

Committee Report

Application No:	DC/18/00859/FUL
Case Officer	Tracy Long
Date Application Valid	17 August 2018
Applicant	Avant Homes
Site:	Land East of Collingdon Road High Spen
Ward:	Winlaton And High Spen
Proposal:	Residential development of 185 detached, semi-detached and terraced dwellings, including affordable homes, along with associated access, services, infrastructure and landscaping (As Amended).
Recommendation:	GRANT subject to S106
Application Type	Full Application

1.0 The Application:

1.1 DESCRIPTION OF THE SITE

The site occupies an area of predominantly agricultural land, approximately 6.9 hectares in size. The site is located behind Watson Street but excludes the allotments there. The northern edge of the site along Pawston Road is the narrowest part of the site and from this point the site opens up to the widest part along the southern boundary. The site has a complex topography although there is a general slope east to west. There are a number of trees and hedgerows within the site, these generally run along the boundaries of the site, although there is a hedgerow running east west across the centre of the site. There are no designated Public Rights of Way within the site.

1.2 The site is allocated within the Core Strategy and Urban Core Plan for approximately 132 homes. No part of the site is located within the Green Belt however, the site is bounded to the north, east and south by the Green Belt boundary.

1.3 DESCRIPTION OF THE APPLICATION

The application seeks planning permission for 185 detached, semi-detached and terraced dwellings along with associated access, services, infrastructure and landscaping. The proposed housing mix comprises a mixture of two, three and four bedroom houses (36 x 2 bed houses, 90 x 3 bed houses and 59 x 4 bed houses). It is also proposed to provide 15% affordable housing within the site which would equate to 28 units (based on 185 units).

1.4 Vehicular access is proposed on the western boundary off Collingdon Road with pedestrian crossing facilities linking the site to the western side of Collingdon Road. An additional pedestrian access is also proposed at the south west corner of the site.

1.5 The proposed housing layout as a density of 28 houses per hectare. The submitted Planning Statement explains that this is as a result of the site topography and the desire to provide well proportioned private gardens.

1.6 The following information has been submitted with the application:

- Statement of Community Involvement
- Planning Statement
- Design and Access Statement
- Ecological Assessment
- Affordable Housing Statement
- Arboriculture Assessment and Method Statement
- Archaeological Assessment
- Coal Mining Risk Assessment
- Geo-environmental Report
- Flood Risk Assessment
- Drainage Statement
- Air Quality Assessment
- Noise Assessment
- Transport Assessment
- Travel Plan
- Economic Benefits Statement
- Draft s.106 Heads of Terms

1.7 An addendum to the Statement of Community Involvement (SCI) has been submitted following a public consultation carried out by the developer on the 16th October 2018 between 4pm – 7pm at High Spen Primary School. This was undertaken at the request of local Councillors to ensure that the local community were fully informed about the proposed development. The submitted SCI document states that 2,400 households received an invitation to the consultation event and that over 80 people attended and 52 questionnaires were returned to the developer.

1.8 RELEVANT PLANNING HISTORY

DC/15/01041/OUT

Outline planning permission (all matters reserved) for residential development of up to 142 houses. APPROVED 20 December 2016.

DC/17/00142/REM

Application for reserved matters relating to access, appearance, landscaping, layout and scale pursuant to outline planning application DC/15/01041/OUT. Currently undetermined.

2.0 Consultation Responses:

Archaeology

Archaeological investigations have been carried out and nothing of interest found. No further work or conditions required.

Newcastle Airport	No objection, subject to conditions
Highways England	No objection
Northumbrian Water	Details of the drainage scheme with should be secured through condition.
Coal Authority	No objection, subject to condition
Natural England	No objection
Northern Gas Networks	No objection

3.0 Representations:

3.1 The Council sent letters to 150 properties surrounding the application site to notify them about the planning application. The Council also displayed site notices around the application site. A notice also appeared in the Newcastle Journal.

