

Committee Report

Item No: 7B

Reference: DC/22/02924

Case Officer: Daniel Cameron

Ward: Needham Market.

Ward Member/s: Cllr Stephen Phillips. Cllr Mike Norris.

RECOMMENDATION – APPROVE RESERVED MATTERS SUBJECT TO CONDITIONS

Description of Development

Submission of Details (Reserved Matters Application) under Outline Planning Permission DC/18/05621 for the Appearance, Scale and Layout of up to 43no dwellings (14 affordable), Landscaping thereof and Access thereto.

Location

Land Off, Jacks Green Road, Creeting St Mary,

Expiry Date: 23/12/2022

Application Type: RES - Reserved Matters

Development Type: Major Small Scale - Dwellings

Applicant: Ruby Homes (East Anglia) Ltd

Agent: Mr Sebastian Blemings

Parish: Creeting St Mary

Details of Previous Committee / Resolutions and any member site visit: Outline permission approved under reference DC/18/05621.

Has a Committee Call In request been received from a Council Member (Appendix 1): No

Has the application been subject to Pre-Application Advice: No

PART ONE – REASON FOR REFERENCE TO COMMITTEE

The application is referred to committee for the following reason:

The application is for reserved matters for over fifteen dwellings and is required to be brought before Development Control Committee as per the scheme of delegation.

PART TWO – POLICIES AND CONSULTATION SUMMARY

Summary of Policies

NPPF - National Planning Policy Framework
NPPG-National Planning Policy Guidance

Core Strategy Focused Review (2012)

FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development

Core Strategy (2008)

CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS03 - Reduce Contributions to Climate Change
CS04 - Adapting to Climate Change
CS05 - Mid Suffolk's Environment

Local Plan (1998)

GP01 - Design and layout of development
HB01 - Protection of historic buildings
HB14 - Ensuring archaeological remains are not destroyed
H07 - Restricting housing development unrelated to needs of countryside
H13 - Design and layout of housing development
H14 - A range of house types to meet different accommodation needs
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution
H18 - Extensions to existing dwellings
T09 - Parking Standards
T10 - Highway Considerations in Development

Neighbourhood Plan Status

This application site is not within a Neighbourhood Plan Area.

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

Parish Council (Appendix 3)

Creting St. Mary Parish Council comments received 30th June 2022

Creting St Mary Parish Council wishes to record its **OBJECTION** to the above application and requests that its views, along with those of local residents presented now and previously, are given significant weight by the District Council in determining this application.

As previously submitted for DC/18/05621:

- **Overdevelopment** - Creeting St Mary has recently seen applications approved for many houses in the village especially All Saints Road and also 52 houses on the Breheny site. Another 43 houses on Jacks Green Road is a concerning overdevelopment issue which will overwhelm an already insufficient infrastructure.
- The application site is in an unsustainable location requiring the use of a car, there being no public services and no shops. It therefore contravenes Local Plan Policy CS01 Settlement Hierarchy. Being outside the settlement boundary it also contravenes Local Plan Policy CS02 Development in the Countryside and Countryside Villages. Jacks Green Road has limited footpaths and more traffic movements will increase the possibility of pedestrian and vehicle conflict. Policy T10 Highway Considerations in Development is relevant in this respect.

For this application:

- **Access / Unsuitable Road** – Jacks Green Road is already a very busy road with an ongoing speeding issue. Data retrieved from the Vehicle Activated Speed Sign located on Jacks Green Triangle has presented to us how motorists ignore the speed limit and proves what a dangerous road it can be. Adding another 100+ vehicles to the mix will certainly make the road even more dangerous.

The Parish Council and many residents are against this proposal because it is felt that these proposals will not in any way improve, add, or enhance the village but will only worsen it.

National Consultee (Appendix 4)

Anglian Water comments received 10th June 2022

No comments.

East Suffolk Drainage Board comments received 24th June 2022 and 28th July 2022

Consent may be required for discharge of water to a watercourse under Section 23 of the Land Drainage Act 1991 and under Byelaw 3 and 10.

N.B – Members should note that these consents are separate to the planning process, and it will be up to the developer to ensure that the correct consents are in place.

Natural England comments received 16th June 2022

No comments.

