

## **Committee Report**

**Item No:** 1

**Reference:** DC/17/05793  
**Case Officer:** John Davies

**Ward:** Long Melford.

**Ward Member/s:** Cllr Richard Kemp. Cllr John Nunn.

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### **Description of Development**

Planning Application - Erection of 15-unit sheltered apartment block (amended application to 11-unit block approved under reference B/15/01043/FUL)

### **Location**

Sheltered Accommodation Site at Orchard Brook, Hall Street, Long Melford, CO10 9JN

**Parish:** Long Melford

**Site Area:** 1200 m<sup>2</sup>

**Conservation Area:** Long Melford

**Listed Building:** n/a

**Received:** 21/11/2017

**Expiry Date:** 26/02/2018

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**Application Type:** FUL - Full Planning Application

**Development Type:** Major Small Scale - Dwellings

**Environmental Impact Assessment:**

**Applicant:** Nicholas King Homes

**Agent:** Miss Kate Wood

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## **DOCUMENTS SUBMITTED FOR CONSIDERATION**

This decision refers to drawing number as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

The plans and documents recorded below are those upon which this decision has been reached:

Elevations - Proposed NK 1000 104 - Received 21/11/2017

Site Plan NK 1000 105 - Received 21/11/2017

Street Scene - Proposed NK 1000 106 - Received 21/11/2017

Site Location Plan NK 1000 107 - Received 21/11/2017

Land Levels IDL/815/05/10 1 - Received 21/11/2017

General Details IDL/815/06/10 1 - Received 21/11/2017

General Details 0219/RFT/100 - Received 21/11/2017

Landscaping Plan NKH21553-11 - Received 21/11/2017

Ecological Survey/Report NKH21553 67 - Received 21/11/2017

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Drainage Details IDL/815/07/10 - Received 21/11/2017  
Tree Protection Plan DFC1220TPP E - Received 21/11/2017  
Proposed Site Plan 12793-1 B - Received 21/11/2017

The application, plans and documents submitted by the Applicant can be viewed online at [www.babergh.gov.uk](http://www.babergh.gov.uk).

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## **PART ONE – REASON FOR REFERENCE TO COMMITTEE**

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The application is referred to committee for the following reason/s:

The Corporate Manager - Growth & Sustainable Planning considers the application to be of a controversial nature having regard to the planning reasoning expressed by the Parish Council and / or the extent and planning substance of comments received from third parties and / or the location, scale and / or nature of the application.

It is a “Major” application for:

- a Major Application for 15 or more dwellings

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## **PART TWO – APPLICATION BACKGROUND**

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### **History**

The planning history relevant to the application site is listed below. A detailed assessment of the planning history including any material Planning Appeals will be carried out as needed in Part Three:

The site was originally an Iron and Gas Works and historically an orchard also stood in the south-west corner of the site which gave rise to the colloquial name for the site as ‘Orchard Brook’. From the 1960s up until 2009 the site was developed and used for the assembly and sale of caravans.

In 2012 an application was submitted for 51 dwellings on the site (reference B/12/00688/FUL). The application was refused on the following grounds:

- 1) Contrary to policies TP01 and TP02 of the BDC Local Plan as the number of dwellings would be detrimental to pedestrian safety due to the narrow width of the access into the site from Hall Street and the lack of a dedicated pedestrian footway and inadequate refuges for pedestrians.
- 2) Lack of S106 agreement to provide affordable dwellings and infrastructure contributions.

The 2012 refusal was challenged at appeal but dismissed. The Inspector’s decision of 16 June 2014 criticised the proposals primarily for generating more daytime pedestrian and vehicular activity given scale of development at access giving rise to greater potential for conflict between cars and pedestrians detrimental to vehicular and pedestrian safety and contrary to Paragraph 32 of the Framework.

In January 2016 planning permission B/15/01043/FUL was approved for the erection of 44 dwellings (including 13 sheltered units) with associated parking, access, landscape, open space, drainage and infrastructure subject to conditions and the completion of a s.106 Agreement relating to:

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- □ Commuted sum of £153,642 towards affordable housing.
- □ The provision of an open space and LAP+1 to the Councils standard and ongoing maintenance and public access.
- □ Other infrastructure requirements, including £125,225 contributions to primary school provision, early years childcare and libraries.
- □ Confirmation of liability for safety and future maintenance of internal estate roads and signage and for parking enforcement

Following completion of the Legal Agreement planning permission was issued on 23 March 2016.

