

<b>Agenda Item</b>	A6
<b>Application Number</b>	22/00144/REM
<b>Proposal</b>	Reserved matters application for the erection of 24 dwellings
<b>Application site</b>	Land To The East Of Lancaster Road And North Of Willey Lane Lancaster Road Cockerham Lancashire
<b>Applicant</b>	Bleasdale
<b>Agent</b>	HPA Chartered Architects
<b>Case Officer</b>	Mr Andrew Clement
<b>Departure</b>	None
<b>Summary of Recommendation</b>	Approval

## 1.0 Application Site and Setting

- 1.1 The application site is located on the northern fringes of the village of Cockerham, which is located 9km to the south of Lancaster city centre. The site is farmland, and reaches its highest point at circa 24.5 metres Above Ordnance Datum (AOD) to the southeast section of the site, and falls to around 20 metres AOD by Lancaster Road to the west, and 20 metres AOD to the eastern edge of the site. To the north lies Batty Cottage and to the east lies open agricultural fields. A linear form of development lies to the south consisting of 6 residential dwellings served off Willey Lane, with a seventh at the eastern end of this group currently under construction.
- 1.2 The site extends to around 1.7 hectares, and the boundaries to the northwest and south consist of a mixture of fencing, hedgerows and walling. To the east there is no boundary in place. The site is allocated as Open Countryside in the adopted Strategic Policies and Land Allocations DPD. Willey Lane, which is located 30 metres to the south of the site is a Public Right of Way bridleway no.13 (but also serves as a road to access the residential properties along the Lane), and 85 metres to the north is footpath no.12 to Batty Hill farm and continuing northwards. The site lies within an aerodrome safeguarding zone where consultation is undertaken for structures over 6 metres tall. The northeast corner of the site is susceptible to surface water flooding 1in100 and 1in1000 events, in an under 25% groundwater flooding class for superficial deposits flooding.

## 2.0 Proposal

- 2.1 This application seeks reserved matters consent following the grant of outline planning permission, including the site access under the outline approval. An application for approval of reserved matters is not an application for planning permission. Reserved matters are those aspects of a proposed development that an applicant can choose not to submit details of with an outline planning application (i.e. they can be 'reserved' for later determination). An outline planning permission allows for the general principles of how (and if) a site can be developed. In this case, the site benefits from an outline planning permission, including the approved access points, subject to several conditions

and a legal agreement. Condition 1 of the planning permission requires the subsequent approval of the appearance, layout, scale and landscaping of the development, herein the 'reserved matters'. Only these 'reserved matters' are the subject of this application. Matters relating to traffic, access, air quality, flood risk, biodiversity and impacts on local infrastructure such as school places, have been considered and previously accepted as party of the outline planning permission. This application is not a re-examination of these key planning considerations and the principle of residential development on the site.

2.2 The reserved matters considered under this application relates to layout, scale, appearance and landscaping of the proposal for 24 dwellinghouses. The proposal includes two detached bungalows, four terraced houses, three pairs of semi-detached houses, two apartments attached to a semi-detached house, and nine detached two storey dwellinghouses. The proposal seeks to provide 7 affordable dwellings on site, with a mix of affordable rent and shared ownership, in accordance with the legal agreement attached to the outline permission, with the overall housing mix for dwellings on site detailed below:-

- 2 x one-bedroom apartments (affordable)
- 4 x two-bedroom terraced (affordable)
- 3 x two-bedroom semi-detached dwellings (one of which is affordable)
- 2 x two-bedroom detached bungalows
- 4 x three-bedroom semi-detached dwellings
- 5 x three- bedroom detached dwellings
- 4 x four-bedroom detached dwellings

