

5.3 Malvern Hills AONB Officer

In order to minimise the visual impact of this development on the AONB the choice of materials and colours should be very carefully considered. The type and colour of the materials used for these structures will be crucial to integrating them within the visually sensitive setting of the AONB landscape. Any materials should be of a non-reflective nature to reduce their long distance visibility. In particular, the roofs of any structures on this site should be of darker and muted colours.

Colour can also have a significant effect on integrating features within the landscape without compromising the local distinctiveness of the area. The Malvern Hills AONB guidance on the selection and use of colour in development could be used to help inform the colour scheme for this development.

Finally, the landscaping scheme should also be informed by an objective to break up the mass of the development in views from the higher ground of the AONB.

5.4 Ledbury Area Cycle Forum

Ledbury Area Cycle Forum object to the application. In summary the points raised are as follows:

- Details of cycle storage are not provided as required by condition 19 of the Inspector's decision letter.
- The main access road through the development has no provision for cycle safety. The road layout should be re-considered to prioritise cycle safety.
- Pedestrian and cyclist safety at the Ross Road roundabout has not been considered.
- Toucan crossings must be installed across the bypass to feeder roads to facilitate safe access along desire lines to connect the development to the Town Trail, Riverside Walk, Rugby Club, Cricket Club and Ledbury Loop cycle route.

5.5 Herefordshire CPRE has commented on the application. In summary the points raised are as follows:

- The buffer zone proposed for the southern and south western boundaries is not robust enough to block views into the site
- Roof design and size of individual dwellings will have an impact on visual amenity. Materials should be non-reflective and conditions applied to restrict the type of solar panels allowed on roofs.
- The site is isolated. In order to minimise car journeys robust provision for pedestrian and cycle movement must be included. This is currently not the case.
- Additional safe crossings should be provided.
- Traffic speeds on Leadon Way will need to be lowered.
- Public open space is isolated and there is no sense of connection to the network of green space that makes up Ledbury Town Trail and the Riverside Walk.
- Plans are not clear about the extent of informal play and equipped play areas.
- It is not clear that the site has a considered or distinctive character. Its appearance is similar to other developments across the UK.
- There has been limited public consultation.

5.6 Twenty eight letters of objection have been received from local residents. In summary the points raised are as follows:

- Concerns about traffic, parking and congestion likely to be generated by this development, particularly when combined with other housing proposals in Ledbury.

- No likelihood of infrastructure improvements being made to accommodate the development.
- Generic housing development that pays no regard to its context.
- There is no connection or integration with the wider landscape.
- No links to existing footpaths or cycle ways.
- Areas of affordable housing are too well defined. A fully tenure blind and mixed development should be implemented.
- The scheme should have regard to the Neighbourhood Development Plan and its Design Code.
- Plans need to be considered in relation to the railway station.
- Poor vehicular access.
- The development will result in Ledbury becoming an overspill new town. New residents will simply be commuters.
- The development breaches the bypass and will lead to increased pressure in the future to do so again.
- The development should include a footpath and cycle way along Dymock Road.
- The development is unnecessary and the viaduct site should be developed first.
- A footbridge over Leadon Way is required to provide safe pedestrian access.
- The proposal does not provide a sufficient mix of open market and affordable housing.
- The plan does nothing to enhance the town.
- The scheme is contrary to Herefordshire Council's policies to improve the health, well-being and quality of life of all of its residents.
- The conditions imposed by the Inspector are being ignored.

5.7 The consultation responses can be viewed on the Council's website by using the following link:-

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=164078&search=164078

Internet access is available at the Council's Customer Service Centres:-

<https://www.herefordshire.gov.uk/government-citizens-and-rights/customer-services-enquiries/contact-details?q=customer&type=suggestedpage>

6. Officer's Appraisal

S38 (6) of the Planning and Compulsory Purchase Act 2004 states as follows:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

- 6.1 The principle of development on this land is established via the outline planning permission granted on appeal, and the reserved matters application now made is submitted in accordance with the relevant conditions.
- 6.2 In this instance access was approved, so the reserved matters comprise appearance, scale, layout and landscaping.
- 6.3 The Development Plan is the Core Strategy; the Ledbury Area Neighbourhood Development Plan attracts no weight for the purposes of decision-making at the present time.
- 6.4 In accordance with the presumption in favour of sustainable development, as expressed in the NPPF and Core Strategy, approval should be given unless the adverse impacts significantly and demonstrably outweigh the benefits. There are, in my view, no restrictive policies applicable.

