

All behind PLANNING APPLICATION REPORT

Case Officer: Anna Henderson-Smith
Okehampton North

Parish: Okehampton Hamlets **Ward:**

Application No: 2648/18/ARM

Agent/Applicant:

Mr Alex Graves - PCL Planning
1 St Floor 3 Silverdown Office P
Fair Oak Close
Clyst Honiton, Exeter
EX5 2UX

Applicant:

ADPAD and Hannard Developments Ltd
C/O Agent

Site Address: Land North Of Crediton Road, Crediton Road, Okehampton, Devon

Development: READVERTISEMENT (Revised Plans and Description) Reserved Matters application seeking approval of appearance, landscaping, scale and layout for 6 dwellings (pursuant to outline permission 4059/16/VAR)

Reason item is being put before Committee

Called in by Cllr Tony Leech for the following reasons:

'Material considerations:

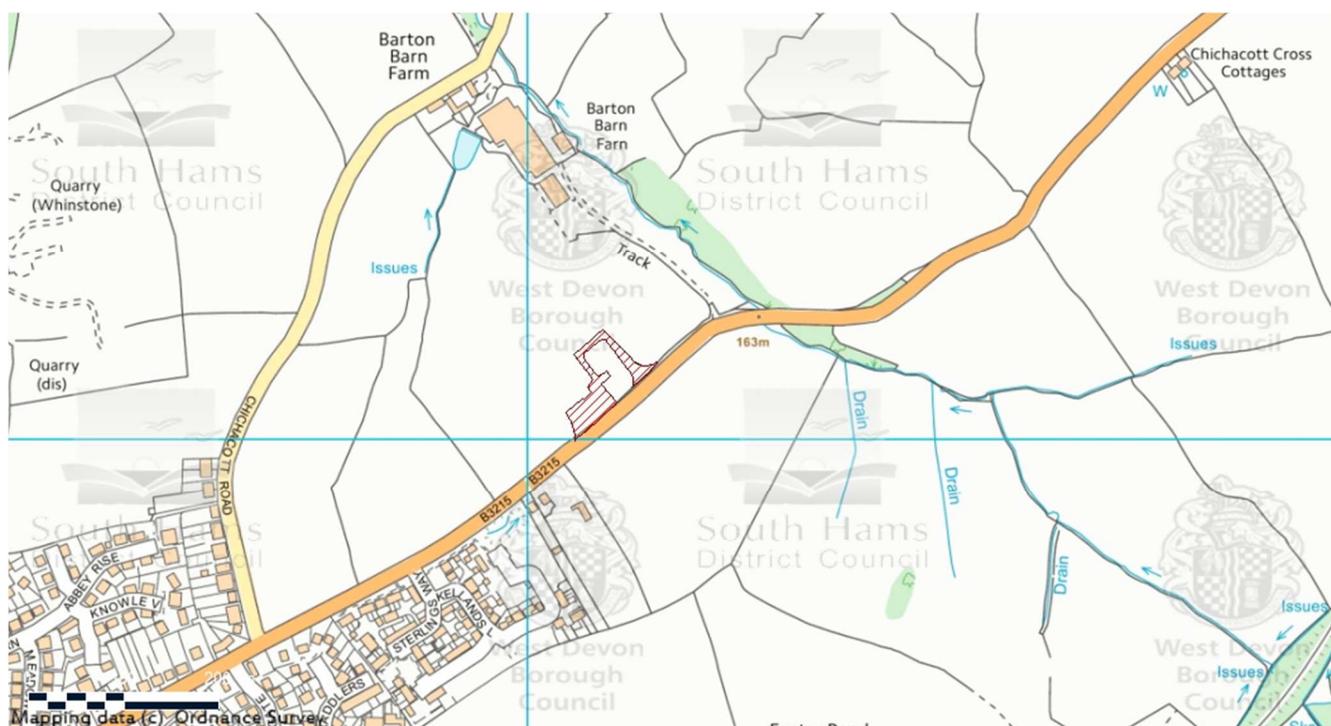
- *The density of this proposed development is well above that which was agreed in the Supplementary Planning Policy (SPG) (Master Plan) for this area. It was agreed that the developments would become less dense as they went towards the Brightley Brook.*
- *The proposed rendered properties are not in keeping with the colour palette agreed in the SPG.*