Subsequent to that decision and compliance with relevant pre-commencement conditions development has proceeded on site.

### **All Policies Identified as Relevant**

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. Highlighted local and national policies are listed below. Detailed assessment of policies in relation to the recommendation and issues highlighted in this case will be carried out within the assessment:

### **Summary of Policies**

The following Core Strategy policies are relevant to this particular planning application:-

- **CS1** - Applying the Presumption in Favour of Sustainable Development in Babergh
- **CS2** - Settlement Pattern Policy
- **CS3** - Strategy for Growth and Development
- **CS11** - Strategy for development for Core and Hinterland Villages
- **CS13** - Renewable/ Low Carbon Energy
- **CS15** - Implementation of Sustainable Development in Babergh
- **CS18** - Mix and Types of Dwellings
- **CS19** - Affordable Homes
- **CS21** - Infrastructure Provision

The following saved policies are applicable to the proposal:

- **EN19** - Contaminated Land
- **HS39** - New Nursing, Residential Care, Rest Homes and Sheltered Housing
- **EM24** - Retention of Existing Employment Sites
- **CN01** - Design
- **CN06** - Listed Buildings
- **CN08** - Conservation Areas
- **CR04** - Special Landscape Areas
- **TP15** - Parking Standards

### **Supplementary Planning Guidance**

- Long Melford Conservation Area Appraisal
  - Suffolk Guidance for Parking (2014, updated 2015)
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- Supplementary Planning Document - Rural Development & Core Strategy Policy CS11 (2014)
- Supplementary Planning Document - Affordable Housing (2014)
- Supplementary Planning Guidance – The Provision of Outdoor Recreation Facilities and Open Space - HS32 (2010)
- Supplementary Planning Guidance - Safeguarding Employment Land (March 2008)

### **Details of Previous Committee / Resolutions and any member site visit**

A Member site visit took place in November 2015.

### **Details of any Pre Application Advice**

General advice given.

### **List of other relevant legislation**

- Human Rights Act 1998
- Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990
- Natural Environment and Rural Communities (NERC) Act 2006 (any rural site)
- The Conservation of Habitats and Species Regulations 2010
- Localism Act
- Consideration has been given to the provisions of Section 17 of the Crime and Disorder Act, 1998, in the assessment of this application but the proposal does not raise any significant issues.

### **Consultations and Representations**

During the course of the application Consultation and Representations from third parties have been received. These are summarised below.

#### **A: Summary of Consultations**

##### **Long Melford Parish Council**

No objection

##### **Heritage Team**

No response received.

##### **Environmental Health - Land Contamination**

No response received.

##### **BDC - Waste Strategy Team**

No response received.

##### **SCC - Highways**

No objection.

##### **SCC - Archaeological Service**

Recommend condition requiring submission of site investigation and post investigation assessments prior to occupation.

**The Environment Agency**

No objection subject to imposition of conditions regarding groundwater contaminated land.

**SCC - Flood & Water Management**

Holding objection- Applicant has not demonstrated viable method for disposal of water due to level of contaminate present in ground.

**SCC - Rights Of Way Department**

No response received

**Natural England**

No comments and refer to Standing Advice

**SCC - Corporate S106 And Education**

No comments but note that existing s.106 in place and any deed of variation will need to include SCC as a party.

**Historic England**

No comments.

**NHS England (50+ Dwellings/C2/Care or Nursing Homes)**

No objection- no request for any primary health care mitigation.

**Economic Development & Tourism**

No comments.

**Environmental Health - Sustainability Issues**

Object as no submission to address policies CS12,13 and 15.

**Environmental Health - Noise/Odour/Light/Smoke**

No comments.

**Suffolk Fire and Rescue Service**

Request condition to secure provision of fire hydrants

**Strategic Housing Enabling**

Note that a commuted sum to the value of £153,642 has been agreed under the existing scheme as no affordable housing will be delivered on site. To take account of the additional 4 dwellings and be policy compliant, one additional affordable housing unit should be provided, equating to a commuted sum of £10,242, in addition to the currently agreed commuted sum.

