

REPORT TO: Planning Committee

MEETING DATE: Tuesday 2 June 2015

BY: Depute Chief Executive
(Partnerships and Community Services)

SUBJECT: Application for Planning Permission for Consideration

Application No. **14/00731/AMM**

Proposal Approval of matters specified in conditions of planning permission in principle 13/00071/PPM - Erection of 109 houses, 4 flats and associated works

Location **Dovecot Farm
Pencaitland Road
Haddington
East Lothian**

Applicant BDW Trading Ltd & Hallam Land Management

Per EMA Architecture and Design

RECOMMENDATION Consent Granted

PLANNING ASSESSMENT

Although this application is for the approval of matters specified in conditions of planning permission in principle 13/00071/PPM it has to be determined as a major development type application because the area of the application site is greater than 2 hectares and the number of dwellings detailed is greater than 50. Accordingly the application cannot be decided through the Council's Scheme of Delegation. It is therefore brought before the Planning Committee for a decision.

The application site is an area of agricultural land in the East Lothian countryside, located some 60 metres to the southwest of Haddington. It is some 6.7 hectares in area and is irregularly shaped. The site is bounded to the east by Clerkington Wood. The trees within the Wood are the subject of a Tree Preservation Order (No. 107 (20) Clerkington). Further to the east is part of the western edge of Haddington. To the south of the site are a field and Clerkington Mill, where two residential properties are located. To the west of the site is agricultural land. To the north of the site is the A6093 Pencaitland Road, beyond which is agricultural land which forms part of a larger area of land that is allocated by Proposal H3 (Letham Mains) of the adopted East Lothian Local Plan 2008 for a mixed use development of 750 houses, social and community facilities and associated infrastructure. In July 2013 planning permission (Ref: 13/00519/PM) was

sought for the erection of 385 houses and 48 flats on the western part of that allocated housing site. In January 2014 planning permission (Ref: 14/0089/PM) was sought for the erection of 257 houses and 119 flats on the eastern part of that allocated housing site. In July 2014 planning permission (Ref: 14/00534/PCL) was sought for the erection of a primary school on the central part of that allocated housing site. Cross-referenced reports on those planning applications are at this time also presented to the Planning Committee.

The application site is mainly in agricultural use although the eastern part is used as a paddock. A small lodge building is located in the southwest corner of the site. The northern part of the site consists of a mature tree belt and an access track. A small watercourse flows along the southern edge of the site.

Within the overall boundary, two areas are excluded from the site. Both of these areas are set back a short distance from Pencaitland Road. The larger enclave contains a house (Dovecot), farm buildings, commercial premises and open storage. The smaller enclave contains a house (Dovecot Bungalow) with garden ground. The two enclaves are separated by an access track (itself part of the application site) which goes from Pencaitland Road to Clerkington Mill. The access track also separates the paddock and field parts of the application site.

In January 2013 planning permission in principle 13/00071/PPM was sought for a residential development of 113 residential units on the application site. An appeal (Ref: PPA-210-2037) was subsequently made to the Scottish Ministers against the failure of the Council to determine the application within the prescribed period of 4 months. In March 2014, following the conclusion of a legal agreement to secure education and affordable housing contributions, the appeal was allowed and planning permission in principle 13/00071/PPM was granted.

Approval of matters specified in conditions of planning permission in principle 13/00071/PPM is now sought for the erection of 109 houses, 4 flats and associated works on the application site.

Of the 109 houses, 85 would be detached, 4 semi-detached and 20 terraced. The 4 flats would be contained in a two storey building located in the northwest part of the site. The submitted details also include for internal access roads, a parking court, landscaped open space, two play areas and structural planting.

Vehicular access to the 109 houses and 4 flats would be taken from the A6093 road by way of two new access junctions, one at the northwest corner of the site and one towards the northeast corner of the site.

A 10 metres wide belt of planting would be formed on land to the west of the application site. A 2.0 metres wide maintenance/ service zone would be maintained along most of the eastern boundary of the application site to provide a setback between the houses proposed along the eastern end of the site and the western edge of Clerkington Wood. Two areas of public open space, both of which would contain an equipped play area, would be formed within the site. One would be located at the southern end of the site and the other would be located on part of the eastern end of the site. A SUDS basin would be formed within the southeast corner of the site.