3.2 A total of 12 letters of objection have been received. The reasons for objection are summarised below:

- Overdevelopment, overbearing development
- Too many houses are proposed
- The development is out of scale and character with the village of High Spen
- Out of character with Conservation Area
- There is very little green space proposed
- Increase in traffic
- Increase in road accidents
- Poor visibility on the proposed access
- Traffic calming measures should be proposed
- A crossing at Glossop Street should be provided
- Inadequate car parking
- Harm to residents living conditions
- Increase in noise
- Loss of privacy, overlooking
- Overshadowing of adjacent houses
- Loss of view of adjacent fields / countryside
- Concern over health issues
- Traffic pollution
- Loss of trees
- Impact on local wildlife
- The houses will overshadow the allotments
- Increase in flood risk in the area
- The proposed swales will require regular maintenance
- There may not be adequate capacity in the sewer system

- The size of some houses are less than the National Space Standards
- No accessible homes are provided
- No community amenities are proposed
- The village infrastructure is unable to support 185 more houses
- A contribution should be made to the local school and community centre.

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CS1 Spatial Strategy for Sustainable Growth

CS4 Spatial Strategy - Rural/Village Area

CS10 Delivering New Homes

CS11 Providing a range and choice of housing

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

CS16 Climate Change

CS17 Flood Risk and Waste Management

CS18 Green Infrastructure/Natural Environment

GV4 High Spen

DEL1 Infrastructure/Developer Contributions

DC1C Landform, landscape and after-use

DC2 Residential Amenity

T1 Transport req for New Developments

ENV3 The Built Environment - Character/Design

ENV21 Sites of Archaeological Imp - Known

ENV22 Sites of Archaeological Imp - Potential

ENV44 Wood/Tree/Hedge Protection/Enhancement

ENV47 Wildlife Habitats

ENV51 Wildlife Corridors

ENV52 Creation of New Wildlife Habitats

ENV54 Dev on Land Affected by Contamination

H5 Housing Choice

H9 Lifetime Homes

H10 Wheelchair Housing

H12 Housing Density

H13 Local Open Space in Housing Developments

H15 Play Areas in Housing Developments

CFR20 Local Open Space

CFR28 Toddlers' Play Areas

CFR29 Juniors' Play Areas

CFR30 Teenagers' Recreation Areas

Gateshead Placemaking SPD

5.0 Assessment of the Proposal:

5.1 The main planning issues relating to this proposed development are considered to be the principle of housing on this site, whether the proposed design of the development is acceptable, housing choice, the impact on the living conditions of the future occupiers of the proposed housing and existing residents near the site, transport issues, flood risk, the possible contamination of the site, the possibility of archaeology remains on the site, the possible impact on ecology on the site and in the area and the impact on existing trees on and around the site.

5.2 PRINCIPLE

PRINCIPLE OF DEVELOPMENT

Policy CS1 of the CSUCP sets out the spatial strategy for sustainable growth. Given population and economic growth there is a need to plan for 30,000 homes within Gateshead and Newcastle up to 2030. To plan for this growth has meant allocating locations for new housing development in villages.

- 5.3 Policy CS10 sets out a net provision of 8,500 new homes in Gateshead to contribute to the 30,000 total up to 2030.
- 5.4 The application site is allocated in the CSUCP, under policies CS4 and GV4b for residential development for approximately 132 homes including a mix of predominantly family housing. No part of the site is located in the Green Belt.
- 5.5 Policy GV4 also requires that development takes place in accordance with an approved masterplan and phasing plan. This follows on from policy CS4 which requires the approved masterplans to; demonstrate a comprehensive, phased and coordinated approach to site development, setting out how necessary infrastructure, and the strategic infrastructure identified for the site in the Infrastructure Delivery Plan will be delivered on a phased basis; and approved development phasing plans setting out build rates and triggers for infrastructure, and demonstrating how each phase of the development is sustainable and deliverable.
- 5.6 The applicant has provided a phasing plan and masterplan within the submitted Design and Access Statement. An indicative phasing plan shows that the site would be built out over four phases. The first phase is shown as being towards the western part of the site around the vehicle access point. The second phase takes in the south part of the site; the third phase takes in the eastern part of the site whilst the fourth phase is shown towards the northern part of the site. The masterplan shows how the site could ultimately be developed with the site-specific infrastructure. Any necessary off-site infrastructure would be delivered through condition(s) and / or the Community Infrastructure Levy payment.
- 5.7 Given the above, Officers consider that the application demonstrates a phased and coordinated approach to development in line with policy GV4 subject to a planning condition requiring compliance with the masterplan and phasing plan.
- 5.8 This application has been advertised as a departure as the number of houses proposed (185 units) is higher than the number of units (approximately 132) referred to in policy GV4 of the Council's Core Strategy and Urban Core Plan (CSUCP).
- 5.9 The submitted Planning Statement explains that a number of issues in relation to ground conditions have required an increase in numbers on the site to ensure that the site can be delivered. Given the extensive Coal Mining Legacy underneath the site, a large amount of drilling and grouting stabilisation works are required. In addition, and to ensure sufficient cover above the worked coal seams, significant amounts of retaining walls are also required across the site. These abnormal costs have resulted in the higher number of houses proposed on the site to ensure that the site is deliverable.
- 5.10 The proposed development should however be assessed in line with the normal material planning considerations to see if the proposed house development with an increase in numbers is acceptable.
- 5.11 HOUSING CHOICE