**B: Representations**

1 Cordell Cottage- objection

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- -too many large executive type houses and not enough for young/first time buyers and elderly
  - village does not have infrastructure to cope with any expansion in housing
  - Hall St is choked with parked cars
  - Village needs better car park, improve junction at Bull Lane, larger GP surgery, larger primary school and more affordable housing
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St Marys Hall, 83 Hall St- objection

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- concern over impact of additional traffic generated within the development and at access onto Hall Street
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40 Harefield- objection

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- Unacceptable increase in housing density and additional pressure on parking and medical services in the village.
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## **PART THREE – ASSESSMENT OF APPLICATION**

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From an assessment of relevant planning policy and guidance, representations received, the planning designations and other material issues the main planning considerations considered relevant to this case are set out including the reason/s for the decision, any alternative options considered and rejected. Where a decision is taken under a specific express authorisation, the names of any Member of the Council or local government body who has declared a conflict of interest are recorded.

### **1. The Site and Surroundings**

- 1.1 The site comprises several large modern factory buildings surrounded predominantly by hard standing. The site is currently vacant and is authorised for B2: General Industrial use.
  - 1.2 There are a number of trees on the south and west boundaries. The site area measures 1.60 hectares (4 acres). The land, and that surrounding it, is generally level ground.
  - 1.3 The site lies to the West of Hall Street, the main road through Long Melford (B1064). It is situated behind existing buildings on Hall Street, these are two and two ½ storey in scale, Tall of which are listed and in a mixture of commercial and residential use.
  - 1.4 Lying within the Built Up Area Boundary of Long Melford, part of the eastern portion of the site lies within the Long Melford Conservation Area. The site also lies within a site of Archaeological interest.
  - 1.5 The site lies within the Special Landscape Area (SLA) which extends to include land to the west; the site lies just within the SLA boundary. Chad Brook, a watercourse which runs parallel to the site's western boundary is a designated a County Wildlife Site.
  - 1.6 The south west tip of the site is within flood zone 2 however, the majority of the site lies within flood zone 1. Much of the site is covered with a potential contaminated land designation.
  - 1.7 To the North of the site, situated adjacent to the sites northern boundary, is a two storey, curtilage listed office building known as The Old Foundry. This building has received consent for conversion to seven residential units under a prior notification granted in 2014 (B/14/00208/OFDW).
  - 1.8 Cock and Bell Lane, a narrow single track road which connects with Hall Street lies to the North of the site. Dwellings on Cock and Bell Lane, which are predominantly 19th Century terraces, border the site. There is a listed 'crinkle crinkle' wall which borders a property on Cock and Bell Lane.
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- 1.9 Cock and Bell Lane links up with a footpath which runs parallel to Chad Brook, passing along the Western boundary of the site. There is an area of allotments adjacent Chad Brook, whilst agricultural fields extend to open countryside on the western side of the watercourse.
- 1.10 The south the site abuts two residential dwellings, 1 and 2 Orchard Bungalows and a playing field. Along this boundary is a number of mature trees.

## **2. The Proposal**

- 2.1 The application concerns a small part of a larger development located on the western edge of the overall site which was granted permission for a total of 44 dwellings. The approved scheme included a total of 13 sheltered dwellings comprising 2 houses and 11 two bedroom flats for the over 55s. The sole subject of this application is the approved sheltered housing block located towards the north-west corner of the site within which the 11 two-bedroom flats were provided. The application seeks approval for a different building in the same location with a different design and providing an increase in the number of sheltered flatted units within the block from 11 to 15 units and comprising a mix of 7 no. two bed flats and 8 no. one bed flats.
- 2.2 The reason for the change in mix is because the developers have found there is large demand locally for small sheltered units and the two bed units are unable to meet this need due to their higher cost. The Applicants therefore wish to amend the mix to incorporate some smaller , one bed units, but in order to retain overall viability the number of units needs to increase.
- 2.3 The scheme also includes an increase in on-site parking provision adjacent to the building from 19 spaces as approved to 23 spaces an addition of one space for each additional dwelling.
- 2.4 The changes to the design and form of the building are as follows:
- Changes to internal layouts especially the central core
  - Plan form is wider but no increase in height as central part of roof to be flat
  - Alterations to dormer windows at roof level
  - Additional front doors on exterior to individual flats mainly on north and south elevations
- 2.5 The facing materials would remain the same namely red brick and render with a natural slate roof with white painted timber windows and grey timber doors.
- 2.6 On site the development has commenced but no works have started On the sheltered housing block pending the outcome of this application.

