

COMMITTEE REPORT

Date: 5 December 2024 **Ward:** Copmanthorpe

Team: West Area **Parish:** Copmanthorpe Parish Council

Reference: 23/02256/REMM and 24/00003/LEGAL

Application at: OS Field Lying To The South Of And Adjacent To No 1 Tadcaster Road Copmanthorpe York

For: Reserved matters application for the scale, layout, appearance and landscape for the erection of 133no. dwellings, 7no. self-build dwellings and associated infrastructure pursuant to outline application 18/00680/OUTM and Variation of Legal Agreement (affordable housing tenure mix and reallocation of Highways Sim Balk Contribution to provide bus stops) made under Section 106 of the Town and Country Planning Act 1990 (as amended) dated 27th April 2023 (in relation to 18/00680/OUTM).

By: Mr Robert Carter

Application Type: Major Reserved Matters Application

Target Date: 16 December 2024

Recommendation: Approve subject to variation of Section 106 Agreement

1.0 PROPOSAL

1.1. Outline consent was granted on 28th April 2023 for the erection of up to 158no. houses with public open space at land off Tadcaster Road in Copmanthorpe (18/00680/OUTM). All matters, apart from access, were reserved. The application site is an open field of approximately 7.56Ha located adjacent to the north eastern boundary of Copmanthorpe. The site is roughly triangular in shape with the village to the south west, Tadcaster Road/ A64 dual carriageway to the north and East Coast main line to the east of the site. The north eastern half of the site is roughly level and then slopes up gently to meet the edge of the village.

1.2. This application is for reserved matters in relation to the following matters; landscaping, appearance, layout and scale. The reserved matters application seeks permission for 133no. dwellings, 7no. self build dwellings and associated infrastructure, pursuant to outline permission 18/00680/OUTM. This meets condition 6 of the outline permission which requires no more than 158 dwellings. The proposal

also seeks a large area of open space to the east, NEAP and soft landscaping. Cycle and pedestrian links are provided throughout.

1.3. The principle of residential development at the site and the detailed means of access to the site have already been established by the outline permission and these cannot be re-visited as part of this application for approval of reserved matters. Thus this application is limited to consideration of the detail of the development being its layout, appearance, scale and landscaping and within the scope and parameters of the outline permission and the conditions attached to it.

1.4. The proposed housing mix is as follows;

	1 bed	2 bed	3 bed	4 bed+	Unknown	Total
Market	-	27	37	27	-	91 (65%)
Affordable	8	14	14	6	-	42 (30%)
Self Build	-	-	-	-	7	7 (5%)
Totals	8	41	51	33	7	140

1.5. As a result of the above housing mix, permission is also sought from the Local Planning Authority to vary the legal agreement in relation to the outline permission (18/00680/OUTM). The following changes to the S106 are sought;

- Replacement of discount sale affordable dwellings with intermediate rent dwellings. Intermediate Rent Dwellings means housing provided and let by a Registered Provider at a rent (inclusive of service charge where applicable) of no more than 80% of current market rent for the relevant property type and in the relevant rental market area. A tenure mix of Affordable Housing shall be provided in accordance with the following:
 - a. 71% of the Affordable Housing shall be Social Rented Dwellings; and
 - b. 29% of the Affordable Housing shall be Intermediate Rent Dwellings'

1.6. Additionally as some of the highway works under the S106 have already been carried, therefore it is proposed to delete the Highways 1036/SIM Balk Contribution and it is to be replaced as follows:

“Tadcaster Road Bus Stop Contribution - Means the sum of £40,000 (forty thousand pounds) to be paid to the Council and used by the Council following completion of the Owner’s Bus Stop Works towards installing necessary pole, flag, timetable case, cantilever shelter and real time display at the two bus stops.”

1.7. The following site history is relevant:

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- The application site has been identified as a strategic housing allocation (ST31) in the Draft Local Plan (2018) with an anticipated yield of up to 158 houses.
- AOD/24/00031 - Conditions 4, 7, 8, 9, 10, 11, 14, 15, 18, 19, 23 (part A only), 24, 28, 29, 30, 31 and 35 of 18/00680/OUTM. Pending Consideration.
- 22/01988/PAP18 - Prior approval for the construction of a footbridge under Part 18 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). No objections from the LPA subject to condition: 24.11.2022.
- 18/00680/OUTM – Outline planning application with all matters reserved except for means of access for the erection of 158no. dwellings with public open space, landscaping and drainage. Approved: 28.04.2023.
- 18/01688/TPO - Fell Ash tree protected by Tree Preservation Order no. 2/1972. Application refused: 20.09.2018.