County Council Responses (Appendix 5)

Archaeological Service comments received 16th June 2022

It is noted that the site lies in an area of archaeological potential. There are no grounds to consider refusal of the application provided conditions are applied to ensure archaeological investigation and assessment of finds.

N.B – Members should note that this response was originally received in response to the original outline planning application. The conditions suggested were applied to the outline planning permission already granted on the site and do not need to be reapplied here.

Development Contributions comments received 9th June 2022 and 25th July 2022

The Section 106 Agreement attached to the outline application is noted. It is requested that the provisions secured under that agreement be extended to this application.

N.B – Members should note that the Section 106 would cover the outline and reserved matters application with no need to secure another agreement.

Fire & Rescue Team comments received 26th July 2022

Comments were given in response to the outline application. It is requested that the condition applied to it be carried forward in this application.

Officer note: Conditions applied to the outline permission would be carried forward in the event that this application were approved. There is no need to reimpose the conditions originally applied to the outline. In any event, detail on the location of fire hydrants has been provided and confirmed as acceptable by the Fire & Rescue Team.

Floods & Water Team comments received 14th June 2022, 27th July 2022 and 8th November 2022

Holding objection until the applicant provides the required information.

Officer note: Said detail has been provided as part of the discharge of conditions application.

Highways comments received 8th August 2022 and 24th November 2022

Holding objection on the grounds that refuse vehicles would not be able to enter the northern section of the site, now resolved. Conditions recommended to secure creation of access and build out of road network to approved standards.

Travel Planning Officer comments received 26th July 2022

No comments.

Internal Consultee Responses (Appendix 6)**Environmental Health – Land Contamination comments received 13th June 2022 and 5th August 2022.**

No comments.

Environmental Health – Noise, Odour and Light Pollution comments received 16th June 2022, 5th August 2022 and 11th November 2022

A noise assessment and plan of air source heat pumps has been provided by the applicant. These are acceptable; however, conditions should be applied to ensure development is undertaken in line with the recommendations of these documents.

Environmental Health -Sustainability comments received 15th June 2022 and 3rd August 2022

No sustainability and energy strategy has been submitted with this application. No comments are possible without this document.

Heritage Team comments received 30th June 2022 and 13th August 2022

It is considered that the proposed development would cause no harm to designated heritage assets and will not impact the settings of any listed buildings.

Strategic Housing Team comments received 24th June 2022 and 1st August 2022

Initial holding objection overcome following amendment to the affordable housing mix and location of dwellings within the site.

Public Realm/Biodiversity Project Manager comments received 23rd July 2022, 29th July 2022, 8th August 2022 and 23rd November 2022

Comments previously made by the Biodiversity Project Manager and the Public Realm Team have been addressed. Further clarity on bird boxes and bat boxes is required and some further minor detail regarding the play area is required. In particular, this should add some natural play features (boulders, buried wood) to the site and ensure there is a kick rail placed between the parking area and the play equipment.

B: Representations

At the time of writing this report at least 3 letters/emails/online comments have been received. It is the officer opinion that this represents 3 objections/comments on the scheme. A verbal update shall be provided as necessary.

Views are summarised below:

- Development already occurring on former Breheny site.
- Lack of infrastructure to support new houses.
- Traffic on the road would represent a danger to users.
- Primary school cannot accept further pupils.
- Development out of keeping with character of the area.
- Street lighting would create significant light pollution in the area.
- Height of bund and acoustic fencing should be confirmed.
- Some planting should be undertaken at the start of the project to establish boundaries to existing properties.
- Issues with public gaining access to neighbouring sites and harming animals kept there.

(Note: All individual representations are counted and considered. Repeated and/or additional communication from a single individual will be counted as one representation.)