Visual impact:

- *The style and design of the properties is out of keeping with what has been agreed over the rest of Parcel 2.*
- *There will be a cumulative impact on this side of Okehampton which will have a visual impact in a very rural area.*

Flood risk:

- *There has been insufficient details of how the surface water drainage is to be addressed. Should the scheme be inadequate, there will be a high risk of flooding in the Brightley area.'*



Recommendation: Approve subject to the conditions as stated below

PRE-COMMENCEMENT CONDITIONS

Tree protection conditions agreed by agent 28/3/19

Conditions

1. Standard reserved matters conditions
2. Adherence to plans
3. Electric vehicle charging points
4. Tree protection/AMS/construction methodology
5. Rear garden gate design and security
6. Rear access path gate design, security and any associated lighting
7. Adherence to biodiversity mitigation

Key issues for consideration:

The main issues associated with this application are the number, mix and design of the units, the TPO, drainage, landscaping and POS provision.

Financial Implications (Potential New Homes Bonus for major applications):

n/a

Site Description:

The site forms part of an allocated housing site, previously allocated under the former Development Plan and now forming a part of policy TTV14 allocation 'East of Okehampton'. The allocation is for in the order of 775 new homes.

This site already benefits from an outline application for up to 375 units in total which covers the whole of this parcel 2 area. The site is not near any listed buildings, is not in any designations (other than being within a critical drainage area) and is outside the flood zone associated with the adjacent stream and coombe.

The application site is currently an agricultural field bounded on the south by hedgerow/trees and the TPO and to all other side by no on site boundary, only the adjoining application site red lines of the other AdPad applications.

The site is relatively flat but slopes down to the stream to the east and coombe to the NW.

The access point off Crediton Road for this site has already been cleared of hedgerow under the previous outline permission (which included access). The site includes a TPO Turkey Oak tree at its southern point in the hedgerow onto Crediton Road, this is to be retained and protected.

The Proposal:

The first phase of parcel 2 has already gained a reserved matters permission and is being developed for 73 units by Redrow. The second phase is the subject of a current reserved matters application by Redrow for a further 75 units and is application number 2885/18/ARM and this current application (along with its two sister applications by Adpad, also at this committee) form the remaining third and final phase/area of this Parcel.

This proposal was initially for 8 units, however following receipt of the first 'round ' of consultation responses, it has been amended, along with its two sister applications, to address many of the comments received and is now for 6 units to relive pressure on the TPO Oak.

The proposal is now for 6 market residential units comprising:

4 x 2 bed
2 x 3 bed

Overall this results in the three AdPad application submissions totalling a mix of:

8x1 bed
44 x 2 bed
60 x 3 bed
22 x 4 bed

The units are predominantly render with a combination of three natural muted colours across the scheme. There are some brick units across the scheme and these propose Ibstock Marlborough Stock which is the brick previously approved for use on the adjacent Redrow site. The roofs are predominantly natural slate with a small number tiled and flat roofs in single ply membrane.

The density of this particular 6 unit scheme is 20 units/hectare (as the site is 2.1 ha) This density and mix is discussed in further detail below.

For clarity and context, the reason given by the agent for the division of this area into three separate applications is that, in order to cause complications at construction/commencement stage, the site was divided as:

2647/17/ARM is the area currently being utilised, by agreement, by Redrow Homes for their construction compound

2648/18/ARM is the area immediately around the TPO Turkey Oak as AdPad did not wish any constraints here to threaten the remainder/majority of the site

2646/17/ARM is the remainder of the site applied for by AdPad

Consultations:

- Okehampton Hamlets Parish Council – in response to initial scheme object for the following reasons:
 - Wet land – concern over water run off and the effectiveness of the attenuation ponds
 - No provision for visitor parking.
 - Parking in front of garages appears impractical.
 - There appear to be 2 areas with no turning circle.
 - Density of housing – not in accordance with MasterPlan
 - No one bedroom dwellings included – required by MasterPlan.
 - Mix of render colour required, should not be just white or grey
 - Appearance does not match in with the Redrow development.
 - Community use building required eg meeting place and not just a shop.
 - Insufficient parking outside proposed Shop
 - No provision for bus stops or route.
 - Insufficient areas for waste bin storage.
 - Development too close to oak tree with TPO which will cause damage to root system

Following re-consultation with the revised scheme the PC maintained this objection based on the fact that they did not consider their objections has been addressed. They also consider it was not appropriate for the area to be considered as three separate applications and should be considered as one to avoid phasing.