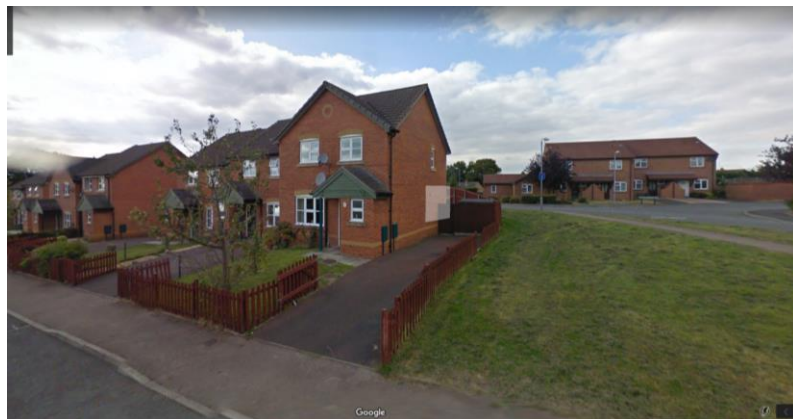
Appearance

- 6.5 Some of the objections received express concern that the designs of the dwellings are generic and pay no regard to their context. The areas immediately to the north of Leadon Way are predominantly residential and are made up of a series of C20th residential estates. The photographs below show two typical views of the residential areas opposite. The dwellings that are shown are not bespoke designs, they represent schemes completed by volume house builders, much the same as is proposed here.

Hazle Close



Villa Way / Biddulph Way



- 6.6 The proposals will continue a similar theme in terms of the appearance of the proposed dwellings. The submission includes a detailed materials schedule which seeks to agree a palette of material for pre-determined areas of the site. These generally comprise small groups inter-dispersed across the site where two or three different brick types and roof tiles are proposed. Some also include elements of rendering and officers are content that the result will be to create a varied appearance across the site as a whole.

Examples of house types proposed across the site



- 6.7 Similar house types and material palettes submitted by the same developer have previously been considered acceptable on other housing developments in the county, including an on-going development at Bishops Field, Hampton Dene, Hereford. In your officers view the appearance of the proposed development is entirely acceptable and accords with Policy SD1 of the Core Strategy.

Scale

- 6.8 The dwellings comprise single and two-storey dwellings at a scale consistent with the surrounding context. The scale, in terms of dwelling numbers, has previously been agreed and the proposal is consistent with the outline permission. For the purposes of this assessment, I am content that the scale of development in terms of the proportions of the dwellings themselves is acceptable in accordance with LD1 and SD1 of the Core Strategy in particular.

Layout

- 6.9 The aerial photograph below shows the existing pattern of development immediately to the north of the application site. It includes the same area as is shown earlier in the photographs showing the appearance of development in the local area.



- 6.10 It can be seen that the existing residential areas are laid out in a fashion that is typical of C20th development. The A417 (Leaddon Way) currently forms a physical boundary to the south.
- 6.11 As has been mentioned earlier in the report, the layout has been amended since its original submission. While the means of vehicular access to the site was agreed by the outline planning permission, officers have sought to ensure that links are created through the site to ensure that opportunities for pedestrian and sustainable transport connectivity are provided.
- 6.12 The proposed layout plan is re-produced below. It shows a central bus route through the site while pedestrian links are concentrated towards a crossing point on the A417. Development proposals should promote accessibility and safe local routes by making places that connect appropriately with each other and are easy to move through. The proposals are considered to achieve this and are therefore compliant with Policy MT1 of the Core Strategy.

Proposed site layout plan



- 6.13 The layout has also been informed by the need to ensure that new dwellings are protected from sources of noise. Condition 21 of Inspector Vyse's decision letter requires mitigation measures to be submitted by the applicant for approval by the local planning authority. The concerns raised by the Council's Environmental Health Officers were initially made on the basis that appropriate mitigation could not be achieved for the layout as shown above. The work that has been completed by the applicant's acoustic consultant has demonstrated that there are measures that can be taken. The provisions of condition 21 remain in force and it is incumbent upon the developer to provide further information for the condition to be discharged, but officers are sufficiently content that noise from Meadow Cheese and road noise from the A417 can be mitigated on the basis of the layout shown above. The proposal is compliant with Policy SD1 of the Core Strategy in this regard.
- 6.14 The topography of the site has also informed the location of the areas of open space. The attenuation pond is located on the lowest lying part of the site while two areas to be used for both formal and informal play are on high points within the local landscape, thus providing a degree of visual relief. A landscaped buffer zone to the southern and western boundaries links the area for informal play to the east with the area containing the attenuation pond. It

also provides an opportunity for walking within the site. The Parks and Countryside Officer supports this. The Landscape Officer's comments regarding the surface treatment of this path are noted and it is confirmed that it will be finished with a permeable crushed and compacted hoggin that will provide a level, low maintenance surface.