Affordable housing

Policy CS11 of the CSUCP requires the provision of 15% affordable homes on all developments of 15 or more dwellings, subject to development viability. The application proposes 15% affordable homes (28 homes based on a development of 185 dwellings). Subject to a Section 106 Agreement to ensure that these properties are kept affordable in perpetuity, it is considered that the application would be in accordance with policy CS11(5) of the CSUCP.

5.12 Housing types

The proposed housing mix comprises a mixture of two, three and four bedroom houses (36 x 2 bed houses, 90 x 3 bed houses and 59 x 4 bed houses). The development would therefore make an important contribution to meeting the aim of local planning policy to provide a minimum of 16,000 new homes across the plan area with 3 or more bedrooms. In addition, the type of housing is proposed includes a mix of detached, semi-detached and terraced housing and would be suitable for a wide range of groups in accordance with saved policy H5 of the UDP.

5.13 Wheelchair and lifetime homes

Policy CS11 of the CSUCP sets out the need to encourage provision of lifetime homes and wheelchair accessible homes. This differs from saved policies H9 and H10 of the UDP which require a minimum of 10% of dwellings to be constructed to Lifetime Homes standards and a minimum of 2% of dwellings to be built or be capable of adaption without structural alteration to Wheelchair Housing Standards. The development contains houses that meet both Wheelchair Housing Standards and Lifetime Homes standards and as such is considered to comply with the above policies.

5.14 Residential space standards

Policy CS11(4) requires that new residential development provides "adequate space inside and outside of the home to meet the needs of residents". It is considered that based on the submitted information that the application meets the above requirements, providing an acceptable level of internal and external space.

5.15 AMENITY

The majority of the site opens on to open farm land however, there are residential properties beyond the western boundary of the site. Development on the proposed site would need to provide sufficient separation distances between the properties on this neighbouring site. Officers are of the opinion that an appropriate level of separation between dwellings would be provided.

5.16 The application has been submitted with a Noise Assessment which concludes that the dominant noise to the future residents of the new houses would be from road traffic along the B6315 and Pawston Road. This Noise Assessment recommends that standard double glazing with improved acoustic ventilation should be provided for some of the proposed properties facing directly on to the B6315 and Pawston Road. Details of the noise mitigation measures to be provided in the new homes can be secured by condition.

5.17 SITE LEVELS

Due to the varying levels across the site, it will be necessary to carry out a cut and fill earthworks strategy to create a series of plateaus across the site to provide the houses and roads. This will result in a number of retaining walls and structures being provided as part of the development. Some of the proposed layouts show the location and type of retaining walls proposed within the development. A number of cross sections have also been provided through the housing layout to show how the proposed houses would look and to illustrate some of the changes in level across the site.

- 5.18 Council officers are of the opinion that planning conditions are necessary to approve the final details of the existing and proposed levels across the site and the details of the proposed retaining walls to ensure that they are acceptable in terms from a design and residential amenity point of view.

5.19 TRANSPORT

Access

Vehicular access to the site would be provided directly from Collingdon Road. The application does demonstrate that a suitable vehicle access could be provided. The final detailed design of the access will be secured by planning condition.

- 5.20 Strategic highway issues and impact on the local highway network
The application was accompanied by a Transport Assessment, this assessment considered the impacts that the development may have on the road network; this includes a sensitivity test assessment of the junction operating under most strain in a design year of 2030 for 185 houses. The Transport Assessment demonstrates that the additional 43 homes (over the 142 previously approved) has negligible impact on junction performance. The Transport Assessment concludes that all of the junctions will operate within capacity in a design year of 2030.

5.21 Pedestrian crossing

Planning policy GV4 (2) states that, “Development is required to provide, “New pedestrian crossing facilities around the junction of the B6315 Collingdon Road and Glossop Street”.