In March 2015 the applicant submitted revised drawings showing changes to the proposal. These changes include repositioning some of the proposed houses, the formation of the 2.0 metres wide maintenance / service zone, revised access and landscape proposals within the site and the proposed erection of a 1.5 metres high green

painted close boarded fence around the southern and eastern boundaries of the proposed eastern area of open space. A revised Tree Survey has also been submitted. All relevant neighbour re-notifications, re-advertisements in the press and re-consultations in respect of the changes have been duly undertaken.

Condition 2f of planning permission in principle 13/00071/PPM requires a scheme of landscaping and planting for the whole site and a habitat management plan to be submitted to and approved by the Planning Authority. This information has been submitted with this application.

Under the provisions of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 the proposed development falls within the category of a Schedule 2 Development, being one that may require the submission of an Environmental Impact Assessment (EIA). Schedule 3 of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 sets out the selection criteria for screening whether a Schedule 2 development requires an EIA. On 09 November 2012 the Council issued a formal screening opinion to the applicant. The screening opinion concludes that it is East Lothian Council's view that the proposed development is not likely to have a significant effect on the environment such that consideration of environmental information is required before any grant of planning permission in principle. It is therefore the opinion of East Lothian Council as Planning Authority that there is no requirement for the proposed housing development to be the subject of an EIA.

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that the application be determined in accordance with the development plan, unless material considerations indicate otherwise.

The development plan is the approved South East Scotland Strategic Development Plan (SESplan) and the adopted East Lothian Local Plan 2008.

Relevant to the determination of the application is Policy 1B (The Spatial Strategy: Development Principles) of the approved South East Scotland Strategic Development Plan (SESplan) and Policies H1 (Housing Quality and Design), DP1 (Landscape and Streetscape Character), DP2 (Design), DP12 (Trees on or Adjacent to Development Sites), C1 (Minimum Open Space Standard for new General Needs Housing Development), C2 (Play Space Provision in new General Needs Housing Development), T2 (General Transport Impact), DP20 (Pedestrians and Cyclists), DP22 (Private Parking) and DP24 (Home Zones) of the adopted East Lothian Local Plan 2008.

A material consideration is the supplementary planning guidance of "Design Standards for New Housing Areas" approved by the Council on 10th March 2008. This guidance requires that a more flexible approach be taken in road layout and design for proposed housing developments and sets core design requirements for the creation of new urban structures that will support Home Zone development as well as establishing design requirements for the layout of and space between buildings. Developers must provide adequate information to the satisfaction of the Council to demonstrate the merits of their design.

Also material to the determination of this application is the Scottish Government Policy Statement entitled "Designing Streets". It provides an overview of creating places, with street design as a key consideration. It advises on the detail of how to approach the creation of well-designed streets and describes the processes which should be followed in order to achieve the best outcomes.

Nine written representations have been received in respect of this application, eight of which raise objection to the proposed development. The other representation does not state whether they support or object to the proposals.

A copy of the written representations is contained in a shared electronic folder to which all Members of the Committee have had access.

The main grounds of objection are summarised as follows:

- * Proposed development would significantly increase the flow of traffic along Clerkington Road;
- * Living in such close proximity to Clerkington Wood will give rise to considerable concern to future residents;
- * Proposals disregard the objector's right of access to their property (Dovecot Bungalow);
- * Use of the proposed parking layby near to the objector's property would harm their privacy and subject them to unwarranted noise;
- * If the Council are minded to grant this consent in its present form, they will have to accept responsibility for the liability they are in effect creating, and the consequences, financial and otherwise, thereof;
- * Proposals make no attempt to protect the ambience of the Clerkington landscape;
- * Roots of the trees that are the subject of a Tree Preservation Order will be damaged by the proposed development;
- * Objector, who owns Clerkington Wood, is not prepared to give consent to the applicant's proposed footpath through the Wood;
- * Three storey houses are not appropriate and will overlook the objector's property;
- * Small greenfield sites should no longer be considered for development;
- * Proposed development would reduce the stock of quality arable land; and
- * Proposed development would result in traffic congestion.