- County Highways Authority - 3/10/18 - no objections in principle but several plans which require revisions before they are acceptable to the Highway Authority. Comments received following revised plans – 4/2/19 - The amended plans have addressed the issues raised in the original highway authority response and there are therefore no further comments as the plans comply with the conditions imposed on the outline planning permission.
- SWW - no objection but advise that there is a public sewer runs within the development area. No further comments to add following re-consultation on revised scheme.
- Environmental Health Section – request electric vehicle charging point condition
- DCC Minerals – no comments to make as reserved matters applications in a MCZ are exempt

- Devon Stone Federation – no comment to make
- Historic England – do not wish to offer any comments, suggest views of specialist conservation or archaeological advisers sought as relevant. No further comments to add following re-consultation on revised scheme 23/1.
- Specialist Conservation - I can confirm that I have no comment from a general heritage viewpoint.
- DCC Archaeology - These three reserved matters applications all seem to fall in the eastern part of the site, where the archaeological evaluation did not identify any features that warranted further mitigation. I attach a copy of the evaluation trench plan and the previous outline layout. The Roman road was not traced in these eastern fields, where we must assume it was ploughed-out in the medieval and modern periods. Though its course may be reflected, at least in part, in the line of Crediton Road itself. I do not have any comments to make on these layout revisions
- DCC as Lead Local Flood Authority – 28/2/19 - At this stage, we object to the above planning application because the applicant has not submitted sufficient information in order to demonstrate that all aspects of the surface water drainage management plan have been considered. In order to overcome our objection, the applicant will be required to submit some additional information. 4/4/19 – ‘Our objection is withdrawn to planning applications 2646/18/ARM, 2647/18/ARM and 2648/18/ARM, and we have no in-principle objections to the above planning application at this stage.’
- Okehampton Town Council – objected to initial scheme due to:
 - High density of dwellings
 - Landscaping – the type of trees planned to be planted and the possibility of future problems and damage to buildings because of the closeness to them
 - Design – consideration should be given to the Master Plan and the development should be in keeping with the density and materials approved for the neighbouring Redrow site currently under development
 - Heritage/archaeology – consideration does not appear to have been given for the Roman Road
 - Access/Highway Safety – high volume of traffic due to the school under development and density of dwellings
 - Ecology – one end of the site is very ‘wet’ and a potential flood risk, how is this being dealt with?
 - A large tree with a TPO on it is very close to proposed dwellings
 - The overall cumulative impact of the density of the dwellings, traffic, school and local facilities

Objection maintained following revised scheme

- Biodiversity Specialist – requested additional information re biodiversity enhancement and mitigation. Information being collated at time of report writing, to be updated orally at committee.
- Tree Specialist - Initial comments 15/10/18 - There is a requirement to update the AIA to ensure correct protection for T450 and hedgerows in respect of the proposed layout.
- Landscape Specialist – 8/11/18 – unable to support this proposal at present. 11/2/19 – revisions noted however additional information required if further conditions are to be avoided. 22/3/19 - Further to my comments made in November 2018 and February 2019, the amendments to the scheme in response to these comments are noted, and I would now raise no landscape objection to the scheme, nor require further conditions. As previously noted, conditions 15 and 24 (LEMP and Landscape Scheme) on the outline consent would still remain to be discharged for these parcels of land, as the information currently provided through the RM does not meet the full requirements of these conditions.
- OSSR Specialist – 1/11/18 – can not support at this time, require further detail and clarification, 27/2/19 – still unable to support, it is not clear how the offsite adjacent POS proposed will be linked to and what equipment will be provided etc. the site plans do not appear to join properly. Following this additional information was provided to correct the plans and demonstrate how the POS can be accessed.
- Police Architectural Liaison Officer – concerns raised and advice given, these maintained on 8/2 but predominantly overcome 25/3 comments with the inclusion of conditions volunteered by the agent re lockable gates to gardens, accessways and some lighting.
- Affordable Housing Specialist - The affordable housing officer has been involved in discussions with the developer and has agreed the type and tenure of the properties. The current application includes the offer which will meet the needs identified on the Devon Home Choice Register and the Help to Buy registers.