5.22 In addition for High Spen East,

CS4 7(i) requires, “New pedestrian crossing facilities linking the development to the western side of the B6315 Collingdon Road.”

- 5.23 The applicant has considered the above requirements and has considered a number of options for potential crossing points. In terms of the B6315 Collingdon Road and Glossop Street crossing, there is insufficient space to provide a formal crossing at (or close) to the junction due to the constrained nature of the network in this area however, there is likely to be scope to provide a crossing further west along Glossop Street. The final position and detailed design for this would need to be informed by detailed design work. It is clear

that there is a requirement to provide a crossing point in this area and, the final details and location of this would need to be secured by condition. There is sufficient space to accommodate a new crossing facility linking the development to the western side of the B6315 Collingdon Road. Final details of this crossing facility could be secured through planning condition.

5.24 Parking and layout

The internal layout of the scheme incorporates a number of features to manage vehicle speeds within the site. These include a number of build outs, parking bays projecting out into the road and raised tables. Parking is to be provided within the site, these are a mix of in plot parking (255), single garages (62) and visitor parking bays (46).

5.25 In regard to cycle parking, this would be an important component of the development in order to give less reliance on the private car. In recognition of this the development incorporates a shed within each plot and this would provide parking for a cycle within each property. This can be secured through planning condition.

5.26 Vehicle charging points

Some provision of electric vehicle charging points is proposed by the applicant. However, the final details and number is not known at this point. A condition is considered to be reasonable to secure an acceptable scheme for EV charging point provision.

5.27 Connectivity

There are a number of bus stops located on the B6315 Collingdon Road, Clayton Terrace Road and Strothers Road, providing access to a number of services. The nearest bus stops within the vicinity of the site are provided on either side of Collingdon Road. In regard to cycling, occupiers of the development would have access to a number of cycling routes with the area (on and off road routes).

5.28 Given the above, it is considered that access to and from the site would connect safely into the existing transport network and the site would have reasonable accessibility by means other than private car. In addition, it is proposed to impose a planning condition requiring a final version of a travel plan to be submitted and approved in order to incentivise future residents to make use of walking, cycling and public transport, including for bus passes for residents.

5.29 FLOOD RISK/DRAINAGE

National and Local Planning Policy advise that development should be directed towards areas at the lowest risk of flooding. The application site is located within Flood Zone 1 (area of lowest risk) and therefore it is considered to be an appropriate location for housing.

5.30 A Flood Risk Assessment and Drainage Strategy have been submitted as part of this planning application. It is recognised within the submission that

residential development at this site would lead to the establishment of impermeable surfaces across a significant area.

- 5.31 The submitted details demonstrate that a suitable drainage scheme could be developed for this site. A number of planning conditions have been recommended to agree the final details of the foul and surface water drainage scheme for the site, the SuDS elements of the development and subsequent SuDS maintenance plan for the lifetime of the development
- 5.32 Northumbrian Water have raised no objection to the application, subject to a condition that would require the approval of a detailed scheme for the disposal of foul water.
- 5.33 Subject to the above flood risk/drainage related planning conditions the proposal is considered to be acceptable from a flood risk and drainage point of view and accord with the aims and objectives of the NPPF, Policy DC1 (h) and (j) of the Unitary Development Plan and Policies CS14, CS17, GV4 of the CSUCP.
- 5.34 **OPEN SPACE / PLAY PROVISION**
The site is located within a residential neighbourhood that is not deficient in open space provision. The proposed development is therefore not required to provide additional open space.
- 5.35 The proposed layout does however include a ring of greenery around the proposed houses which would provide an attractive area for future residents and members of the public. These green areas would incorporate areas of accessible and non-accessible space. The proposed layout shows possible locations for seating and informal naturalistic play features within the areas of accessible space. The areas of non-accessible space are required to ensure appropriate wildlife corridors are incorporated.
- 5.36 **ECOLOGY**
The following ecology information has been submitted in support of the planning application:
- Breeding Bird Survey
 - Extended Phase 1 Habitat Survey
- 5.37 The majority of the site is dominated by two arable fields and these are considered to be of low habitat value. Whilst this is the case, the boundaries around the site contain a good mix of shrubs and trees. The central hedgerow that runs east/west across the site would be removed as part of the scheme, there is no policy requirement to retain this feature and its loss is required to facilitate the development.
- 5.38 Given that the proposed development will result in the direct loss of the majority of the existing field and its existing habitats Council officers are of the opinion that this level of impact cannot be mitigated on site alone as there is limited

space for habitat creation and enhancement. It is therefore considered that it is not possible to develop this site with no net loss of biodiversity on the site.