The ground of objection concerning liability is not a material consideration in the determination of a planning application.

The proposals have been amended to provide a separate access to the property of Dovecot Bungalow.

None of the proposed houses are three storeys in height. The majority of houses would be two storeys in height, although two of the house types would be two storeys in height with accommodation in the roofspace.

Haddington Area Community Council, a consultee, do not object to the detailed proposals. They do however confirm that they are still against the principle of the development and feel that the strategic housing site of Letham Mains should be completed before planning permission is granted for any further housing proposal.

Notwithstanding the concerns of the Community Council, by the grant of planning permission in principle 13/00071/PPM, approval has been given for the principle of the erection of 113 residential units on the application site. There can therefore be no objection in principle to the erection of the 113 residential units now proposed.

Therefore, in the determination of this application the Council, as Planning Authority, can only concern itself with the siting, design and external appearance of the development and the landscaping of and means of access to the site. In this regard the detailed proposals have to be considered against relevant development plan policy and the illustrative masterplan and conditions attached to planning permission in principle 13/00071/PPM.

The proposed residential development would form an extension to the southwest edge of Haddington and would not be out of keeping with the character of the settlement and local area.

One of the objectors is concerned that the proposals make no attempt to protect the ambience of the Clerkington landscape. However screening provided by the existing trees to the east of the site would be adequate to maintain the ambience of the driveway that forms a component of this landscape. In this regard, the proposed development would not have an unacceptable effect on the Clerkington landscape.

Paragraph 2.6 of the "Design Standards for New Housing Areas", approved by the Council on 10th March 2008, states that new housing development must create a hierarchical, permeable and interconnected street layout that complements and should extend the surrounding street pattern. Such layouts spread vehicle traffic evenly through a site and to the surroundings, help prevent localised traffic congestion, and encourage walking and cycling. Proposed street layouts must maximise connections within the site and to surrounding streets, and ensure the movement requirements of the development strategy are met. By the design and arrangement of street types, street layouts must influence vehicle drivers preferred route choice to ensure the tertiary streets between residential blocks are less busy. In paragraph 2.9 it is stated that Home Zones must be introduced to new development as part of a hierarchical, permeable and interconnected street layout.

Condition 3d of planning permission in principle 13/00071/PPM states that the detailed design of the layout shall accord with the principles set out in the Planning Authority's "Design Standards for New Housing Areas" and with the Scottish Government Policy Statement entitled "Designing Streets".

The houses and associated areas of ground, in their proposed groupings, orientations, and layout would be consistent with the principles of 'Home Zones' as set out in the Council's Design Standards for New Housing Areas and with the Scottish Government Policy Statement entitled "Designing Streets". The proposed layout of roads, pathways and parking spaces would also generally be consistent with those principles. The only exception to this is the road that would serve plots 33-37 and plots 43-45. That road is proposed with a 6.0 metre wide carriageway, on either side of which would be a 2.0 metre wide footway. Such a standardised road layout is entirely at odds with the principles of Home Zones, a principle of which is that such a space should be designed to allow people and vehicles to share it on equal terms. The road serving plots 33-37 and plots 43-45 should therefore be re-designed such that it would consist of a 4.8 metres wide carriageway with a 2.0 metres wide footway on only one side of it. This requirement can reasonably be made a condition of the approval of matters specified in conditions for the proposed housing development.

In a recent email, the applicant has requested that this condition is not imposed. They state that the road is proposed in its current form to provide a suitable access through the application site to potential future development areas to the south of the site.