2.0 POLICY CONTEXT

NATIONAL PLANNING POLICY FRAMEWORK

2.1. The revised National Planning Policy Framework (NPPF) was published and sets out the government's planning policies for England and how these are expected to be applied.

2.2. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise (section 38(6) Planning and Compulsory Purchase Act 2004).

2.3. The Statutory Development Plan for the City of York comprises the saved policies and key diagram of the otherwise revoked Yorkshire and Humber Plan Regional Spatial Strategy (2008) and any made Neighbourhood Plan.

PUBLICATION DRAFT LOCAL PLAN (DLP 2018)

2.4. The Draft Local Plan 2018 was submitted for examination on 25th May 2018. The plan has been subject to examination . Proposed modifications regarding policy H5 (Gypsies and Travellers Sites) have recently been subject to consultation. The draft policies can be afforded weight in accordance with paragraph 48 of the NPPF.

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2.5. Key policies within the Draft Local Plan (2018) are:

DP2 – Sustainable Development
SS16 – Land at Tadcaster Road, Copmanthorpe
H1 – Housing Allocation
H2 – Density of Residential Development
H3 – Balancing the Housing Market
H4 – Promoting Self and Custom House Building
H9 – Older Persons Specialist Housing
H10 – Affordable Housing
HW7 – Healthy Places
D1 – Placemaking
D2 – Landscape and Setting
D3 – Cultural Provision
GI2 – Biodiversity and Access to Nature
GI4 - Trees and Hedgerows
GI6 – New Open Space Provision
CC2 – Sustainable Design and Construction of New Development
ENV1 – Air Quality
ENV2 – Managing Environmental Quality
ENV4 – Flood Risk
ENV5 – Sustainable Drainage
WM1 – Sustainable Waste Management
T1 – Sustainable Access
T5 – Strategic Cycle and Pedestrian Network Links and Improvements
T8 – Demand Management

3.0 CONSULTATIONS (most recent responses recorded)

INTERNAL

CYC Waste Services

3.1. Comments remain as previously set out. These are:

- Council will only collect waste via roads adopted by City of York Council.
- Swept path analysis used incorrect vehicle spec (this was rectified)
- Road widths must be 5m
- Waste collection vehicle should not be required to reverse more than 12m and then only in exceptional circumstances.
- Parking restrictions required on turning points.

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- No waste collection vehicles reversing up or down a slope
- Occupiers to present waste at front of properties.
- Presentation points for waste required and central collection points where needed.

Archaeology (22nd April 2024)

3.2. No further comment to make. There is an approved WSI for forthcoming evaluation. (Officer note: there are archaeology conditions on the outline permission – condition 23).

Self Build Officer (7th May 2024)

3.3. Design code is missing 2 material images. Land owner needs to install drainage and include in design code.

Public Protection (17th August 2024)

3.4. No further land contamination conditions required as this was covered at outline (conditions 10, 11, 12 and 13). Noise assessment measures required within the development to ensure internal and external amenity areas meet the noise requirements. Provided the mitigation measures are installed then no objections. No objections to the application in terms of vibration. More detail required for the discharge of conditions in terms of piling. Informatives regarding EV charging points which is now covered by building regulations.

CYC Ecologist (19th September 2024)

3.5. The BNG information submitted is thorough and contains the information required to achieve the BNG target for the proposal.

CYC Carbon Reduction (28th August 2024)

3.6. Condition 19 of the outline permission refers to reduction in carbon emissions and the applicant has demonstrated a reduction in carbon emissions as per the condition and a water consumption rate of 110l per person per day.

Forward Planning (26th January 2024 and 10th May 2024 which reiterates stance re policy HW7 and D3)

3.7. Principle green belt issues are not revisited at reserved matters. Extent of open space is established and defined through conditions attached to the outline.