2.3 The proposed properties are to be finished in coursed limestone and ivory roughcast rendered walls under a Matadale slate, anthracite grey uPVC frames windows and doors, artstone heads and cills, with black uPVC rainwaters goods and black uPVC woodgrain eaves, soffits and fascia's. Some of the properties feature timber porches, with a mix of integral garages, detached garages finished in untreated cedar/larch walls under slate roofs, and off-street parking on driveways and within a communal parking area to the north. Details of the external surfacing treatments and boundary details have been submitted, and sustainable drainage (SuDS) measures are included within the proposed layout, namely an attenuation basin to the north of the site. Landscaping is proposed across the site, but primarily focused adjacent to the attenuation basin and around public open space to the centre south of the site, with landscaping along the southeast boundary and north west corner of the site. Aggregate development is sought for an addition 5-bed detached dwellinghouse at the southeast corner of the site, which is considered through a concurrent application, along with alterations to land levels to the east of the site sought through another concurrent application, detailed within the site history below.

### 3.0 Site History

3.1 A number of relevant applications relating to this site have previously been received by the Local Planning Authority. These include:

Application Number	Proposal	Decision
22/00147/FUL	Erection of 1 dwelling with associated internal road and access	Concurrent
22/00145/FUL	Raising and filling of land using excess spoil and topsoil	Concurrent
19/01223/OUT	Outline application for the erection of up to 24 dwellings (C3) and provision of new vehicular access, and pedestrian access to Willey Lane	Approved
19/00164/OUT	Outline application for the erection of up to 24 dwellings (C3) and provision of new vehicular access, and pedestrian access to Willey Lane	Withdrawn

### 4.0 Consultation Responses

4.1 The following responses have been received from statutory and internal consultees:

Consultee	Response
Parish Council	<b>Objection</b> , due to impacts on traffic, road safety, local infrastructure including the school, lack of facilities within the village and difficulties selling other dwellinghouses in the vicinity (perceived lack of demand).
County Highways	<b>No objection</b> , however, concerns regarding dimensions of garages and driveways, swept paths of refuse wagons and collection, agricultural vehicle swept paths and barriers to attenuation pond. Recommend conditions relating to management and maintenance of private streets, visibility splays, construction management plan and wheel washing. Further information seeks to address these points, however no further consultation response has been received at the time of reporting and councillors will be verbally updated.
Lead Local Flood Authority	<b>Objection</b> , whilst infiltration has been demonstrated as unfeasible through percolation testing, but information submitted regarding surface water sustainable drainage is inadequate.
Planning Policy Team	<b>No objection</b> , subject to details of affordable housing mix, type and location.
Strategic Housing	<b>No objection</b> , subject to details of affordable housing mix, type and location.
Arboricultural Officer	<b>No objection</b> , initial landscaping information appears extensive.
Engineering Team	No comments received
County Archaeology	Archaeological field evaluation should be carried out and inform layout. Condition requested for geophysical survey and trial trenching prior to commencement of development
United Utilities	No observation received
Natural England	No observation received
Fire Safety Officer	<b>No objection</b> , subject to an informative regarding emergency vehicle access and water provision.
Lancashire Constabulary	No observation received
Public Rights Of Way	No observation received
Ramblers Association	No observation received
Waste And Recycling	<b>No objection</b> in principle, however waste collection points required to be within 25 metres of dwellinghouses, and accessible from the adoptable highway sections of the site.
Dynamo	No comments received
Environmental Health	<b>No objection</b> , subject to conditions for EV charging points and construction dust mitigation
Civil Aviation Authority	No observation received
County School Planning Team	<b>No objection</b> , informative regarding contributions required as part of outline, and requirement for notification on determination of this reserved matters application.
NHS	<b>No objection</b> subject to a financial contribution towards medical infrastructure

4.2 At the time of drafting this report, **3** letters of **objection** have been received in relation to the application, based on the grounds below:-