- 6.15 The Parks and Countryside Officer also advises that the areas of public open space are above minimum requirements for a development of this size. A question still remains about the precise nature of formal play provision but, on the basis that the areas are available for it to be provided, your officers are satisfied that this can be addressed through the imposition of a suitably worded condition.
- 6.16 The layout of the proposal takes account of the site's physical constraints and provides a form of development that is entirely consistent with existing residential areas to the north. It is considered that the scheme is compliant with Policies SD1, MT1, LD1, OS1 and OS2 of the Core Strategy in this regard.

Landscaping

- 6.17 The site contains limited landscape features. It is comprised of two large arable fields defined on three of four boundaries by hedgerows. The fourth (southern) boundary is open and defined only by a post and wire fence.
- 6.18 The previous paragraphs refer to the areas of open space and reference is made to the landscape buffer running along the southern and western boundaries. These have the purpose of connecting the open spaces to the eastern and western ends of the site, but also in terms of providing a visual buffer between the site and the open countryside further to the south. This is particularly important as these are the most open boundaries and it is from the southerly aspect that the transition from built form to open countryside will be most noticeable.
- 6.19 The application is accompanied by a series of detailed landscape proposals for the whole site. For the southern and western boundaries this includes a significant belt of planting to create an area of transition. The proposals reflect discussions that have been on-going between Council officers and the applicant's landscape consultants and are considered to be acceptable. The proposal is compliant with policies LD1 and LD2 of the Core Strategy.

Other Matters

- 6.20 Some of the letters of objection have referred to concerns regarding the means of access to the site. As a matter determined at the time of the outline application this was deemed to be acceptable by Inspector Vyse in her decision to allow the appeal. It is not a subject to be re-visited at this stage.
- 6.21 The mix of housing on the site has also been questioned, particularly in terms of the propensity of three and four bed houses in favour of two bed units. If one looks only at the figures for open market units they are approximately as follows:
- 2 bed – 10%
 - 3 bed – 50%
 - 4 bed – 40%
- 6.22 However, the plans show that the majority of the three bed properties are of a modest size – 78% of them having a maximum floor area of between 75 to 90 square metres. While the number of bedrooms is a useful tool in determining whether a development provides an appropriate housing mix it should not be the only determining factor. Yours officers view is that these are relatively modest 3 bedroom properties that will

provide a good mix of open market housing. Your officers are of the view that the proposal accords with Policy H3 of the Core Strategy.

Conclusion

- 7.1 The scheme provides the requisite detail in respect of the matters reserved for future consideration by the outline approval. It is of an appropriate scale in terms of the amount of development proposed and also in terms of the type and mix of dwellings.
- 7.2 The layout and appearance of the development has clearly taken its lead from existing residential areas to the north of Leadon Way. The layout is also influenced by existing landscape features, topography and the physical constraints of the site. It ensures that residential amenity is safeguarded from sources of noise and that proposed landscaping features; particularly along the southern and western boundaries provide a mature landscape and biodiversity setting. I am satisfied that the scheme is fully in accordance with the Core Strategy and NPPF and accordingly the application is recommended for approval.

RECOMMENDATION

That planning permission be granted subject to the following conditions and any other conditions considered necessary by officers named in the scheme of delegation to officers:

1. **B01 Development in accordance with the approved plans**
2. **Notwithstanding the plans hereby approved in respect of the detailed landscape proposals for the site, no development shall be undertaken to commence details of the play areas including equipment, surfacing, landscaping, means of enclosure and provision of seating, litter bins and the phasing of their provision until plans have been submitted to and approved in writing by the Local Planning Authority. The play areas shall be constructed in accordance with the approved details and thereafter retained.**

Reason. In order to comply with the requirements of Policies OS1 and OS2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