- 5.39 In recognition of this and in accordance with the hierarchy set out in the NPPF, Council officers consider that off site compensation is therefore required to make the proposed development acceptable from an ecological point of view. Council officers are therefore of the opinion that a financial contribution for off site ecological compensation is required in this instance to address the residual impact of the development and to achieve no net loss of biodiversity.
- 5.40 After considering options Council officers have identified an off site ecological solution which would involve the undertaking off-site ecological compensatory works on Council land at The Folly south of Lead Road Greenside. This compensation scheme would comprise the creation of 304m of new native hedgerow and the restoration and enhancement of 3ha of semi improved grassland. The costs associated with the above off site ecological work (£40,000) can be secured by a planning obligation. Council officers consider that this would represent an acceptable/proportionate off site ecology scheme.
- 5.41 Council officers also consider that a number of ecology related conditions are necessary to approve and implement an biodiversity method statement, lighting design, landscape and ecological design strategy, landscape and ecological management plan and an ecology monitoring strategy for each phase of the development.
- 5.42 Subject to the above ecology related planning conditions and off site ecology compensation measures to be secured by a planning obligation, it is considered that the proposed development would not have a detrimental impact on protected species and ecology and would therefore comply with the NPPF, saved Policies ENV47 and ENV51 of the UDP and Policy CS18 of the CSUCP.
- 5.43 **ARCHAEOLOGY**
The applicant submitted a desk based archaeological assessment as part of the planning application. The applicant also carried out archaeological trenching on the site in February 2016. The result of this trenching exercise confirmed that there were no artefacts or features of archaeological importance identified on the site. The Council's Archaeologist has confirmed that all the necessary archaeological investigations have been satisfactorily completed on this site and no further archaeological works or planning conditions are required.
- 5.44 **LAND CONTAMINATION**
The site appears to have never been used for commercial/industrial purposes. However there are still potential sources of contamination. A Geo Environmental Appraisal Report has therefore been submitted as part of the application. This report assesses the potential for contamination to be present on site.
- 5.45 The report concludes that there is a low risk of contamination being found during the development of the site. The report also states that the topsoil

present across the site is suitable for reuse in the garden and landscaped area of the proposed development. Therefore the report concludes that no remediation measures are required on site regarding contaminated land issues.

5.46 Council officers agree with the submitted report and its finding. Council officers however consider that some planning conditions are necessary to require gas monitoring / mitigation measures and to control any previously unidentified contamination that may be discovered on the site.

5.47 Subject to these conditions, it is considered the proposed development is acceptable from a contaminated land point of view and would accord with the aims and objectives of the NPPF, saved policies DC1(p) and ENV54 of the Council's UDP and policy CS14 of the CSUCP.

5.48 COAL MINING ISSUES

The application site is within a defined development High Risk Area which means that within the application site and surrounding area there are coal mining features and hazards which need to be considered. A Geo-environmental Appraisal Report and supplementary information prepared by Calabrian Limited has been submitted as part of this planning application. This submitted information examines the coal mining legacy on the site. The Council has also consulted the Coal Authority.

5.49 The Coal Authority concurs with the recommendations of the applicants submitted information that the shallow coal mining legacy poses a risk to the proposed development and that remedial stabilisation measures are necessary to ensure the safety and stability of the proposed development.

5.50 The Coal Authority has therefore stated that they have no objections to the proposed development subject to a planning condition requiring the approval and implementation of remedial stabilisation measures.

5.51 Council officers have therefore recommended planning conditions which require these remedial works to be approved and carried out prior to any development commencing on the site. Subject to these planning conditions, it is considered that the proposed development would not be at an unacceptable risk from unstable land and would therefore be in accordance with the aims and objectives of the NPPF, saved Policy DC1 (p) of the UDP and Policy CS14 (1 iii) of the CSUCP.