The property sizes are weighted in favour of the smaller one and two bedroom properties at the request of the affordable housing officer. This is additionally in line with the strategic housing needs assessments and also the reports which are regularly produced from the Devon Home Choice system.

It was agreed by the affordable housing officer that all of the affordable units should be provided on one parcel as this would provide a cluster of 12 units. There are issues for Registered Providers if units are pepper potted and as such the cluster of 12 in one parcel (9 together and 3 together) is acceptable as such no AH is proposed on this particular scheme as it is accommodated on application 2646/18/ARM.

- Policy/Place-making Specialist – no objection

Representations:

Representations from Residents received on initially submitted scheme:

1 letter of support:

- Be nice to see more native trees in pavements and green areas

- Parking better designed than on other estates
- Meets the criteria for housing needed locally
- fully support the scheme

1 letter of objection:

- Object due to the number of units being proposed
- Town's infrastructure already stretched
- Traffic
- Doctor's surgery has long waits already
- Disruption during the construction
- This scheme will build on a green field important for flora and fauna
- The construction of this number of units will cause disruption to local residents

Relevant Planning History

4059/16/VAR – Outline approval for up to 375 units and a school

4394/17/ARM – Reserved matters application for 73 dwellings (Redrow phase 1) – approved

2647/18/ARM – Reserved Matters application for 17 units – at committee for consideration 23/4/19

2646/18/ARM – Reserved Matters application for 111 units and a retail unit – at committee for consideration 23/4/19

ANALYSIS

For clarity and context, the reason given by the agent for the division of this area into three separate applications is that, in order to cause complications at construction/commencement stage, the site was divided as:

2647/17/ARM is the area currently being utilised, by agreement, by Redrow Homes for their construction compound

2648/18/ARM is the area immediately around the TPO Turkey Oak as AdPad did not wish any constraints here to threaten the remainder/majority of the site

2646/17/ARM is the remainder of the site applied for by AdPad

Principle of Development/sustainability:

As discussed above, this site forms part of a long-standing allocation on the east of Okehampton. This site has recently been re-adopted as an allocated site as part of policy TTV 22 and as such is considered a sustainable site.

Density:

The original outline permission was for 'up to 375 units'. This current application combined with the other 4 which together totally cover the Parcel 2 propose a combined dwelling number of 282 units. As such the overall density of Parcel 2 is far below what was previously approved.

In relation to this particular application, the density of 20 units/hectare is low due to lots of circulatory roads being included in the application site, however across parcel 2 as a whole the density is higher. When combined with its two sister applications the overall site area is approximately 3.3 ha so the combined density overall is in the region of 40.6/ha. This density is more reflective of the schemes as a whole and is considered acceptable given the design, layout and context and the unequivocal requirement for such housing.

Housing mix, type and tenure:

The mix as now proposed across all three applications, following revision to the initial scheme, is considered acceptable. Initially there were less smaller units and the gulf between the proposal's mix offer and the evidence from the SHMNA (Strategic Housing Market Needs Assessment) and corresponding mix development plan/JLP policies was considered too great, however following discussion between officers and the agent the applicant agreed to move some way towards the required market mix and the Affordable Housing mix of units (wholly contained on application 2646/18/ARM) now reflects precisely what the Affordable Housing specialist requested.