- **Flood risk, drainage and contamination** – the site floods with slurry from Batty Hill Farm, no surface drains on Willey Lane, adequate drainage required to prevent exacerbating flood risk and contamination. Existing drains in Cockerham considered inadequate, field drainage is very poor, and flood risk and sea levels likely to increase in coming decades. Lower part of the field is liable to flooding. Revealed pipework through the field may be constructed of asbestos, with other potentially hazardous material on site.
- **Residential amenity** – overlooking and overbearing existing dwellings along Willey Lane from the proposed development. Noise and disturbance from the public open space to the

rear of existing gardens. Low boundary treatments to existing properties along Willey Lane. Loss of natural light from proposed planting and boundary treatments. Road traffic noise and pollution to occupants of proposed dwellings. Lack of security from footpath adjacent to rear gardens. Lack of planting to some existing rear boundary treatments along Willey Lane, detracting from privacy and outlook.

- **Ecology** – Increased ecological use since last survey submitted as part of the outline approval due to lack of grazing in the interim.
- **Visual amenity** – The field is an important part of the visual amenity of Cockerham. Proposed housing does not reflect local housing, in particular terraces, and this does not reinforce local character.
- **Highways** – Access onto a dangerous road, no details of accidents occurring since the outline report. Insufficient footpath to bus stop, limited public transport locally. Conflict of agricultural vehicle movements with pedestrians, cyclists and other vehicle movements. Willey Lane unsuitable for walking due to lack of street lighting and condition. Vehicular access onto Willey Lane into the site contrary to outline approval, Willey Lane unsuitable for additional vehicles.
- **Sustainability and Infrastructure** – Unsustainable location, local needs will not be met, little demand for new housing in Cockerham. Lack of shops and facilities in Cockerham. Water pressure in Cockerham is poor, which would be exacerbated by additional dwellings.
- **Other matters** – No effort to engage with local residents.

## 5.0 Analysis

5.1 The key considerations in the assessment of this application are:

- Extant outline permission and aggregate development
- Housing mix and affordable contribution
- Design, layout and drainage
- Residential amenity
- Landscape, open space and ecology
- Highways, parking and waste

### 5.2 Extant outline permission and aggregate development (NPPG Paragraph 005 & 006)

5.2.1 The local planning authority can only assess the details submitted relating to the 'reserved matters'. Matters relating to the principle of the development, such as the need for housing, traffic impacts, site access, flood risk, loss of agricultural land, impacts on geodiversity and ecology are matters previously considered and accepted conditionally as part of the approval of outline planning permission. This does not mean that some aspects covered by the outline permission, such as landscape/townscape considerations, will not be assessed as part of the consideration of reserved matters, but such will relate only to whether the proposed reserved matters enables or prejudices compliance with the outline permission. In short, consideration of the reserved matters is not an opportunity to re-examine the principle of the redevelopment of the site for residential development.

5.2.2 The applicant has chosen to submit all the remaining reserved matters (appearance, layout, scale and landscaping) as part of this pending application. The submission of this application for reserved matters complies with condition 1 of the outline planning permission (and therefore section 92 of the Town and Country Planning Act 1990) in relation to the time limit within which an application for reserved matters approval can be made pursuant to the outline permission. The submitted layout avoids development, landscaping and tall boundary treatments with the approved access visibility splays, adhering to condition 3 of the outline consent. The proposed layout does not prejudice the potential for the site to be sustainably drained in accordance with the surface water sustainable drainage hierarchy, as percolation tests confirm that infiltration is not feasible at the site and space is provided for attenuation within the proposed layout. The submitted elevations and floor plans of each proposed house demonstrates compliance with Nationally Described Space Standards in compliance with condition 10, and 4 of these units are to comply with M4(2) Category 2 - Accessible and Adaptable Dwellings. The site provides circa 0.2ha of public open space relatively central to the scheme, with a connection to Bridleway 13 provided within the proposed layout. As such, whilst the discharge of conditions relating to the outline consent is currently being considered, the submitted

details as part of this reserved matters do not prejudice the satisfactory delivery of these requirements and conditions as part of the outline consent.