The land to the south of the application site has been submitted as part of the local development plan process following a call for sites by the Council as part of the research towards the new Local Development Plan. The Council's Main Issues Report (MIR) is a consultation document which considers such submissions and other sites. The MIR does not propose the land to the south of the application site as a preferred site for housing in relation to the proposed preferred development strategy. Rather it considers that the land may be reasonable alternative development opportunity. The MIR is a material consideration, however, as a consultation document it can be accorded only limited weight at this stage. In light of this, the very limited weight that can be attached to the potential future development of this land does not outweigh the consideration that the design of the road is entirely at odds with the principles of Home Zones, and as such is contrary with condition 3d of planning permission in principle 13/00071/PPM and with the principles set out in the Planning Authority's "Design Standards for New Housing Areas" and with the Scottish Government Policy Statement entitled "Designing Streets". A condition requiring the re-design of the road should therefore be imposed.

The details now submitted for approval are for a scheme of development comprising a mix of detached, semi-detached and terraced houses (11 types of residential units) and four flats, with 96 of the proposed 109 houses being two storey in height. The other 13 houses would be two storeys in height with accommodation in the roofspace. The houses and flats would be finished predominantly with rendered walls and their pitched roofs would be clad with concrete tiles.

The proposed mix of house types is broadly consistent with the mix of house types indicatively shown on the illustrative masterplan docketed to planning permission in principle 13/00071/PPM. The proposed houses and flats, due to their positioning on the application site and by virtue of their height, size and scale, and architectural design would satisfactorily integrate into their surroundings and would not appear as prominent or intrusive features. The other components of the proposed development would not be harmful to the character and appearance of the area.

The proposed housing development would provide an attractive residential environment for future residents of the proposed houses and flats. The houses and flats are shown to be laid out in such a way that adheres to the normally accepted privacy and amenity criteria on overlooking and overshadowing, whilst affording the future occupants of the houses and flats an appropriate level of privacy and residential amenity.

The application site is capable of accommodating all of the houses and flats without being an overdevelopment of the site and without being incompatible with the density of existing housing development in the area.

In his determination of the previous appeal, the Reporter carefully considered the relationship between the proposed development and Clerkington Wood, which is immediately to the east of the application site. He advised that in his experience, trees that are close to houses are often a cause of concern to residents, and that, as a normal part of the development management process, detailed design of the proposed development should take into account foreseeable reasonable concerns of future residents regarding the effect of nearby trees. This will require some setback, consideration of the orientation of windows and so on. No particular setback distance was specified by the Reporter. He did however impose condition 3f, which states that with respect to trees on or adjoining the east boundary of the site, the proposed

development shall accord with British Standard BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations.

The proposed development has been amended in light of comments received from the Council's Landscape Project Officer. The revised proposals include the formation of a 2.0 metres wide setback distance between the curtilages of the houses proposed for the eastern edge of the site and the Wood. In compliance with British Standard BS5837: 2012, the houses and garages of the properties on the eastern edge of the application site (plots 1 to 13) are outwith the root protection area of the trees of Clerkington Wood. Some of the fence posts required for the 1.8m rear boundary fence of plots 1 – 13 would be located in the construction exclusion zone. However the applicant has confirmed that these fence posts will be hand dug and that there will be arboricultural site supervision for those works. In this regard, and consistent with the previous appeal decision, the applicant have taken into account foreseeable reasonable concerns of future residents regarding the effect of nearby trees.

The Landscape Project Officer raises no objection to the details of the proposed development, being satisfied that with respect to trees on or adjoining the east boundary of the site, the proposed development accords with British Standard BS5837: 2012 "Trees in relation to design, demolition and construction – Recommendations". On this consideration the proposed development is consistent with condition 3f of planning permission in principle 13/00071/PPM and with Policy DP14 of the adopted East Lothian Local Plan 2008.

The Landscape Project Officer is also generally satisfied with the proposed scheme of landscaping, and with the proposals for the maintenance of landscaping and landscaped areas. She does however recommend that some changes are made to the landscape proposals. These changes can be secured by the imposition of a condition of the approval of matters specified in conditions for the proposed housing development.

The Council's Biodiversity Officer raises no objection to the submitted habitat management plan, advising that it adequately compensates for the loss of tree, hedgerow and associated habitats and protects the remaining natural heritage interest, including protected species.