## **3. National Planning Policy Framework**

- 3.1 The National Planning Policy Framework (NPPF) contains the Government's planning policies for England and sets out how these are expected to be applied. Planning law continues to require that applications for planning permission are determined in accordance with the Development Plan unless material considerations indicate otherwise. The policies contained within the NPPF are a material consideration and should be taken into account for decision-making purposes.

## **4. Core Strategy**

- 4.1. Policy CS1 states that the Council will support sustainable development unless material considerations indicate otherwise.
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- 4.2 Policy CS2 sets out the settlement policy for the district and states that development will be guided sequentially to the towns, core and hinterland villages.
- 4.3 Policy CS03 states that employment and housing growth over the plan period will be accommodated within Babergh's existing settlement pattern and within new urban extensions. The most new housing proposed would be within the Sudbury and Great Cornard Areas.
- 4.4 Policy CS11 deals with new development at Core and Hinterland villages and sets out criteria with which to assess such proposals.
- 4.5 Policy CS15 sets out a long list of criteria that need to be considered to demonstrate that proposals are sustainable.
- 4.6 Policy CS18 states that residential development will be supported where it provides for the needs of the District's population especially the elderly and at a scale appropriate to the size of development.
- 4.7 Policy CS19 requires all residential development to provide 35% of units as affordable housing.

## **5. Neighbourhood Plan/Supplementary Planning Documents/Area Action Plan**

- 5.1.
- Long Melford Conservation Area Appraisal
  - Suffolk Guidance for Parking (2014, updated 2015)
  - Supplementary Planning Document - Rural Development & Core Strategy Policy CS11 (2014)
  - Supplementary Planning Document - Affordable Housing (2014)
  - Supplementary Planning Guidance – The Provision of Outdoor Recreation Facilities and Open Space - HS32 (2010)
  - Supplementary Planning Guidance - Safeguarding Employment Land (March 2008)

## **6. Saved Policies in the Local Plans**

- 6.1 Saved Policy EM24 seeks to protect employment land and buildings and requires developers to demonstrate that proposals for non-employment uses such as residential are justified based on either:
1. by an agreed and sustained marketing campaign, undertaken at a realistic asking price; or
  2. where agreed in advance, the applicant can demonstrate that the land, site or premises are inherently unsuitable or not viable for all forms of employment related use.
- 6.2 Saved Policy CN01 requires all development to be of appropriate scale, form, detailed design and construction materials for the location.
- 6.3 Saved policy HS39 sets out criteria for assessing proposals for sheltered accommodation.
- 6.4 Saved Policy CN06 sets out principles for the control of works to listed buildings or the setting of listed buildings.
- 6.5 Saved Policy CN08 deals with the protection and enhancement of the character and appearance of conservation areas.
- 6.6 Saved policy CR04 deals with proposed development within Special Landscape Areas and states that development should maintain or enhance special landscape qualities of the area and be designed and sited to harmonise with landscape setting.
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- 6.7 Saved policy TP15 states that new development will be required to provide parking in accordance with adopted parking standards

## **7. The Principle of Development**

- 7.1 The principle of the development of the site to include sheltered apartment accommodation has already been agreed and specifically with respect to the number and mix of units and their location within a single block on a site at the western edge of the overall development.
- 7.2 This application seeks approval to vary the number and mix of sheltered units and therefore the main issues relate to the consequential effects on traffic generation and parking associated with more units on the site and the design implications of a larger building.
- 7.3 In the previous application the principle of sheltered accommodation for over 55s was found to be acceptable when assessed against saved policy HS39 (New sheltered housing ) and CS18 (Mix and Types of Dwellings). In order to ensure that occupation of these units was limited to this age group a condition was imposed, which it would be appropriate to maintain in this case.
- 7.4 Policy CS19 requires 35% affordable housing provision unless a developer provides documentary evidence that viability is a proven issue; in such a circumstance the LPA can accept a reduced level of provision on a site-by-site basis. In the previous application the agent submitted documentation in relation to the viability of the scheme, which highlighted some atypical costs associated with the development, notably additional costs for archaeological investigation, remediation costs for redeveloping a brownfield site and costs associated with achieving a high quality design and materials. As a result it was demonstrated that the developer could not support a full on-site contribution to affordable housing and with the agreement of the Councils' Strategic Housing Team a commuted sum to support affordable housing provision elsewhere was secured.
- 7.5 In the assessment of the current application to increase sheltered housing units in the scheme the Strategic Housing Team have requested an additional commuted sum equivalent one additional affordable housing unit should be provided which equates to a commuted sum of £10,242, in addition to the currently agreed commuted sum. This has been agreed by the Applicant.