PLANNING HISTORY

REF: DC/18/05621	Outline Planning Application (all matters reserved) - Residential Development for up to 43 dwellings(14 affordable).	DECISION: GTD 08.09.2020
REF: DC/22/02924	Submission of Details (Reserved Matters Application) under Outline Planning Permission DC/18/05621 for the Appearance, Scale and Layout of up to 43no dwellings (14 affordable), Landscaping thereof and Access thereto.	DECISION: PCO
REF: DC/22/03618	Discharge of Conditions Application for DC/18/05621- Condition 3 (Phasing), Condition 5 (Archaeological Investigation), Condition 7 (Materials), Condition 8 (Construction Method Statement), Condition 10 (Land Contamination Investigation), Condition 11 (Acoustic Design Statement), Condition 12 (Sustainability and Energy	DECISION: PCO

Statement), Condition 14 (Surface Water Drainage Scheme), Condition 16 (Fire Hydrants) and Condition 17 (Ecological Enhancements)

REF: 0242/90/OL

RESIDENTIAL DEVELOPMENT OF 2.226 HA. OF LAND INCLUDING LAYOUT AND CONSTRUCTION OF NEW VEHICULAR ACCESS AND ACCESS ROADS AND PIPING OF DITCH.

DECISION: REF 13.12.1990

PART THREE – ASSESSMENT OF APPLICATION

1. The Site and Surroundings

- 1.1 The site is a roughly triangular parcel of land, 2.35ha in size, located to the north of Jack's Green Road with the A14 forming the north-eastern boundary. The site is currently laid to grass and is used as agricultural land for the production of hay. A group of veteran trees is located adjacent to the south-eastern corner of the site but does not fall within the site, while small hedgerows form the boundary to Jack's Green Road. A drainage ditch crosses the site, running south-west to north-east with hedgerow to either side.
- 1.2 A short run of linear residential development is apparent to the north of the application site, while a small cul-de-sac, Jordan Close, and a larger, suburban development, St. Mary's Garden are apparent to the west and south-west respectively.
- 1.3 The site falls outside of the settlement boundaries of either Needham Market or Creeting St. Mary, such that the adopted Development Plan would place it within the countryside. Needham Market's High Street is located some 1.1km away from the application site, while the primary school in Creeting St. Mary is a similar distance.
- 1.4 Flood zones 2 and 3 are shown to cross the site, centred on the drainage ditch, with the land beyond within flood zone 1. The developed area shown within the indicative plan approved under the outline is entirely within flood zone 1.
- 1.5 No other constraints are identified within the site. It does not include any trees that are subject to a Tree Protection Order (TPO) and does not form part of a Special Landscape Area (SLA) or Area of Outstanding Natural Beauty (AONB). No public footpaths cross the site and it is not within a conservation area.
- 1.6 No listed buildings are noted within the immediate vicinity although the Grade II* listed Church of St. Mary at Creeting St. Mary is noted on the rising landscape above the application site while a small number of Grade II listed farm cottages are noted on Flordon Road.

2. The Proposal

- 2.1 This application follows the grant of outline planning permission for the erection of up to 43 dwellings was made under reference DC/18/05621. All matters were reserved at that point such that matters of access, appearance, layout, landscaping, and scale are included here for consideration.

- 2.2 The submitted plans shows a total of 43 no. dwellings arranged in a manner similar to that shown within the indicative plans approved at outline stage. In terms of the open market housing, 28 dwellings are proposed within the following mix:
- 2 no. 5 bed detached
 - 5 no. 4 bed detached
 - 7 no. 3 bed detached
 - 8 no. 3 bed semi-detached and terraced
 - 2 no. 2 bed semi-detached
 - 4 no. 2 bed bungalows
- 2.3 Fifteen units of affordable housing are proposed, a slight increase over the amount noted at outline stage. It is not considered that this increase in affordable housing number is fatal to the reserved matters application. Affordable housing within the scheme is provided in the following mix:
- 3 no. 3 bed unit – Affordable Rent
 - 7 no. 2 bed units – Affordable Rent
 - 2 no. 1 bed units – Affordable Rent
 - 1 no. 3 bed unit – Shared Ownership
 - 2 no. 2 bed units – Shared Ownership
- 2.4 The description of development meets with the originally approved description and the level of affordable housing on offer would be policy compliant. Housing is at maximum, two storeys in height with a small number of bungalows present within the scheme. All units are served by air source heat pumps, a level of parking provision which meets adopted standards and avoids use of triple parking, and private amenity areas. A play area is noted within the scheme and an area of wildflower meadow beyond.
- 2.5 Application DC/22/03618 has also been submitted and provides details for the following planning conditions attached to the outline permission:
- Condition 3 – Phasing of works.
 - Condition 5 – Scheme of onsite archaeological investigation.
 - Condition 7 – External materials.
 - Condition 8 – Construction method statement.
 - Condition 10 – Land contamination investigation.
 - Condition 11 – Acoustic design statement.
 - Condition 12 – Sustainability and energy strategy.
 - Condition 14 – Surface water drainage scheme.
 - Condition 16 – Provision of fire hydrants.
 - Condition 17 – Ecological enhancement.