Across the three sister AdPad proposals (2646/18/ARM, 2647/18/ARM and 2648/18/ARM) the proposed overall mix across all tenures is stated as:

8 x 1 bed (6%)

44 x 2 bed (33%)

60 x 3 bed (45%)

22 x 4 bed (16%)

The starting point for considering housing mix is the SHMNA part 2, which prescribes a Borough-wide mix to 2034 for open market housing of 13% 1xbed dwellings, 29% 2-bed, 30% 3-bed and 28% 4-bed. The other consideration when looking at housing mix is the existing breakdown of housing stock in the relevant settlement/parish. The current (based on 2011 census data) housing mix in Okehampton is 11% 1-bed, 29% 2-bed, 41% 3-bed and 18% 4-bed. Of particular interest is the 3-bed provision, which is already above the WD average of 38%. There is also a comparable over-provision of 2-bed dwellings compared to the WD average, and a much lower proportion of 4-bed dwellings when compared to the 2011 average. It is also pertinent to take into account the housing mix of Okehampton Hamlets Parish, which has a 2011 mix of 2% 1-bed, 17% 2-bed, 48% 3-bed and 33% 4-bed. Of equal note is the proportion of detached dwellings within Okehampton Hamlets, which stands at 67% of all dwellings, compared to WD figure of 44%.

Policy DEV8 requires applicants to show how they have considered the SHMNA part 2 requirements for all tenures, and how their proposal positively responds to the SHMNA and the existing housing mix within a given settlement/parish. In particular, the policy explicitly states that proposals that perpetuate an existing imbalance (when compared against the 2011 WD baseline) will not be supported. There is some margin for variation from the SHMNA percentages, given that these are based on population projections that are themselves subject to a degree of variance both above and below the stated figures. Using a policy intervention that uses the number of bedrooms, housing sizes and types as tools to ensure a diverse housing mix is an approach that has been found sound through the Examination in Public of the Plymouth and South West Devon Joint Local Plan. In particular,

the Inspectors concurred with the use of SHMNA and ONS data to inform the application of policy DEV8.

The proposal is too reliant on 3-bed properties to be considered wholly policy compliant with DEV8, in that it far exceeds the proportion of 3-bed dwellings identified as being needed in the SHMNA, and that such an offer would perpetuate the existing imbalance of 3-bed dwellings within the town and the Hamlets. However, when considering the overall mix, the applicant is offering a range of dwelling sizes from 1 to 4-bed units, and including range of property types that includes flats, terraces, semi-detached and detached dwellings.

It is acknowledged that the proposal needs to balance the overall quantum of development with the available site area, and that while there may have been some scope to increase the number of 4-bed dwellings on size from a housing mix point of view, there is little additional developable space to accommodate the increased building footprint required for 4-bed properties when compared to the space taken by 3-beds, as this would further increase the density.

There are other circumstances that are of particular relevance to this application, not least that this application forms only one part of the allocation known as 'parcel 2', and as such this application will make a contribution to an overall mix within the allocated site. The applicant can only influence what is delivered on land within their control, and as such it is relevant to consider the suitability of housing mix on the AdPad controlled land not just on its own merits, but also whether the mix proposed here could inappropriately limit the ability of the other interested parties to contribute to an overall mix that can be considered broadly policy compliant.

It is considered that the mix offered by ADPAD, whilst not strictly policy compliant, is sufficient to deliver a diverse mix of housing sizes and types, particularly when considering the densities required to deliver the housing numbers within an agreeable layout. It is also considered that the AdPad proposal does not make an unduly skewed contribution to the overall mix of parcel 2 that would render it difficult for future applications on the remaining parts of the site or wider East of Okehampton allocation to make an equally or more diverse offer. As such overall then the mix, type and tenure are considered acceptable in this instance against policy DEV8 and NPPF para 62.

Design/external appearance/scale:

The initial design has been reviewed, negotiated upon and altered significantly since the original submission. The scheme previously contained several elements not locally distinctive to Okehampton, such as a large quantity of cladding, brick and hipped roof designs. The original properties were also quite heavily detailed in places. The revised designs are far more in-keeping with the local Okehampton vernacular whilst still maintaining adequate features and variety of design and finish across the site to give it identity and prevent it presenting as a plethora of identical units either alone or in combination with the wider developments in the area.