5.2.3 The outline permission also contains a legal agreement controlling the delivery of affordable housing provision, open space financial contribution, education contribution and the provision, management and maintenance of common parts of the site. The triggers for the majority of these requirements are by occupation of certain units, or a specific period of time following the grant of reserved matters. However, affordable housing provision is to be agreed as part of this reserved matters application. Albeit under the guise of the Section 106 agreement. Notwithstanding this it will be assessed within the following section of this report.

5.3 **Housing mix and affordable contribution (DM DPD Policy DM1, DM3; SPLA DPD policies SP6; NPPF section 5; Meeting Housing Need SPD, Strategic Housing Market Assessment; Affordable Housing Planning Note)**

5.3.1 The housing mix proposed would provide 29.2% affordable housing, meeting the requirement for on-site affordable housing delivery required by the legal agreement on the outline consent at the site. The housing mix sought across the district is within the table below, which is adjacent to the proposed housing mix as part of this reserved matters application within the table below:-

Property type	DM1 Requirement (%)	Reserved matters (%)	Reserved matters and full application (%)
1 bed house / flats	10%	2 (8.3%)	2 (8%)
2 bed house	20%	7 (29.2%)	7 (28%)
3 bed house	35%	9 (37.5%)	9 (36%)
4+ bed house	25%	4 (16.6%)	5 (20%)
bungalows	10%	2 (8.3%)	2 (8%)
<b>TOTALS</b>	<b>100%</b>	<b>24 (100%)</b>	<b>25 (100%)</b>

Whilst the sought figures demonstrate a slight oversupply of 2-bedroom properties within this mix, this is considered to be a good mix of dwellings across the proposed development. The slight skew towards 2-bedroom properties is partly explained by the affordable housing requirements discussed in the next paragraph of this report, and also ensuring that some of these 2-bed units will also be available as market housing as part of the scheme. As such, the proposed housing mix is considered to be a positive aspect of this development and policy compliant, with the inclusion of some bungalow units being particularly welcome as part of this scheme.

5.3.2 The proposal seeks 7 units of affordable housing, two of which are to be 1-bed cottage style apartments, a single semi-detached two-bed dwellinghouse attached to these apartments, and a row of four 2-bed terraced properties. The consultation response from the Planning and Housing Strategy Team seeks the provision of a single 3-bed dwelling as part of the affordable units on-site, and given that there is a known need for a 2-bed accessible home within the area, the inclusion of one of these within the affordable units would be beneficial and has been sought during the determination process. Unfortunately, this was not forthcoming, however given the predominant requirement for 1 and 2 bed units as part of the required affordable housing provision, and the fact that the full requirement of affordable housing is to be provided on site, this is considered to be acceptable.

5.3.3 Of more concern is the congregation of proposed affordable units within one area of the proposed development, rather than pepper-potting these throughout the development as required by planning advice notes. Ordinarily this would be heavily discouraged, however it is understood that this is the preference of one of the few registered providers to progress interest providing on-site affordable housing as part of this development. Of greater mitigation is the fact that the affordable units would be seen in the context of a positive mix of development throughout the scheme, with other market two-bed units and smaller housing on site. Combined with the external finish in coursed limestone under natural slate roofs to highway facing elevations, this will make these affordable units indiscernible from the open market dwellings, despite being congregated into a single area. As such, whilst the lack of dispersion of affordable units across the site is disappointing, given the mitigating

circumstances this is considered to only be a minor detraction from the scheme which provides a positive mix of dwellings at the site.

5.3.4 The NHS request for contributions cannot be accepted at this time. No evidence has been provided by the NHS justifying the need or cost for the proposed works to the medical centre. Accordingly, the request does not meet the required CIL regulations tests, and in any case such contributions would be required at outline stage, rather than reserved matters.