Support 2 and 3 bedroom properties, affordable homes including larger properties and bungalows, provision of market and affordable older persons accommodation and self build plots. Proportion of 4 bed remains high (Officer note: this is based on original plans and has since been amended). Development density is acceptable. Welcome onsite amenity and play space and substantial open space. S106 agreement already in place. Need to demonstrate compliance with ENV1 (air quality), HW7 (healthy places) and D3 (cultural provision) (Officer note: the applicant has since submitted a healthy places statement).

Flood Risk Management Team (18th October 2024)

3.8. In terms of permitted discharge rates and point of connection for both foul and surface water, the main drainage principles are agreed, and therefore the Site Layout is generally acceptable but until details are submitted and agreed to discharge the relevant flood risk and drainage Conditions 20, 21 and 22, and we know the full extent of the areas to be set aside for the surface water attenuation we are unable to provide full approval. However, content considering the land available, space for appropriate attenuation can be provided.

Affordable Housing Officer (7th November 2024)

3.9. In accordance with the Section 106 agreement for the Outline application for this site, a 30% affordable housing provision is proposed comprising 42 dwellings of the total 140 homes. 71% of the homes are for Social Rent. This proposal is strongly supported from an affordable housing perspective, providing much needed homes across a range of types and tenure.

3.10. The mix comprises 1-4 bed homes and includes an element of Part M4(3) wheelchair accessible accommodation. The tenure mix of predominantly Social Rent alongside Intermediate/affordable rent is supported on the basis of a positive overall mix that meets identified needs.

3.11. The provision is welcomed and would provide a significant positive contribution to meeting the high level of housing needs in the City. The mix provides affordable housing that is predominantly to the Nationally Described Space Standard1 (NDSS) good practice size and includes 6 fully wheelchair accessible Part M4(3) homes as well as a range of sizes from 1 bed flats to 4 bed houses. Scheme design has been intended to minimise the cost of service charges for the intended affordable housing residents.

3.12. For this scheme a proposal has been made to maximise the overall type and quality of provision through use of Intermediate Rent as the additional tenure

alongside Social Rent. Intermediate Rent would be set at up to 80% of market rent, which would comply with National Planning Policy Framework Affordable Rent requirements.

CYC Landscape Architect (20th September 2024)

3.13. The proposed housing has been pulled back to reinstate the line of development and open space in compliance with the approved outline scheme.

3.14. Find the additional open space provided by this latest submission, makes a notable difference to the quality of the sense of space and its functionality; and it improves the relationship with the landscape context. This arrangement pushes properties closer to the existing Oak trees on the western boundary, so the tree protection is slightly less robust, but nonetheless still acceptable.

3.15. The western corridor feels slightly narrower, and fewer properties sit immediately adjacent to this boundary. This also means that the western corridor is less integrated and overlooked. Nonetheless most of the adjacent properties have some orientation and relationship with this space; and there is a reasonable degree of openness provided by the three cul-de-sac heads. The pocket park looks to be slightly reduced in size as a result of the changes.

3.16. Still a need to inject a better sense of orientation and place along the eastern spine road, by way of a pocket park and/or more robust tree planting within the street. There is too much dependency on trees within front gardens to enhance the street scene along the eastern spine road; and these in themselves have also been reduced in number. There are now even fewer trees adjacent to the eastern spine road (only 7 trees, compared to an initial 13). Unless there are outstanding reasons as to why this is the case, find the proposed development to be unsatisfactory within this area of the design. One way to correct this would be to create a tangible pocket park by losing a unit or condensing smaller units, somewhere within plots 43 to 47.

3.17. An Outline Arboricultural Method Statement and Tree Protection Plan has been submitted (dated 02/08/2024). Find the content of this to be suitable.

Highways Officer (8th November 2024)

3.18. All the issues and comments previously raised in consultation responses have now been addressed. On conditions, please note some of the conditions listed below may not be required as they might already be included in the outline consent;

- HWAY 10 Prior to the development coming into use, all areas used by vehicles shall be surfaced, sealed and positively drained within the site, in

accordance with details which have been previously submitted to and approved in writing by the Local Planning Authority (this is already conditioned on the outline – 17)

- HWAY 19 Then units shall not be occupied until the areas shown on the approved plans for parking and manoeuvring of vehicles, including cycle parking, have been constructed and laid out in accordance with the approved plans, and thereafter such areas shall be retained solely for such purposes

3.19. The Highways Officer notes the updated response from Active Travel England dated 1st November 2024 and provides the following;