The proposed materials now comprise the following:

For the roofs over the whole 3 sites - 'Passaro' which is a Spanish blue-grey slate on the vast majority of units with, Forticrete Ibstock 'sunrise blend' tiles on a very small number. All of the 6 proposed here are natural slate

Walls across the wider site - predominantly render finish (in three muted tones – pastel yellow, ivory and sand yellow) plus a small number of wholly brick units using 'Ibstock Marlborough Stock' (which is the same brick as approved on the adjacent Redrow scheme). The 6 units proposed here are either ivory or pastel yellow.

Publicly visible boundary treatments – rendered boundary walls with brick capping to match residential units and hedging to some front boundaries

Overall then the applicant's architects have responded very positively to the advice and requests of officers following the initial submission and as a result it is considered that the proposed 2 storey scheme is acceptable, policy compliant and will provide a welcome variance of finishes to the combined East of Okehampton developments.

The proposal is considered to accord with policies DEV10 and DEV 20 of the JLP and para 127 of the NPPF.

Landscape:

Following initial concerns and inability to support the scheme, upon submission of additional detail and revisions, the landscaping proposed is considered acceptable to the extent that these reserved matters can be supported. However, additional information is required to be submitted separately in order to fully address the requirements of the landscape related conditions applied to the outline application, however this can be submitted under a separate discharge of condition application.

The main changes have included additional/altered planting and screening and the removal of public facing close board fencing in favour of walling.

Trees:

Since the original outline approval the Turkey Oak in the hedgerow on the south of the site adjacent to Crediton Road has been protected by a Tree Preservation Order, as such additional information was required to be submitted with this scheme, such as tree protection details and a no dig methodology for footpath construction under the tree canopy. Also some access visibility plans on first submission did not show the tree retained so this has now been addressed and its retention clarified.

With the addition of condition to address this new level of protection for the TPO, (pre-commencement conditions agreed by the agent on 28/3/19) this scheme is now considered acceptable and to accord with policy DEV28 and para 170b of the NPPF.

OSSR:

Initially this scheme could not be supported with regards to OSSR as the scheme proposed no POS of its own and it was not clear how it linked to the green spine through the Redrow phase one approval, nor was there mention of an equipped area of play as required through the outline permission. However upon discussion and revisions the links for the public to the POS green spine as provided by Redrow phase 1 are now evident. It has been clarified and

confirmed by both the agent for this current scheme and the agent representing Redrow, that the equipped POS will be provided outside of the current red lines but within the previously approved outline area to the NE of the site, and will be provided by the site owner. This area has been confirmed by the OSSR specialist to be of an adequate size, (even if it continues to incorporate the existing drainage pond) to serve the developments and accommodate the necessary 5 pieces of equipment. The details of the POS are required to be submitted approved and delivered through a condition on the outline and its accompanying Section 106 agreement.

Biodiversity:

This was addressed to a level acceptable at outline stage and appropriate conditions attached as such. Additional information was required to be submitted at reserved matters stage and some has been in the form of an ecology report, however additional information and detail is required in order to render this proposal acceptable. This is being collated at the time of writing and will be updated upon orally at committee, however it anticipated that this outstanding issue will be overcome and a condition attached accordingly. As such it should then be compliant with the JLP and NPPF, especially para 175.

Neighbour Amenity:

There are no immediately adjacent existing neighbours to this site. Crediton Road separates the proposed properties from those on Broom Park to the south west and the proposed internal estate road curving around the northwest and west of this application site separates the units proposed here from those proposed on the concurrent Redrow Phase 2 scheme.

Similarly the relationship between properties on the three proposed AdPad applications is considered acceptable and between these proposed units and the retail unit.

Re any existing noise sources, there is a noise condition attached to the outline permission to ensure any undue noise levels on site are adequately addressed through construction. As such it is considered to accord with policy DEV1 of the JLP and the guidance of the NPPF in particular paras 182 and 127f.

Highways/Access:

Following additional information and revisions to the initially submitted scheme, DCC Highways have no objections to the proposal and do not require any additional conditions to those imposed on the over-arching outline permission.