5.52 COMMUNITY INFRASTRUCTURE LEVY

On 1st January 2017 Gateshead Council became a Community Infrastructure Levy (CIL) Charging Authority. This application has been assessed against the Council's CIL charging schedule and the development is CIL chargeable development. The development is located within Residential Charging Zone A with a levy of £60 per square metre for this type of development, with an exception provided for specific types of on-site affordable housing. The final contribution will not be calculated until the decision is issued however it is anticipated that the CIL contribution from this development will be in the region of 850k. The CIL payment includes a neighbourhood portion (15%). The

neighbourhood portion should be used to address the significant impact of a particular development through either the provision, improvement, replacement, operation or maintenance of infrastructure or anything else that is concerned with addressing the demands that development places on an area.

5.53 LOCAL WORKFORCE COMMITMENTS

In accordance with the Planning Obligations Supplementary Planning Document the Council is seeking to secure benefits to the local workforce that may include direct, indirect and induced jobs employment, apprentices, graduates or trainees.

6.0 CONCLUSION

6.1 The site is allocated in the CSUCP for residential development and therefore the principle of developing this site for housing is clearly acceptable.

6.2 The provision of 185 houses on the site is however not in accordance with policy GV4 of the CSUCP which allocates the site for approximately 132 houses. This application is therefore a departure to the Council's approved development plan. However the number of houses proposed (185 units) has been fully assessed and found to be acceptable.

6.3 It is also considered that the development would bring about a number of benefits such as the provision of additional family housing in Gateshead and the housing growth required in the CSUCP. The development would also have economic benefits during the construction period and beyond.

6.4 It is acknowledged that the development would have some impacts such as on the local road network and biodiversity. However, it is considered that all these impacts can adequately be mitigated through planning conditions and/or Section 106 Agreement.

6.5 Therefore taking all the relevant material planning considerations into account, including those made by local residents and consultees, it is recommended that planning permission be granted subject to the planning conditions and legal agreement below.

7.0 Recommendation:

7.1 GRANT SUBJECT TO A SECTION 106 AGREEMENT

1) The agreement shall include the following obligations:

- Provision and retention of affordable housing
- Financial contribution to offsite ecology mitigation
- Local workforce Commitments

2) That the Strategic Director of Legal and Corporate Services be authorised to conclude the agreement.

3) That the Strategic Director of Communities and Environment be authorised to add, delete, vary and amend the planning conditions as necessary.

4) And that the shall cover the following matters

- 1) In accordance with plans
- 2) Time limit to implement
- 3) Phasing to be agreed
- 4) Implement phasing plan
- 5) Drainage details to be approved
- 6) Implement drainage details
- 7) Drainage construction method statement to be agreed
- 8) Implement construction method statement
- 9) Drainage management plan to be approved
- 10) Implement drainage management plan
- 11) Details of drainage discharge inc. condition survey and necessary improvements, connections and managements arrangements
- 12) Implement drainage discharge arrangements
- 13) Details of crossing at Glossop Street
- 14) Provision of Glossop Street crossing
- 15) Details of Collingdon Road crossing
- 16) Provision of Collingdon Road crossing
- 17) Coal mining remediation works to be agreed
- 18) Implement coal mining remediation works
- 19) Gas monitoring/mitigation measures
- 20) Implement gas mitigation measures
- 21) Previously unidentified contamination
- 22) Hours of construction and construction management plan

- 23) Construction hours and construction management plan to be implemented
- 24) Noise mitigation measures to be approved
- 25) Implement noise mitigation measures
- 26) Details of play provision to be approved
- 27) Implement play provision
- 28) Biodiversity method statement to be agreed
- 29) Implement biodiversity method statement
- 30) Ecology enhancement plan to be approved
- 31) Implement ecology enhancement plan
- 32) Biodiversity monitoring strategy
- 33) Implement biodiversity monitoring strategy
- 34) Lighting design strategy
- 35) Implement lighting design strategy
- 36) Landscape and ecological design strategy
- 37) Implement landscape and ecological design strategy
- 38) Landscape and ecological management plan
- 39) Implement landscape and ecological management plan
- 40) Tree protection measures to be approved
- 41) Implement tree protection measures
- 42) Site levels / retaining walls to be approved
- 43) Implement site levels
- 44) Boundary treatment details to be approved
- 45) Implement boundary treatments
- 46) Final details of access
- 47) Implement details of access

- 48) Cycle parking as per layout plan
- 49) Vehicle charging points to be approved
- 50) Vehicle charging to be implemented
- 51) Travel plan to be submitted
- 52) Travel plan measures to be implemented