3. The Principle of Development

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that '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'.
- 3.2 Outline planning permission that has been granted by the Council under application ref DC/18/05621 clearly establishes the acceptability of residential development taking place on the identified site for up to 43 no. dwellings, and is the starting point for the decision making process. Members are not tasked with re-considering the planning permission from scratch; rather, it is necessary to consider those details reserved under the planning permission for determination at

this current stage of the overall process. The principle of development is therefore effectively fixed, subject to the conditions attached to the grant of outline planning permission.

- 3.3 As Members are aware, the examination of the Council's emerging Joint Local Plan (JLP) is currently paused, pending the submission of additional information. Within the emerging Joint Local Plan (JLP), the site is allocated under reference LS01 as part of the Creeting St. Mary - Jack's Green settlement boundary, such that, given time, the site will become part of the adopted Development Plan. Nevertheless, Members are advised that the weight that may be attached to JLP as part of the consideration of development proposals is limited at this stage.
- 3.4 In summary, the acceptability of the identified site to accept up to 43 no. dwellings is established in principle and is the starting point for the determination of this reserved matters application.

4. Nearby Services and Connections Assessment of Proposal

- 4.1 As previously mentioned, the immediate vicinity of the area does not offer any facilities or services to residents to support the residential use within the area. However, both Needham Market and Creeting St. Mary are within an accessible walking distance from the site along hardstanding footpaths. The distances future residents would be expected to walk to reach the services and facilities of either is 1.1km.
- 4.2 For reference, the Chartered Institution of Highways and Transportation (CIHT) Planning for Walking document states "Across Britain about 80 per cent of journeys shorter than 1 mile are made wholly on foot". Furthermore, the CIHT guidelines for Providing Journeys on Foot sets out desirable walking distances for journeys with acceptable walking distances of between 400 and 1000m, with the maximum of 1200m being suggested. The Department for Transport Local Walking and Cycling Infrastructure Plans Technical Guidance for Local Authorities sets out a core walking distance of 400m (8pprox.. 5 minutes), with a 2km radius around this, extending the walking zone to 2.4km. With the distances noted above, both Creeting St. Mary and Needham Market fall within acceptable walking distances from the development.
- 4.4 Services and facilities are limited within Creeting St. Mary with only the primary school, public house and play area noted.
- 4.5 Access to services and facilities within Needham Market is far more extensive, reflecting its position within the settlement hierarchy set out within the Mid Suffolk Core Strategy document. It provides access to an array of shops, medical facilities and public houses. More importantly, it gives access to the wider public transport network through connection to the rail network and bus services.

5. Site Access, Parking and Highway Safety Considerations

- 5.1 Vehicular access to the site is made via Jack's Green Road. While the roads are not to be adopted by the Highway Authority, they are acceptable, and their widths allow for access by refuse tenders and emergency vehicles. Some questions have been raised in this regard within consultation, however, swept path analysis of the roads confirm that there is no issue in this regard and the Highway Authority have withdrawn their objection.
- 5.2 A second point of access is made to serve the public open space adjacent to the housing site and is similarly acceptable. It is intended to create an access for vehicles servicing and maintaining the open space and play area or for those accessing the play area.