5.4 **Design, layout, heritage and drainage (DM DPD Policies DM2, DM4, DM27, DM29, DM30, DM33, DM34, DM35, DM39, DM42, DM45, DM46; NPPF sections 2, 5, 11, 12, 14, 15 and 16; Surface Water Drainage, Flood Risk Management and Watercourses Planning Advisory Note; National Model Design Code)**

5.4.1 The layout plan at outline stage was indicative only, however it is noteworthy that the proposed layout is in broad accordable with this previous indicative iteration of the scheme. The pumping house has been removed, and an additional dwellinghouse is sought concurrently as an aggregate development to the scheme. However, the continuation of a frontage facing Lancaster Road to the west and the remaining development focussing around a public open space area of the most elevated aspect of the site is considered to be positive aspect of the proposal.

5.4.2 The site now includes a communal parking area for units 1 to 7, which is located to the rear of these properties. Given the rural location, this originally raised concerns regarding the visual impact of such a parking area. It is worth noting that some prominent locations within the village of Cockerham contain parking areas as existing, such as on the prominent corner of Lancaster Road and Main Street, and immediately adjacent to Main Street as part of the Parish Hall. Combined with the setback from the public highway and pavement by circa 35 metres and mitigative planting of 8cm to 12cm girth trees adjacent to the proposed car parking area, this is considered to be acceptable in this context, particularly as this removes parking from more prominent potential provision to the front or sides of units 1 to 7.

5.4.3 The proposed development includes a number of dwelling types, styles and sizes, helping to break the visual built form of the site through this variety and setback frontages, but also ensuring a congruency of style across the site using the same external materials throughout. These external materials are considered to be good quality in the context of the variety design and materials present within Cockerham. The use of limestone and natural slate is considered to be positive and sympathetic to this rural location. The village contains existing rows of terraced housing, in addition to detached and semi-detached housing, similar to the proposal. The single and two storey height and scale of dwellings proposed is proportionate to the surroundings, and subservient to some of the existing larger dwellings immediately adjacent to the application site. Whilst the housing design and materials have been used elsewhere in the district, namely in Mill Head and Warton, the gable ended roof, front gable features, porches and use of stone and render under slate is congruent to existing development within Cockerham. The two bungalows at the site will also appear congruent to the surrounding built form, and placed adjacent to the entrance to the site these will help to break the visual appearance of the built form across the site from this central access viewpoint of the proposal. Whilst timber fencing is used within the development to delineate and provide private garden areas, the use of lower stone walls and knee rail fencing to the entrance areas of the site, and stock fencing to the northern rear boundaries to avoid a stark length of tall fencing to open fields are both positive improvements through amendments to the proposal. Overall, the design, scale and visual impact of the proposal is considered to be sympathetic to the surroundings and is acceptable from this perspective.

5.4.4 Whilst the site is circa 85 metres from the Grade II Listed Building of The Old Rectory, this heritage asset is already surrounded by existing dwellinghouses at closer proximity providing intervening built form to the application site. Furthermore, the nearest proposed built form is a further 15 metres away from the heritage asset due to the proposed setback from Lancaster Road, and as such it is considered the proposal will cause no undue harm to the setting of heritage assets. The site is understood to be of archaeological interest, with a Roman Road potentially located in the vicinity. These are in principal issues that should have been addressed at the time of the outline consent, given they were not, it is not lawful to re-visit this as part of this application, or impose a condition to this effect.

5.4.5 The original outline application detailed that soakaways across the site would provide a suitable and sustainable surface water drainage scheme for the proposal, however the proposed layout includes an attenuation pond and directing the surface water drainage to an existing drainage ditch at greenfield runoff rates. The full drainage requirements for the site are controlled through planning conditions on the outline consent, however the proposed site layout proposed under this application should avoid prejudicing the delivery of an appropriate drainage scheme at the site. Whilst information received to date is far from comprehensive, this has satisfactorily demonstrated that infiltration and soakaways cannot be provided at the site as originally intended. As such, the proposed layout does not prejudice the delivery of soakaways, as these are unfeasible due to existing natural site conditions as opposed to layout. The layout includes suitable space for a surface water attenuation basin to the northern section of the site. Whilst an appropriate surface water sustainable drainage scheme has not been received to date, leading to an objection from LLFA, this will be fully assessed as part of the discharge of conditions process on the outline consent. The key at this stage is that the proposed layout sought through this reserved matters application does not prejudice a suitable drainage scheme at the site, and as such this reserved matters proposal is considered to cause no undue harm with regard to drainage.