## **8. Sustainability Assessment Of Proposal**

- 8.1. The site is located within the built up boundary of the village of Long Melford , which is designated as a Core Village under Policy CS2 where they are identified as a focus for growth within their functional cluster of smaller surrounding villages. The site is located off Hall Street , the main retail and service core of Long Melford, and therefore offers excellent pedestrian accessibility to those services and is therefore deemed to be highly sustainable .

## **9. Site Access, Parking And Highway Safety Considerations**

- 9.1 The approved access arrangements for the development are unchanged by this proposal. The application is supported by a Transport Statement to assess the likely increase in trips associated with the increase in sheltered flats.
- 9.2 The Applicants highway consultants have assessed that the increase in the number of flats would be likely to increase the number of daily trips by only 5 per day, which is a negligible increase. In order to meet any potential increase in parking demand the number of parking spaces near the block have been increased by 4 additional spaces.
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9.3 The Highway Authority have raised no objection to the proposals.

## **10. Design and Layout**

10.1 The consequential changes to the size and design of the building have been summarised earlier in the report. The original approval was for a two storey building with a 'H' plan form with the front side wings facing east. The first floor accommodation was contained largely within the pitched roofs.

10.2 In the amended proposals the central section of the building is widened in order to accommodate back to back flats. In order to retain the overall height of the building and roof pitch with a wider span a central flat roofed section is introduced which would be 7 metres wide. This would be concealed from views by the taller side wing ridged roofs.

## **11. Landscape Impact**

11.1. The site lies within part of a Special Landscape Area centred to the west of the site. Given the limited changes to the scale and design of the building it is not considered that the revised proposals would give rise to any significant additional harm to the surrounding countryside.

## **12. Environmental Impacts - Trees, Ecology And Land Contamination**

12.1. There would be no significant additional impacts compared to the approved scheme on matters concerning trees, ecology or land contamination.

## **13. Heritage Issues**

13.1 There are many Grade II listed buildings on Hall Street, notably the Cock and Bell Public House immediately north of the access and Foundry House immediately to the south. The Grade II\* listed Drury House and Bouchier Galleries lie some 30m from the south-east corner of the site. Local Planning Authorities (LPAs) have a statutory duty under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building, its setting and any features of special architectural or historic interest which it possesses. The LPA must also have special regard for how the setting of a listed building contributes to the asset's significance and how this is affected by the development proposed.

13.2 The site for the sheltered units is located on the western side of the site and is therefore neither adjacent to nor near the listed buildings located on the frontage to Hall Street. Given the separation distance, intervening development within the estate and the limited changes to the scale and appearance of the development it is not considered that the development as amended would give rise to harm to the setting of those listed buildings.

13.3 The Long Melford Conservation Area covers approximately a third of the site, in an area to the rear of the properties on Hall Street. The access into the site is also covered by the Conservation Area designation. In decision making Local Planning Authorities also have a statutory duty under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character and appearance of this Conservation Area. This is echoed within saved policy CN08 of the Babergh Local Plan (Alteration No. 2) 2006 which requires that new development in Conservation Areas area is appropriate and preserves or enhances the special character of the area. Given that the sheltered housing site is separated from the Conservation Area and the changes in scale and design are not significant in terms of the changes to the scheme it is not considered that any harm would arise.

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#### **14. Impact on Residential Amenity**

14.1. The changes to the sheltered housing building would not give rise to any additional residential amenity impacts particularly given that the building is not adjacent to any existing neighbours. No concerns have been raised by neighbours in relation to residential amenity.

#### **15. Biodiversity and Protected Species**

15.1 In the assessment of the approved scheme an ecological survey was undertaken which concluded that the existing site and buildings supported foraging and roosting bats and suggested that suitable mitigation can take place which would maintain the favourable conservation status of the species which are affected by the development.

15.2 The adjacent Chad Brook is a County Wildlife Site and provides an important bat foraging corridor, likely to support other protected species such as Otters and Water Voles which could be sensitive to light from the development. A condition will be required to provide details of proposed lighting and limit lighting on the boundary with the countryside. It is considered that suitable mitigation can be provided to ensure the favourable conservation status of all these species.