- 5.3 Internal roads are arranged with a single spine road serving most properties with the remainder served from a secondary internal road. No triple parking is noted within the site and all dwellings are served by parking which meets adopted parking standards including provision of an electric vehicle charging point.
- 5.4 Policy T10 of the Local Plan requires the Local Planning Authority to consider a number of highway matters when determining planning applications, including the provision of safe access, the safe and free flow of traffic and pedestrian safety, safe capacity of the road network and the provision of adequate parking and turning for vehicles. Policy T10 is a general transport policy which is generally consistent with Section 9 of the NPPF on promoting sustainable transport, and therefore is afforded considerable weight.
- 5.5 Paragraph 111 of the NPPF confirms that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

6. Design, Layout and Scale

- 6.1 Policy GP01 sets out to ensure that all development is of appropriate scale, form, design and construction materials. Paragraph 130 of the NPPF seeks to achieve similar aims.
- 6.2 The originally proposed layout is in accordance with the illustrative plans submitted at outline stage and retains the area of open space adjacent to the housing development. Revised plans have adapted and altered the proposed layout and design such that it is now considered to be acceptable.
- 6.3 The layout of the site proposes a modern estate style of development. Housing is designed to be inward looking, however, given the position of the proposed development at the edge of the village and adjacent to the countryside gap to Creting St. Mary and A14, this is not particularly objectionable.
- 6.4 Housing is typically two-storey in height, matching the overall character of development in the surrounding area, although a number of bungalows are noted as well at key points within the scheme. The design of the proposed units are in keeping with the surrounding development which is modern, dating from the 1960s. A mix of brick and weatherboarding is noted, all materials which can be seen within the surrounding area and are considered to be acceptable within this context.

7. Landscape Impact, Trees, Ecology, Biodiversity and Protected Species

- 7.1 Policy CS5 of the Core Strategy seeks to protect and conserve landscape qualities taking into account the natural environment and the historical dimension of the landscape as a whole rather than concentrating solely on selected areas, protecting the District's most important components and encouraging development that is consistent with conserving its overall character. However, blanket protection for the natural or historic environment as espoused by Policy CS5 is not wholly consistent with the Framework and is afforded limited weight.
- 7.2 Paragraph 170 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils.
- 7.3 The site is not part of a Special Landscape Area and not part of any other landscape designation. It was previously utilised as an agricultural field, so its development would remove this from the wider landscape. However, the site lies within an area where residential development is noted and

although while in the main it is arranged in a linear arrangement, there are neighbouring estate style developments in the immediate vicinity. The majority of on-site vegetation is to be retained within the site and in many instances enhanced with additional planting. The Public Realm Team are content with the overall planting scheme for the site, although they do request some additional detailing to be added to the public open space this can be secured by condition.

- 7.4 Ecological impact and biodiversity enhancement was considered under the outline application and forms part of the discharge of condition package submitted alongside this application.

8. Land Contamination, Flood Risk, Drainage and Waste

- 8.1 Details of land contamination, flood risk, drainage and waste were considered at outline stage and found to be acceptable. Details of land contamination and the SuDS details form part of the discharge of conditions package. Comments from the Lead Local Flood Authority (LLFA) note a holding objection until further detail is provided with regards to SuDS, however, this forms part of the discharge of condition package and will be explored in further detail below.

9. Heritage Issues

- 9.1 Policy HB1 of the Local Plan seeks to protect the character and appearance of buildings of architectural or historic interest, particularly protecting the settings of Listed Buildings. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving a listed building, its setting or other architectural or historic features from which it draws significance. In practice, a finding of harm to the historic fabric of a listed building, its setting or any special features it possesses gives rise to a presumption against the granting of planning permission.
- 9.2 The Council's Heritage Team were consulted on the application and maintain their position from the outline application, which confirms that the proposed development would cause no harm to designated heritage assets and would have no impact on the setting of any listed buildings.

10. Impact on Residential Amenity

- 10.1 Saved Policy H13 of the Local Plan seeks to ensure new housing development protects the amenity of neighbouring residents. Saved Policy H16 of the Local Plan seeks to protect the existing amenity of residential areas. Paragraph 130 of the NPPF sets out a number of core planning principles as to underpin decision-taking, including, seeking to secure a high standard of amenity for all existing and future occupants of land and buildings.
- 10.2 The site is adjacent to the A14 and an acoustic design report was required at outline stage to ensure that residential dwellings were not adversely affected by the proximity of traffic noise. Consultation with the Environmental Health Team notes that these details are acceptable., the site is to be surrounded by a 3m high bund, on top of which an acoustic fence is to be located, with planting on the bund added to further screen the site from noise disturbance. Comments from the Environmental Health team noted no issue with the use of air source heat pumps to the properties provided they were installed correctly.
- 10.3 The layout of the scheme avoids internal overlooking and is positioned a good distance away from neighbouring dwellings to allow the same conclusions to be reached. Back to back distances within the site are acceptable and no adverse impacts are noted with regards to loss of natural light.