3. **No development shall take place until a potable water scheme to serve the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that the existing water supply network can suitably accommodate the proposed development site. If necessary a scheme to upgrade the existing public water supply network in order to accommodate the site shall be delivered prior to the occupation of any building. Thereafter, the agreed scheme shall be constructed in full and remain in perpetuity.**

Reason: To ensure the site is served by a suitable potable water supply and to comply with Policy SD3 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

INFORMATIVES:

1. **The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations. Negotiations in respect of matters of concern with the application (as originally submitted) have resulted in amendments to the proposal. As a result, the Local Planning Authority has been able to grant planning**

Further information on the subject of this report is available from Mr A Banks on 01432 383085

permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. I21 Approval of Reserved Matters

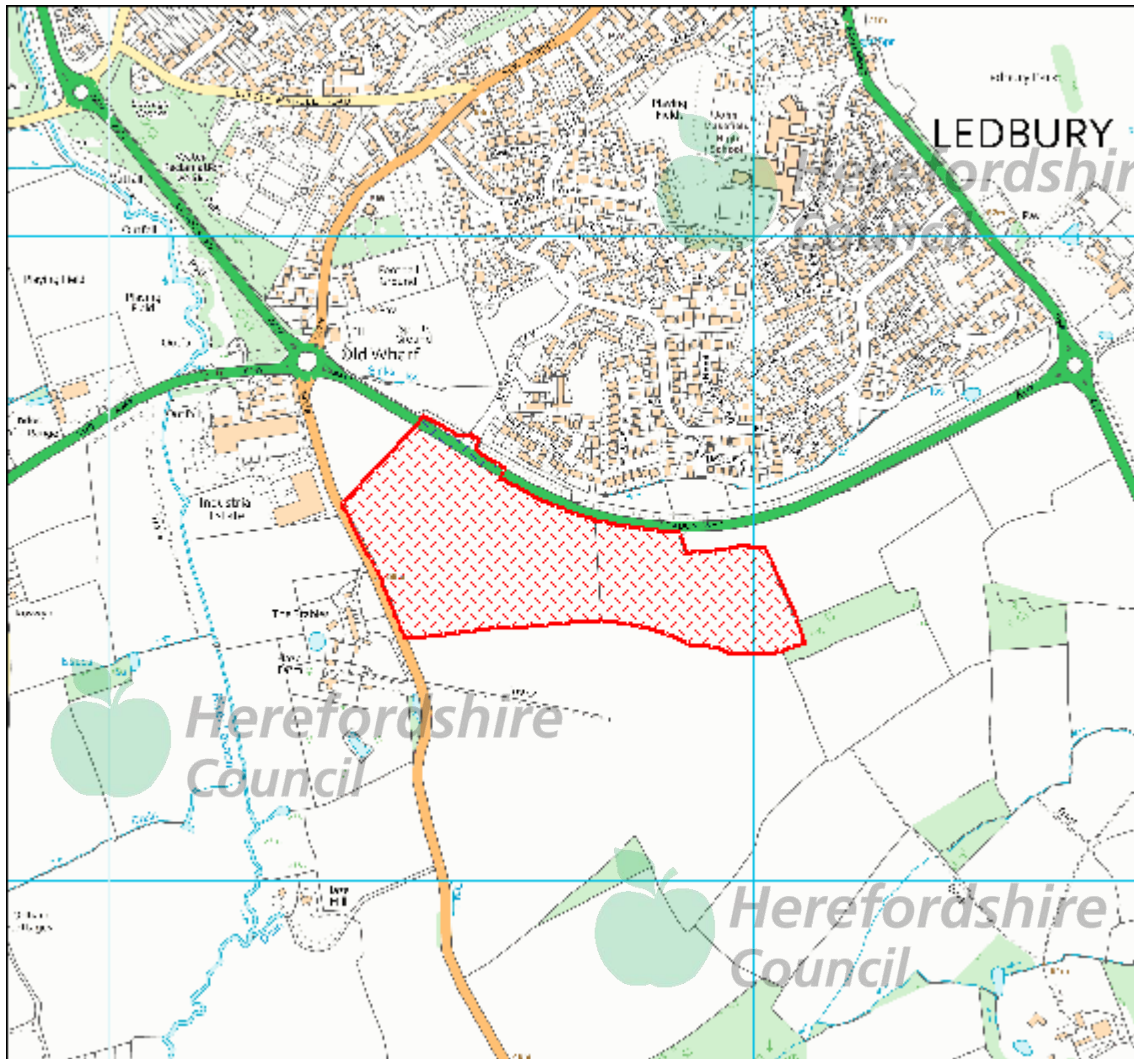
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: 164078