#### **16. Planning Obligations / CIL**

16.1 In accordance with the Community Infrastructure Levy Regulations, 2010, the obligations recommended to be secured by way of a planning obligation deed are (a) necessary to make the Development acceptable in planning terms (b) directly related to the Development and (c) fairly and reasonably relate in scale and kind to the Development.

#### **17. Details of Financial Benefits / Implications (S155 Housing and Planning Act 2016)**

17.1 Granting this development will result in the following financial benefits:

- New Homes Bonus
- Council Tax
- CIL

These are not material to the planning decision.

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## **PART FOUR – CONCLUSION**

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#### **18. Statement Required by Article 35 Of The Town And Country Planning (Development Management Procedure) Order 2015.**

18.1. When determining planning applications The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires Local Planning Authorities to explain how, in dealing with the application they have worked with the applicant to resolve any problems or issues arising.

18.2. In this case the application submission was considered satisfactory without the need for any amendments apart from an additional contribution to affordable housing.

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## **19. Identification of any Legal Implications and/or Equality Implications (The Equalities Act 2012)**

19.1. The application has been considered in respect of the current development plan policies and relevant planning legislation. Other legislation including the following have been considered in respect of the proposed development:

- Human Rights Act 1998
- The Equalities Act 2010
- Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990
- Natural Environment and Rural Communities (NERC) Act 2006 (any rural site)
- The Conservation of Habitats and Species Regulations 2010
- Localism Act
- Consideration has been given to the provisions of Section 17 of the Crime and Disorder Act, 1998, in the assessment of this application but the proposal does not raise any significant issues.

## **20. Planning Balance**

20.1 The application comprises an amendment to part of an approved scheme for the redevelopment of this brownfield former employment site for housing development providing a range of accommodation to meet different needs. The amendment relating to sheltered housing accommodation for the over 55s is to increase the amount and choice of such accommodation in response to locally expressed need. These changes have been incorporated within the approved curtilage of the sheltered unit development and in a re-design which has not resulted in an increase in height of the building nor significantly changed its overall appearance and therefore would not harm the setting of listed buildings nor the Conservation Area. The increase in parking for the additional units and marginal increase in vehicular movements would not give rise to unreasonable traffic generation.

## **RECOMMENDATION**

That authority be delegated to Corporate Manager - Growth & Sustainable Planning to Grant Planning Permission subject to the prior completion of a Section 106 or Undertaking on terms to their satisfaction to secure the following heads of terms:

- Commuted sum of £10,242 towards affordable housing.

and that such permission be subject to the conditions as set out below:

- Implementation within 3 years.
  - Submission and approval of window details.
  - Submission and approval of all external materials.
  - Submission and approval of details including mortar mix, joinery colour and render colour.
  - Precise details of boundary treatments and retention thereof
  - Submission and approval of location and detail of solar panels.
  - Submission and approval of lighting details.
  - Submission of signage proposed to Hall Street and inside site.
  - Submission of biodiversity enhancement measures, to include locations of bat and swift boxes
  - Conditions as agreed with the County Archaeologist.
  - Sheltered Housing to be provided in accordance with paragraphs 2.9 and 2.10 of the submitted Housing Needs Statement, for no other use within use class C3 and to thereafter be retained as such.
  - Sheltered Housing only to be occupied by persons over the age of 55
  - Provision of fire hydrants.
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- Submission of waste minimisation and recycling strategy.
  - Implementation in accordance with construction management plan.
  - As recommended by the LHA including provision of cross over, footpath realignment, maintenance of visibility splays, prior approval of arrangements for discharge of surface water.
  - As recommended by the EA, including contamination risk assessment, verification reporting and long-term monitoring and maintenance plan and surface water management/drainage details.
  - Precise details of soft landscaping, open space and play equipment.
  - Implementation of soft landscaping, open space and play equipment.
  - Precise details of boundary treatment with erection prior to occupation.
  - As recommended by the Arboriculture Officer in relation to protection of existing trees.
  - Removal of PD rights for conversion of garages
  - Retention of estate roads and retention of internal layout as agreed (unless otherwise agreed in writing).
  - Retention of private visitor and parking, including two spaces available for local businesses
  - Access on Cock and Bell Lane to be pedestrian, cycles and emergency vehicle provision only; no regular day to day vehicle access.
-