- Off street routes are proposed as self-binding gravel or similar due to the nature of the routes and their character/location. I therefore have not requested lighting and surfacing as proposed by ATE.
- Transition between Yorkfield Lane and internal streets – although this will be a well-used route for cyclists and pedestrians, a shared use facility is supported by current guidance in this location (based on LTN 1.20 guidance for areas where traffic flows are low and pedestrian and cycle flows would be well under 300/hour)
- Offsite infrastructure – this was determined at outline stage and cannot be considered at this stage in the planning process. The provision of a pedestrian crossing facility to the north of the site was assessed and a decision was made to exclude this provision due to the poor visibility on Tadcaster Road in this location which meant that it was not possible to design a safe crossing point for pedestrians in this area. A safe crossing point is instead provided where the current raised table exists, also linking the existing cycle route and the new bus stops.

EXTERNAL

Active Travel England (2nd November 2024)

3.20. Defer – not currently in a position to support the application on the following grounds:

- Welcome the provision of an additional raised crossing near Plot 3, connecting pathways between driveways and the pedestrian route in the western part of the site, and the provision of an additional bench on this route.
- Off street connecting routes within the site should be well-lit and surfaced with a sealed and level material, rather than self binding gravel (Officer note: please see CYC Highway comments above at 3.19).

- Cycle movements should ideally be separated from pedestrian movements at the transition between Yorkfield Lane and the internal street network (as with the corresponding access at Tadcaster Road) (Officer note: please see CYC Highway comments above at 3.19).
- Contributions to improvements to Yorkfield Lane to ensure it is compliant with LTN1/20 (Officer note: the amount allocated for this has already been agreed via the S106).
- Pedestrian crossing point on the northeast corner of the site (Officer note: the Developer states this would be unfeasible given the speed limits and visibility splays which is agreed with the CYC Highways Officer).

Ainsty Internal Drainage Board (17th October 2024)

3.21. Discussions held between IDB and applicant. Agreed soakaways will not work. Applicant is proposing to discharge surface water into the mains surface water sewer in Farmers Way which then discharges into a main river without entering Bord maintained watercourse. The IDB will agree a discharge rate of 4.25 litres per second and for the pump to run at 4.75 litres per second. IDB agree to a catch drain around the attenuation basin. Satisfied the watercourse is free flowing. Rest of existing land drains should be made redundant/removed. No further comments with regards to the reserved matters and expect a discharge of condition application to be submitted in due course.

Historic England (14th October 2024)

3.22. Do not wish to comment.

North Yorkshire Police (26th April 2024)

3.23. No further comments. Original response noted principles of crime prevention through environmental design have been incorporated into the design and layout for this proposal. It is considered that this proposed development accords with the core principles and design objectives set out in the National Planning Policy Framework in respect of developments creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

National Highways (9th August 2024)

3.24. No objection

Yorkshire Wildlife Trust (27th August 2024)

3.25. Satisfied the open space provision is in line with the consented landscape parameter plan, which addresses previous concern.

3.26. Most native species including in the planting mix.

3.27. Appreciate dog waste bin locations have now been included on detailed landscape proposals along with planned dog walking routes. Pleased with dog exercise area and signage for dogs to be kept on leads. This along with walking route around the perimeter (which has increased to over 1.2km) will help manage recreational pressure on Askham Bog Nature Reserve.

3.28. BNG figures well in excess of 10%. A 30 year management plan including monitoring protocol should be produced. The biodiversity enhancement and management plan and CEMP should be implemented in full.

3.29. License from Natural England is require due to the presence of a day roost within a tree on site. YWT request being kept up to date with construction.

Natural England (16th October 2024)

3.30. Previously comments on the proposal dated 5th September 2024 (no objection subject to mitigation secured via the outline conditions). The advice provided previously applies equally to this amendment. The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Parish Council (26th January 2024)

3.31. Object on the following grounds (based on the original plans);

- Inadequate access – the delta of the access is misleadingly placed in the middle of Tadcaster Road, raising significant concerns about traffic flow and safety.
- Speed limit on Tadcaster Road should be re-evaluated.
- Advocates for the improvement of off-road cycle space from the current crossing point along Tadcaster Road, connecting to the A64 cycle paths and into the upper part of the village. The current plans do not adequately address the safe crossing for pedestrians over the delta.
- Route for cyclists and the path does not follow the natural desire lines for pedestrians or cyclists.
- Current allocation of S106 monies for Yorkfield Lane is insufficient.