5.5 **Residential amenity (DM DPD Policies DM2, DM29; NPPF sections 12; Nationally Described Space Standards)**

5.5.1 The proposed dwellinghouses are suitably separated from opposing walls with clear glazing to prevent privacy and overlooking concerns between proposed dwellings. All the proposed garden areas are of suitable scale, and whilst four dwellinghouse gardens are marginally below 10 metres in depth, all more than 9 metres, and this depth is considered to be appropriate, particularly given the that there is no directly opposing garden or dwelling to the rear of each. Given a number of dwellinghouse only just adhere or marginally exceed the minimum garden spaces, permitted development rights could be removed to protect this external private garden and residential amenity standards. Apartments do not require to achieve these minimum garden requirements for dwellinghouses, however curtilage areas of 34sq.m and 47sq.m have been provided for the two proposed apartments on site. Each dwelling (houses and apartments) meets the minimum Nationally Described Space Standards of minimum floor and storage space. The proposed development is considered to offer suitable residential amenity standards to future occupants of the proposed development.

5.5.2 The nearest dwellinghouses to the application site are Batty Cottage to the north and the dwellinghouses along Willey Lane to the south. The end of the terrace row is circa 13.8 metres south of the side elevation of Batty Cottage, and sufficient distance to prevent overbearing or overshadowing this existing dwellinghouse. Subject to the upper floor north facing bathroom windows being obscure glazed and high level opening, this will ensure the opposing elevation of Batty Cottage and the side curtilage area is not overlooked, and therefore the privacy standards are maintained. Along Willey Lane, the nearest property is the rear elevation of the existing bungalow Hollybank and proposed unit 13 side elevation, which are circa 11.9 metres separated. This is considered to be suitable separation distance to prevent overbearing, and the fact this proposed dwelling is to the north of the existing bungalow will prevent overshadowing of Hollybank. The upper floor side facing window to unit 13 serves a bathroom, and subject to this being obscure glazed and high level opening, combined with the implementation of the 1.8 metre tall fence between these properties, the proposal is considered to cause no undue harm to privacy of existing neighbouring dwellinghouses. Whilst unit 12 and Hallgarth are separated by circa 16.5 metres, the same restrictions on upper floor side facing windows and installation of boundary treatments applies to this unit too.

5.6 **Landscaping, open space and ecology (DMDPD policies DM27, DM44, DM45, DM46 and Appendix D; SPLA DPD policy SP8 and EN3; NPPF: section 12 and 15; PAN04 – Open Space Provision in New Residential Development Planning Advisory Note)**

5.6.1 The proposal provides public open space within the site in terms of circa 0.2 hectares amenity green space. This open space is well placed, appearing relatively central to the development, and on the most elevated section of the site and therefore avoiding developments within this more prominent area. Using the most elevated section of the site for public open space and landscaping is a positive layout and design of the scheme, as this peaks above the finished floor level of any of the proposed dwellings, and provides a backdrop to proposed dwellings closer to Lancaster Road and a softer foreground to those beyond to the east of this open space. This space will link to the footpath between

the site and Willey Lane, and extensive levels of planting will help to ground the area and ensure this has an appropriate rural appearance with tree lined streets.