Through the outline it is expected that a traffic regulation order will be applied for and paid for by the developers (this has been done) to reduce Crediton road to 30mph to the east of the access roundabout to this site. There was not previously proposed to be a bus stop within the site or parcel 2 but public transport was considered and monies secured through the outline permission and it is anticipated that a bus stop will be catered for on Crediton Road. With reference to the access roundabout, this was also secured through the outline permission and its completion is required prior to the occupation of the 150th unit on Parcel 2.

As such, it is considered that this proposal is in accordance with policies DEV29 and TTV3 of the JLP and the guidance of the NPPF, in particular paras 109 and 110.

Other Matters:

Archaeology

The archaeological evaluation did not identify any features in this eastern part of the site which warranted further mitigation. The Roman road was not traced in these eastern fields, where we must assume it was ploughed-out in the medieval and modern periods, though its course may be reflected, at least in part, in the line of Crediton Road itself. DCC Archaeology do not have any comments to make on these layout revisions and as such it is considered that this proposal is in accordance with policy DEV21 of the JLP and the guidance of the NPPF in particular para 184.

Drainage

Following discussion and negotiation the proposed scheme is considered acceptable and complies with the Outline permission. The details will be addressed through the discharge of the drainage conditions on the Outline planning permission.

As such the scheme is considered to accord with Para 165 of the NPPF and the policies of the JLP.

Conclusion:

The revisions made to the initial submission on this site as a result of discussions and negotiations have resulted in several positive changes to the scheme which result in a proposal considered to be broadly in accordance with current policies and NPPF guidance and as such it is recommended for conditional approval.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004

Planning Policy

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 26th 2019, the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts South Hams and West Devon within Dartmoor National Park) comprises the Plymouth & South West Devon Joint Local Plan 2014 - 2034.

Following adoption of the Plymouth & South West Devon Joint Local Plan by all three of the component authorities, monitoring will be undertaken at a whole plan level. At the whole plan level, the combined authorities have a Housing Delivery Test percentage of 166%. This requires a 5% buffer to be applied for the purposes of calculating a 5 year land supply at a whole plan level. When applying the 5% buffer, the combined authorities can demonstrate a 5-year land supply of 6.5 years at the point of adoption.

Adopted policy names and numbers may have changed since the publication of the Main Modifications version of the JLP.

The relevant development plan policies are set out below:

The Plymouth & South West Devon Joint Local Plan was adopted by South Hams District Council on March 21st 2019 and West Devon Borough Council on March 26th 2019.

SPT1 Delivering sustainable development
SPT2 Sustainable linked neighbourhoods and sustainable rural communities
SPT3 Provision for new homes
SPT5 Provision for retail development
SPT6 Spatial provision of retail and main town centre uses
SPT8 Strategic connectivity
SPT9 Strategic principles for transport planning and strategy
SPT10 Balanced transport strategy for growth and healthy and sustainable communities
SPT11 Strategic approach to the Historic environment
SPT12 Strategic approach to the natural environment
SPT13 Strategic infrastructure measures to deliver the spatial strategy
TTV1 Prioritising growth through a hierarchy of sustainable settlements
TTV2 Delivering sustainable development in the Thriving Towns and Villages Policy Area
TTV3 Strategic infrastructure measures for the Main Towns
TTV14 East of Okehampton
DEV1 Protecting health and amenity
DEV2 Air, water, soil, noise, land and light
DEV3 Sport and recreation
DEV4 Playing pitches
DEV8 Meeting local housing need in the Thriving Towns and Villages Policy Area
DEV10 Delivering high quality housing
DEV20 Place shaping and the quality of the built environment
DEV21 Development affecting the historic environment
DEV23 Landscape character
DEV26 Protecting and enhancing biodiversity and geological conservation
DEV27 Green and play spaces
DEV28 Trees, woodlands and hedgerows
DEV29 Specific provisions relating to transport
DEV30 Meeting the community infrastructure needs of new homes

Other material considerations include the policies of the National Planning Policy Framework (NPPF) including but not limited to paragraphs 62b, 170b, 127, 184, 165, 109 and 110 and guidance in Planning Practice Guidance (PPG). Additionally, the following planning documents are also material considerations in the determination of the application: East of Okehampton Masterplan.