SITE ADDRESS : LAND TO THE SOUTH OF LEADON WAY, LEDBURY, HEREFORDSHIRE

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Further information on the subject of this report is available from Mr A Banks on 01432 383085

Schedule of Conditions attached to Appeal APP/W1850/W/15/3009456 Land south of Leadon Way, Ledbury, Herefordshire

Reserved Matters

- 1) Details of the appearance, landscaping, layout and scale (hereinafter called 'the reserved matters') relating to each phase of development shall be submitted to and approved in writing by the local planning authority before any development begins in respect of that phase. Development shall be carried out in accordance with the approved details.
- 2) Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.
- 3) The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.

Phasing

- 4) Development shall not begin, including works of site clearance, until a phasing programme for the whole of the development site, and for implementation of the highway works referred to in condition 15 below, has been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in full accordance with the approved phasing programme.

Development Parameters

- 5) No more than 321 dwellings shall be constructed on the site.

Ecology/Trees/Landscaping

- 6) Development, including works of site clearance, shall not begin until a Habitat Enhancement Plan, including a timetable for implementation, based on the recommendations set out at Section 4 of the Ecological Appraisal (October 2014) submitted with the planning application and integrated with the landscaping scheme to be submitted pursuant to condition 1 above, has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved Habitat Enhancement Plan.

- 7) Prior to the commencement of development in any phase, including any works of site clearance or ground preparation, an Arboricultural Method Statement specifying the measures to be put in place during the construction period, for the protection of those trees and hedgerows to be retained, shall be submitted to and approved in writing by the local planning authority. The Method Statement shall be prepared in accordance with the principles set out in BS 5837:2012 – *Trees in relation to design, demolition and construction: Recommendations*. Development shall be carried out in accordance with approved Method Statement.

- 8) No development in any phase, including any works of site clearance, shall commence during the bird nesting season (1 March – 31 August inclusive) unless it has been demonstrated through the submission of a method statement that shall previously have been submitted to and approved in writing by the local planning authority, that nesting birds can be adequately protected. Development shall be carried out only in accordance with the approved details which may include, but are not confined to, the timing of work, pre-work checks, avoidance of nesting areas, and protection zones around nesting areas.

- 9) The landscaping details to be submitted pursuant to condition 1 above shall include, but are not confined to, the following:

- i) plans at a scale of 1:200 or 1:500 showing the layout of proposed tree, hedge and shrub planting and grass areas;
- ii) a written specification clearly describing the species, sizes, densities and planting numbers and giving details of cultivation and other operations associated with plant and grass establishment;
- iii) proposed finished levels and contours;
- iv) the position, design and materials of all site enclosure and boundary treatments between and around dwellings, around the boundaries of the site as a whole and around areas of open space;
- v) hard surfacing materials;
- vi) minor structures (eg play equipment, street furniture, refuse storage areas, signage etc);
- vii) a timetable for implementation;
- viii) a scheme for the ongoing management and maintenance of all landscaped areas other than private domestic gardens and open space covered by the planning obligation, including long term design objectives, management responsibilities and maintenance schedules.

External Lighting

10) Prior to commencement of development in any phase, excluding works of ground clearance/site preparation, details of a wildlife sensitive lighting scheme for roads and footpaths within the site, and any lighting for the areas of public open space, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out only in accordance with the approved details.

Levels

11) Prior to commencement of development, including works of site clearance, details of the proposed slab levels of the dwellings hereby approved in relation to a datum point outside the development site, shall be submitted to and approved by the local planning authority. Development shall be carried out in accordance with the approved details.

Communications and Technology

12) No dwelling in any phase shall be occupied until arrangements to facilitate broadband and/or high speed internet connection to those dwellings have been implemented in accordance with details that shall previously have been submitted to and approved in writing by the local planning authority.