5.6.2 The proposed landscaping includes native species and fruiting cherry trees, in accordance with the ecological mitigation required at the site, and will offer visual mitigation to the soften the appearance of parking areas and the attenuation pond on site. The proposed fencing along the southern edge of the site appears to be outside of the root protection area and fencing to retain the existing hedgerow along this boundary, with suitable separation between development and all other existing trees and hedges on site. As such, and subject to other conditions and legal agreement for open space contributions and landscaping as part of the outline permission, the proposed development is considered to offer a good standard of landscaping on site, a positive open space area, and delivers ecological mitigation through the proposed planting and landscaping.

5.7 **Highways, parking and waste** (SPLA DPD policies T2, T4; DMDPD policies DM29, DM60, DM61, DM62, DM63, DM64; NPPF sections 9 and 12; Walking and Cycling Planning Advisory Note; Waste Storage and Collection Guidance for Domestic and Commercial Developments Planning Advisory Note)

5.7.1 The access detailed within the reserved matters is in accordance with that already approved as part of the outline permission at the site. There will be some private cul-de-sacs off the adoptable highway element of the proposal, but these are between 20 metres and 50 metres long, and at circa 4.8 metres wide are considered suitable for access and turning, particularly with the turning head at the end of the longest private cul-de-sac. Whilst this will require some of the dwellinghouses moving bins for collection circa 40 metres, longer than the suggested maximum of 25 metres, this is considered to be appropriate in the circumstance given the scale and dimensions of the site. Each dwellinghouse has suitable parking provision, and the delivery of EV charging points is controlled through the outline consent. Where proposed dwellings do not benefit from a proposed garage, the site plan demonstrates a bicycle parking outbuilding, which can be controlled through planning condition. The provision of the paved link to the bridleway 13 along Willey Lane will encourage walking and cycling as transport and recreation options. Other footway improvements along Lancaster Road are controlled through the outline consent, as is the construction management plan requested by consultees, but the delivery of this is not prejudiced by the layout sought as reserved matters. As such, the site access, highway layout and parking provision is considered to be acceptable.

## **6.0 Conclusion and Planning Balance**

6.1 In conclusion, the proposed layout, scale, appearance and landscaping (the reserved matters) of the proposed residential development and associated open space and landscaping, satisfactory addresses the requirements of the Framework and policies of the development plan. The amended proposal is considered a well-planned proposal that constitutes quality design, external materials and layout to compliment the existing built form and settlement pattern of Cockerham. The open space and landscaping is well considered to the topography and softening the development of the site. Despite some shortcomings in garden depths, location of affordable housing and the parking area forming part of the proposed layout, these compromises do not diminish residential amenity standards, nor would the affordable housing be discernible from open market dwellings on-site, despite being congregated into one particular area. The layout and design of the development is considered safe for all users from a highway perspective, with adequate off-street car and bicycle parking provided as part of the proposal, and the positive link to the existing bridleway encouraging walking and cycling through the site. Finally, the applicant has demonstrated that the proposals would not conflict with the outline planning permission and its associated legal agreement. For the reasons set out above, the benefits of the proposal are considered to outweigh the minor detractions identified, it is recommended that the reserved matters details submitted are conditioned granted approval.

## **Recommendation**

That Reserved Matters Consent BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Time limit for commencement	Control



2	Approved plans list	Control
3	Precise details and samples of materials to be submitted for approval for elevations, external treatments and boundaries.	Pre-commencement
4	Bike sheds (remove PD for outbuildings for smaller 2-bed units)	Prior to occupation of dwellings
5	Waste collection provision	Prior to occupation of dwellings
6	Hedging to units 8 and 16 grown to 1.8m prior to occupation	Prior to occupation of dwellings
7	Implement parking provision, control use of parking provision and garages for parking cars and bicycles only	Control
8	Implementation of landscape	Control
9	Regraded land from site material only and grass seeded	Control
10	Obscure glaze side window facing neighbours	Control
11	Removal of permitted development rights	Control

**Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015**

Officers have made this recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The decision has been taken having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

**Background Papers**

None