In the determination of the previous appeal, concern was raised about spray painting and other activities that were being carried out within the larger enclave enclosed by the application site. The Reporter stated that these activities could create noise and could be harmful to the amenity of nearby proposed houses. However he accepted that these concerns could be adequately addressed if the spray painting was relocated as far north as practicable within the enclave and a two metres high acoustic fence were to be erected on the east, south and west boundaries of the larger enclave. These requirements are set out in conditions 2e, 2j, 3k, 6 and 8c.

A drawing has been submitted on behalf of the applicant showing a new location for the spray painting on the northern edge of the enclave. This position is consistent with the requirements of planning permission in principle 13/00071/PPM and would ensure that the amenity of nearby proposed houses would not be adversely affected by those activities. A further letter has been submitted on behalf of the applicant, which confirms that, notwithstanding the new location for the spray painting, all operations for paint spraying are now carried out off-site.

Consistent with requirements of planning permission in principle 13/00071/PPM, it is proposed to erect a two metres high acoustic fence on the east, south and west boundaries of the larger enclave.

The Council's Environmental Protection Manager raises no objection to the proposed development.

On all of these foregoing findings on matters of design, layout, landscaping and amenity, and subject to the imposition of conditions, the proposed development is consistent with Policy 1B of the approved South East Scotland Strategic Development Plan (SESplan), Policies H1, DP1, DP2 and DP24 of the adopted East Lothian Local Plan 2008, the Council's Design Standards for New Housing Areas and the Scottish Government Policy Statement entitled "Designing Streets".

The Council's Principal Amenity Officer raised concerns regarding the lack of open space that was originally proposed. The layout has since been revised to take account of these concerns. The proposed site layout now includes two areas of open space, consistent with the illustrative masterplan docketed to planning permission in principle 13/00071/PPM. The Council's Principal Amenity Officer is satisfied with both the size and location of the areas of open space now proposed. On this consideration the proposed development is consistent with Policy C1 of the adopted East Lothian Local Plan 2008.

Both areas of open space would contain an equipped play area. Details of the play equipment proposed for each play area have been submitted with this application. The Principal Amenity Officer is satisfied with the proposed size and location of the two play areas and the equipment proposed within them. On this consideration the proposed development is consistent with Policy C2 of the adopted East Lothian Local Plan 2008.

The principles of the means of accessing of the proposed housing are already decided by the grant of planning permission in principle 13/00071/PPM. These are that vehicular access to the housing development of 113 residential units should be taken directly from the A6093 road by way of two new access junctions, one at the northwest corner of the site and one towards the northeast corner of the site.

The submitted details for accessing the proposed 113 residential units are in accordance with these principles established by the grant of planning permission in principle 13/00071/PPM.

The Council's Road Services raise no objection to the submitted details, being satisfied that the proposed development would not result in unacceptable traffic congestion, including on Clerkington Road. They advise that the proposed means of access and amount and location of parking within the site are all acceptable, although they do make recommendations on the standards of provision.

They recommend that:

- (i) driveways should have minimum dimensions of 6 metres by 3.0 metres. Double driveways should have minimum dimensions of 5 metres width by 6 metres length or 3 metres width by 11 m length;
- (ii) within private parking areas, the minimum dimensions of a single parking space should be 2.5 metres by 5 metres. All visitor parking spaces within these areas should be clearly marked for visitors with the remaining private parking spaces allocated to individual dwellings;
- (iii) at driveways, pedestrian ramps to houses may encroach by up to 300mm on the width (but not the length) provided they are no greater than 150mm in height above the adjacent driveway surface; and

(iv) wheel washing facilities are provided during the construction phase of the housing development.

All of these requirements can reasonably be made conditions of the approval of matters specified in conditions for the proposed housing development.

On these foregoing transportation and other access considerations the proposed residential development is consistent with Policies T2, DP20 and DP22 of the adopted East Lothian Local Plan 2008.

The Council's Waste Services Manager raises no objection to the details of the 113 residential units now proposed.

Condition 2p of planning permission in principle 13/00071/PPM requires the provision of a 2.5 metres wide shared pedestrian/cycle link on the south side of Pencaitland Road between the proposed west access serving the proposed housing and the public road of Dobson's Well. Consistent with the requirements of condition 2p, such a footpath link has been proposed.