11. Planning Obligations/Community Infrastructure Levy

- 11.1 A Section 106 Agreement is in place for the site. It secures delivery of policy compliant affordable housing on site along with funding for the transport of secondary school aged pupils from the site to the nearest secondary school.
- 11.2 It is also noted that the development would be subject to paying Community Infrastructure Levy (CIL).

12. Parish Council Comments

- 12.1 Creeping St. Mary Parish Council note that their previous objections to the application remain. For the avoidance of doubt, these related to overdevelopment of Creeping St. Mary, oversubscription school and doctors' surgeries, overhead power cables over the site and flood risk.
- 12.2 With regards to these issues, these were addressed during the outline stage of planning and were not found to be so adverse that permission should have been refused. Infrastructure development could be expanded and funded utilising CIL received from this development, overhead power cables do not interfere with the site and drainage details on the site have been considered by the LLFA and found to be acceptable.

13. Discharge of Conditions

- 13.1 As noted above, discharge of condition application DC/22/03618 accompanies this application and provides detail on a number of pre-commencement or concurrent with submission of reserved matters issues including:
- Condition 3 – Phasing of works.
 - Condition 5 – Scheme of onsite archaeological investigation.
 - Condition 7 – External materials.
 - Condition 8 – Construction method statement.
 - Condition 10 – Land contamination investigation.
 - Condition 11 – Acoustic design statement.
 - Condition 12 – Sustainability and energy strategy.
 - Condition 14 – Surface water drainage scheme.
 - Condition 16 – Provision of fire hydrants.
 - Condition 17 – Ecological enhancement.
- 13.2 Officers can report that with regards to the above conditions, no objections from consultees remain to be addressed and confirmation that these details are acceptable is held on the planning file. This includes securing environmentally friendly construction techniques and facility to reduce carbon emissions, running costs and water use of the dwellings in occupation. Air source heat pumps are proposed to heat all dwellings within the scheme and electric vehicle charging points are delivered to all dwellings. Solar panels are not proposed at this point, however, buildings are orientated so most have some south facing roof slopes to take advantage of this and installation of solar panels on a residential dwelling would fall under permitted development such that no planning application would be required. Conditions attached to the outline permission have been appropriately worded such that once approved, the development will be required to be carried out in accordance with the approved details.

PART FOUR – CONCLUSION

14. Planning Balance and Conclusion

- 14.1 The principle of development on this site has been agreed through the approval of DC/18/05621 and this application only relates to matters of access, appearance, landscaping, layout and scale.
- 14.2 In this regard, the application is found to be acceptable. It would sit comfortably with the immediate surroundings of the site, which are modern estate developments and linear residential development.
- 14.3 Some minor queries are noted within the consultee responses to the application, particularly with regards to SuDS, however, examination of the discharge of conditions application DC/22/03618 shows that the LLFA are content to discharge the condition relating to SuDS.

RECOMMENDATION

That the Chief Planning Officer be authorised to APPROVE Reserved Matters application subject to conditions as summarised below and those as may be deemed necessary by the Chief Planning Officer:

- That conditions applied to the outline approval continue to apply here.
- Development to be built out in line with approved plans.
- Access to be provided as shown and before any other part of the development is undertaken.
- Means to prevent discharge of surface water onto the highway to be submitted and agreed prior to commencement.
- Bin storage and presentation areas to be submitted and agreed and available for use prior to occupation.
- Details of estate roads and footpaths to be agreed.
- Estate roads and footpaths to be delivered prior to occupation of each dwelling.
- Parking and turning areas to be provided as shown on drawings.
- Electric vehicle charging points to be provided prior to occupation.
- Provision of garages, carports and cycle stores to be provided prior to occupation.
- Visibility splays to be provided to the access prior to first occupation.
- Air source heat pumps to be installed in line with the submitted plans and in accordance with the detail in the technical report.
- Additional detail on the parking area adjacent the play area to provide detail of a kick rail/knee rail to separate the parking area from the play area.

And the following informative notes as summarised and those as may be deemed necessary:

- Pro-active working statement
- Highways note