Construction

13) No phase of development shall commence until a Construction Management Plan that phase has been submitted to and approved in writing by the local planning authority. The approved Construction Management Plan shall thereafter be adhered to throughout the construction period for that phase. The Construction Management Plan shall include, but is not limited to, the following matters:

- site management arrangements, including on-site storage of materials, plant and machinery; temporary offices, contractors compounds and other facilities; on-site parking and turning provision for site operatives, visitors and construction vehicles; and provision for the loading/unloading of plant and materials within the site;
- a detailed construction waste management plan that identifies the main waste materials expected to be generated by the development during construction, together with measures for dealing with such materials so as to minimise waste and to maximise re-use, recycling and recovery;
- wheel washing facilities and other measures to ensure that any vehicle, plant or equipment leaving the application site does not carry mud or deposit other materials onto the public highway;
- measures for managing access and routing for construction and delivery traffic;
- hours during which construction work, including works of site clearance, and deliveries can take place.

Affordable Housing

14) The development hereby permitted shall not begin (with the exception of works of site clearance) until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in the Glossary at Annex 2 of the National Planning Policy Framework or any future guidance that may replace it. The scheme shall include:

- (i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 40% of housing units/bed spaces;
- (ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- (iii) the arrangements for the transfer of the affordable housing to an affordable housing provider;
- (iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- (v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

The affordable housing shall be retained thereafter in accordance with the approved scheme.

Highways/Parking/Travel Plan

15) No dwelling shall be occupied unless and until the roundabout access shown on Plan No 1394/10 has been constructed, surfaced and drained in accordance with details that shall previously have been submitted to and approved in writing by the local planning authority.

16) No dwelling on any phase of the development hereby permitted shall be occupied unless and until a 40 mph speed limit on that stretch of Leadon Way between the Full Pitcher roundabout and a point to be agreed with the local planning authority to the east of the proposed roundabout has been introduced.

17) No dwelling on any phase of the development hereby permitted shall be occupied unless and until the pedestrian/cycle improvements shown on Plan No 1394/11 have been completed in accordance with the approved details.

18) No development in relation to the provision of roads and drainage infrastructure within any phase shall take place until details of the engineering and specification of the roads and highway drains within that phase have been submitted to and approved in writing by the local planning authority. No dwelling within any phase shall be occupied until the roads and drainage infrastructure for that phase has been carried out in full accordance with the approved details.

19) No dwelling in any phase shall be occupied unless and until related provision for off-road car and cycle parking/storage has been provided in accordance with details that shall previously have been submitted to and approved in writing by the local planning authority. Once provided, such facilities shall be retained thereafter for their intended use.

20) No dwelling shall be occupied until a Travel Plan, based on the Framework Travel Plan (Ref:1394/3/A dated September 2014) submitted with the planning application, has been submitted to and approved in writing by the local planning authority. The Travel Plan shall include arrangements for the provision of a travel plan coordinator appointed by the developer for a period to be agreed, a timetable for its implementation, provisions for ongoing monitoring and review and an enforcement mechanism for failure to meet travel plan targets. The approved Travel Plan shall be implemented as approved.

Noise

21) Prior to commencement of development in any phase, excluding works of site clearance, a scheme of noise mitigation for outdoor living areas, bedrooms and living rooms for dwellings within that phase shall be submitted to and approved in writing by the local planning authority. The scheme to be submitted shall take account of the findings and recommendations set out in the Wardell Armstrong Noise Assessment Report dated October 2014, submitted with the planning application, and shall include details of proposed ameliorative measures to mitigate against noise from operations within the nearby industrial estate on Dymock Road (B4126), including the cheese factory, and road traffic noise from Leadon Way and Dymock Road, including the new roundabout, taking account of relevant best practice guidance. All works which form part of the approved scheme shall be completed in accordance with the approved details prior to first occupation of any dwelling in that phase and such measures shall be retained thereafter.

Sustainable Drainage

22) No development shall take place in any phase, including works of site clearance, until details of a sustainable surface water drainage scheme, based on the surface water drainage strategy set out in the Flood Risk Assessment and Surface Water Drainage Strategy dated October 2014 and the accompanying Drainage Strategy layout (Plan No 101 at Appendix E of the same) submitted with the planning application, has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details and timetable. The scheme to be submitted shall:

i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

ii) include a timetable for implementation of the scheme in relation to each phase of the development; and,

iii) provide a management and maintenance plan for the scheme, for the lifetime of the development, which shall include the arrangements for adoption of the scheme by any public authority or statutory undertaker, and any other arrangements to secure the operation of the scheme throughout its lifetime.

Archaeology

23) No development, including works of ground clearance and site preparation, shall take place until a detailed scheme for an archaeological watching brief has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the monitoring of all groundworks and excavations, and the recording of all archaeological observations. The archaeological watching brief scheme shall thereafter be implemented in accordance with the approved details.