The Council's Access Officer raises no objection to the details of the 113 residential units now proposed. She does however note that condition 2g of planning permission in principle 13/00071/PPM requires the applicant to take steps to explore the possibility of providing a footpath link from the site into the woodland that adjoins the east side of the site (Clerkington Wood). In this regard, condition 3h states that if provision of a footpath link from the site into the woodland that adjoins the east side of the site is possible, the said footpath link should be included in the scheme of landscaping. If such provision is not possible, the scheme should nevertheless be designed so as to facilitate provision of such a link at a future date should circumstances change.

In respect of this, the applicant states that they contacted the owner of the Wood in August 2014, and proposed a possible footpath link into his woodland. The owner of the Wood replied to the applicant the following month, confirming that he was not prepared to give consent to the path. A site meeting was then held between the applicant, the owner of the Wood and planning officers of the Council. At that meeting, the owner of the Wood again confirmed that he was not prepared to give consent to the path. The applicant agreed to adjust the location of the proposed footpath within their site to tie in with the preferred location noted by the owner of the Wood should a possible future woodland footpath link be considered.

Consistent with the requirements of condition 2g, it is evident that the applicant has taken reasonable steps to explore the possibility of providing a footpath link from the site into the woodland that adjoins the east side of the site (Clerkington Wood). Whilst such provision is not possible at this time, the proposed development has been designed so as to facilitate provision of such a link at a future date should circumstances change. On this consideration the proposed development is consistent with the requirements of condition 3h of planning permission in principle 13/00071/PPM.

The mechanism of a financial contribution towards additional educational provision in Haddington for a housing development of 113 houses has already been secured through the grant of planning permission in principle 13/00071/PPM.

The mechanism of the provision within the residential development of 25% affordable housing (i.e. 28 units of the proposed 113 units) is already secured through the grant of planning permission in principle 13/00071/PPM.

The Council's Housing Strategy and Development service raise no objection to the details of the 113 residential units now proposed.

The Council's Senior Structures Officer was consulted on the planning application but has not commented on it.

Scottish Water were consulted on the planning application but have not commented on it.

The matter of site drainage was considered through the determination of previous application 13/00071/PPM. Condition 2t requires that details of the proposed integrated sustainable urban drainage scheme (SUDS) for the site should be submitted in writing for the approval of the Planning Authority. A surface water drainage strategy drawing has been submitted with this application showing details of the proposed integrated sustainable urban drainage scheme (SUDS) for the site. The Scottish Environment Protection Agency raise no objection to the details of the 113 units now proposed, being satisfied with the submitted SUDS strategy.

Condition 2r of planning permission in principle 13/00071/PPM states that details of a scheme for archaeological investigation of the site shall be submitted for the prior approval of the Council. Consistent with the requirements of condition 2r, a written scheme of investigation has been submitted with this application. It sets out the methodology for the archaeological mitigation works required for the site. The Council's Archaeology/ Heritage Officer advises that the submitted written scheme of investigation is acceptable.

RECOMMENDATION

That approval of matters specified in conditions for the proposed housing development be granted subject to the following conditions:

- 1 No development shall take place on site unless and until final site setting out details have been submitted to and approved by the Planning Authority.

The above mentioned details shall include a final site setting-out drawing to a scale of not less than 1:200, giving:

- a. the position within the application site of all elements of the proposed development and position of adjoining land and buildings;
- b. finished ground and floor levels of the development relative to existing ground levels of the site and of adjoining land and building(s). The levels shall be shown in relation to an Ordnance Bench Mark or Temporary Bench Mark from which the Planning Authority can take measurements and shall be shown on the drawing; and
- c. the ridge height of the proposed shown in relation to the finished ground and floor levels on the site.

Reason:

To enable the Planning Authority to control the development of the site in the interests of the amenity of the area.