Considerations under Human Rights Act 1998 and Equalities Act 2010

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

CONDITIONS:

- 1) Standard Reserved Matters time condition
- 2) Adherence to plans:

626 - 050J - Site plan
626-52-53C Site Sections
1212_0005_P3_Impermeable Area Plan
1212_0500_P5_Drainage Layout
1212_0705_P8_S38 Layout
1212_0705_S38 Layout EXTRACT
1212_0710_P3_Highway Longsections
1212_0711_P3_Highway Longsections
1212_0712_Highway Longsections
1212_0750_P2_VSP Analysis
1212_0900_P3_S38 Construction Details
543_01 Planting Plan 01 Rev C Southwest
543_02 Planting Plan 02 Rev B west
543_03 Planting Plan 03 Rev B northwest
543_04 Planting Plan 04 Rev A East
543_05 Planting Plan 05 Rev A Drainage Area & POS
543_06 Details and Notes Rev B
626 - 004F RM RED LINE PLAN 3
626 - 069A - 2&3 Bed Group PLANS & ELEVATIONS
626 - 070A - 2&3 Bed Group PLANS & ELEVATIONS
626 - 074L - AREA 3 Illustrative Site plan
626 - 077D - Boundary Treatment Plan AREA 3

- 3) Prior to construction beyond slab level of any dwelling hereby approved, full details of proposed electric vehicle charging points shall be submitted to and approved in writing by the LPA. These details shall include the location, number and power rating of the charging points. This shall accord with good practice guidance on mitigating air quality impacts from developments produced by the Institute of Air Quality Management. This agreed scheme shall be implemented as agreed and available for use prior to first occupation of any building and retained as such in perpetuity.

Reason – in the interests of the air quality, the environment and public health

- 4) Prior to the commencement of development or other operations being undertaken on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and / or

widening, or any operations involving the use of motorised vehicles or construction machinery) a detailed Arboricultural Method Statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.

No development or other operations shall take place except in complete accordance with the approved AMS. The AMS should include details of site specific no dig constructional methodology in respect the footway proposed within the RPA of TPO Turkey Oak, TPO N186.

The AMS shall include full details of the following:

- a) Implementation, supervision and monitoring of the approved Tree Protection Scheme
- b) Implementation, supervision and monitoring of the approved Tree Work Specification
- c) Implementation, supervision and monitoring of all approved construction works within any area designated as being fenced off or otherwise protected in the approved Tree Protection Scheme
- d) Timing and phasing of Arboricultural works in relation to the approved development.

Provision shall be made for the supervision of the tree protection by a suitably qualified and experienced arboriculturalist and details shall be included within the AMS.

The AMS shall provide for the keeping of a monitoring log to record site visits and inspections along with: the reasons for such visits; the findings of the inspection and any necessary actions; all variations or departures from the approved details and any resultant remedial action or mitigation measures. On completion of the development, the completed site monitoring log shall be signed off by the supervising arboriculturalist and submitted to the Planning Authority for approval and final discharge of the condition.

Reason: To ensure the continued well-being of the trees in the interests of the amenity of the locality and the environment.

- 5) No development above slab level shall take place until there has been submitted to and approved in writing by the LPA a plan indicating the design, materials and means of locking of all rear garden gates to be erected. The gate serving any individual dwelling shall be installed in accordance with the approved details before the dwelling in question is occupied.

Reason: in the interests of safety, security and thus the interests of the public and residents

- 6) No development above slab level shall take place until there has been submitted to and approved in writing by the LPA a plan indicating the design, materials and means of locking of all rear access path gates to be erected and any associated lighting. The

gates shall be installed in accordance with the approved details before any dwelling served by the path in question is occupied unless agreed otherwise in writing.

Reason: In the interests of safety, security and thus the interests of the public and residents

- 7) Adherence to biodiversity mitigation scheme condition, to be updated at committee following submission of requested additional information.

INFORMATIVES:

- 1) The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980.
- 2) The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.