- 2 Prior to the occupation of the last house or flat approved, the proposed access roads, parking spaces, and footpaths shall have been constructed on site, in accordance with the docketed drawings and the following transportation requirements:
 - (i) driveways shall have minimum dimensions of 6 metres by 3.0 metres. Double driveways shall have minimum dimensions of 5 metres width by 6 metres length or 3 metres width by 11 m length;
 - (ii) within private parking areas, the minimum dimensions of a single parking space shall be 2.5 metres by 5 metres. All visitor parking spaces within these areas shall be clearly marked for visitors with the remaining private parking spaces allocated to individual dwellings; and

(iii) at driveways, pedestrian ramps to houses may encroach by up to 300mm on the width (but not the length) provided they are no greater than 150mm in height above the adjacent driveway surface.

Those areas of land shall not thereafter be used for any other purpose than for accessing and for the parking of vehicles in connection with the residential use of the houses and flats and shall not be adapted or used for other purposes without the prior written approval of the Planning Authority.

Reason:

To ensure that adequate and satisfactory provision is made for access and for off-street parking in the interests of road safety.

- 3 No work shall be carried out on the site unless and until an effective vehicle wheel washing facility has been installed in accordance with details to be submitted to and approved by the Planning Authority prior to its installation. Such facility shall be retained in working order and used such that no vehicle shall leave the site carrying earth and mud in their wheels in such a quantity which causes a nuisance or hazard on the road system in the locality.

Reason:

In the interests of road safety.

- 4 Notwithstanding the drawings docketed to this approval of matters specified in conditions, the proposed road serving plots 33-37 and plots 43-45 is not hereby approved. It shall instead consist of a 4.8 metres wide carriageway with a 2.0 metres wide footway on only one side of it. Prior to the commencement of development an amended site layout plan showing compliance with the requirements of this condition shall be submitted to and approved by the Planning Authority. Development shall thereafter be carried out in strict accordance with the details so approved.

Reason:

To accord with the principles of Home Zones and with the requirements of condition 3d of planning permission in principle 13/00071/PPM.

- 5 The submitted landscape information is not hereby approved. Instead, and prior to the commencement of development, revised landscape information shall be submitted to and approved by the Planning Authority. The revised landscape information shall comply with the following requirements:

1) The Tree Protection Plan and the Tree Constraints Plan Drawing shall each have the construction exclusion zone areas clearly identified and dimensioned and a clearly identified scale. The note on them referring to the long term tree management arboricultural method statement shall correctly refer to the date of that statement. They shall also clearly show all tree numbers of the trees within Clerkington Wood. It shall also show the easement strip offset by 2 metres from the existing post and wire fence boundary to Clerkington Wood;

2) The construction method statement contained in the Tree Protection Plan shall include details of the proposed fence post foundation size;

3) The Tree Survey, long - term Tree Management, Arboricultural Method Statement shall include a requirements for tree safety inspections to be carried out annually or after major storm events;

4) The Tree Survey, long - term Tree Management, Arboricultural Method Statement shall include a requirement for ivy to be removed (cut off from the base of the trees using great care not to cut the trunk of the trees) from the base of the mature trees using appropriate herbicide. It shall also require that the area of wood is to be stocked with a combination of forestry transplants and standard trees. The new trees shall be covered in a 100mm depth of woodchips to prevent weed competition. The revised landscape information shall include confirmation of a program of inspections to be undertaken to the area of wood in order to review the need for thinning at years 5, 10, 15 and 20; and

5) The Tree Survey, long - term Tree Management, Arboricultural Method Statement shall include more specific details of the inspection intervals, which are specified in section 12 of the submitted report entitled "Duties of the appointed Arboricultural Consultant". The wording of the Statement shall be amended to read "any required realignment of any part of the construction exclusion zone shall be supervised and checked by the project Arboricultural consultant who will submit details of any changes to the agreed construction exclusion zone plan for the prior approval

of the Planning Authority". The Statement shall also include a detailed tree management work specification for all trees on or adjacent to the application site before the occupation of the first house completion.

Development shall thereafter be carried out in strict accordance with the details so approved.

Reason:

To ensure the retention of trees and vegetation important to the appearance and environment of the area.