- Need for safe walking and cycling routes.
- Proposals fail to reflect the existing rural character.
- Inadequate ratio of open space

Yorkshire Water (3rd September 2024)

3.32. No objection.

Network Rail (19th November 2024)

3.33. Network Rail objected to outline consent on the basis of the increase in the number of level crossing users and the negative impact this uplift would have on railway safety. Despite objection, outline consent was granted.

3.34. Note the applicant has indicatively shown the location of the footbridge consented under 22/01988/PAP18. Although the Transport and Works Act Order was withdrawn in November 2023, it is to be replaced with a further TWAO in due course.

3.35. Should be recognised that the proposal would undoubtedly severely limit the bridge design options available to Network Rail. CYC should be satisfied that the outlook for these dwellings and impacts on residential amenity would be acceptable in terms of any solution Network Rail puts forward in future.

Responses not received from:

3.36. Environment Agency, CYC Economic Development Team, CYC Educational Planning Officer, CYC Urban Design and Conservation and CYC Parks, Sport and Open Space.

4.0 REPRESENTATIONS

4.1. The application has been advertised via site notice, press notice and neighbour notification letter three times due to amendments received.

4.2. 4no. letters of objection received on the following grounds;

- High amount of traffic
- Green Belt
- Impact on wildlife
- Noise and dust

- Impact on views of the countryside
- Impact it will have on the value of property (not a material planning consideration)
- Removing green space for water to soak into.
- Roads and infrastructure insufficient to cope with this number of houses.
- Loss of character
- Removal of vegetation
- Measures need for safety of pedestrians
- Concerns regarding delivery of open space, play area etc..
- Concerns regarding drainage and flooding
- Queries where the Copmanthorpe Railway Station will be located.

4.3. 1no. letter of general comment was received on the following grounds;

- Additional hedgerow/tree planting on the main access road in and out of the site to increase privacy and minimise vehicle headlights.

4.4. 3no. letters of support (one including the partners of the Old School Medical Practise in Copmanthorpe) have been received on the following grounds;

- Fulfils national policy requirements and the needs of Copmanthorpe as a community.
- York needs housing.
- Significant buffer zone.
- Provides the pedestrian link from Ploughman's Close to Tadcaster Road
- Affordable housing provision
- Noise mitigation for existing residents from A64.
- Hope the green corridors will maintain.
- Proposed footpaths will add a significant, safe and interesting public walking amenity.
- Concerns regarding plans to get rid of 13 bus service.
- Development will provide financial support to extend the doctors surgery.

5.0 APPRAISAL

Key Issues

5.1. The key issues are as follows:

- Site Allocation
- Appearance
- Scale
- Layout

- Access
- Landscape
- Open Space
- Housing Mix
- Ecology
- Variation to Legal Agreement
- Public Sector Equalities Duty

Site Allocation

5.2. Policy SS16 and Policy H1 of the Draft Local Plan (2018 and as amended) states the following: Land at Tadcaster Road, Copmanthorpe (ST31) will deliver approximately 158 dwellings at this village extension site. In addition to complying with the policies within this Local Plan, the site must be master planned and delivered in accordance with the following key principles:

5.3. i. Create new open space (as shown on the policies map) within the site which should be delivered prior to the first occupation to ensure, in particular, the protection of the adjacent SSSI. There is the opportunity to extend and enhance the local green infrastructure corridor including enhancing links from Copmanthorpe to Askham Bog SSSI along the newly created footway. This would enhance the new tree planting and attenuation wetland area with seating adjacent to the site. This open space will also create a necessary buffer between the new dwellings and the railway line and A64 embankment. **The proposed open space is provided to the east of the site in accordance with the parameters set at outline and the policy map within the Local Plan (with regards to policy GI6 – New Open Space provision).**

5.4. ii. Undertake detailed noise, air quality and vibration assessments, which may influence the final layout/masterplan of the site. **Residential amenity, including noise and vibration, is set out in ‘layout’ section.**

5.5. iii. Reflect site topography to ensure that the site’s visual impact is minimised particularly from the A64 and railway line. From its north eastern point by the A64 the first half of the site is generally flat however it then starts to gradually rise in a south west direction towards the existing residential properties. **The layout and scale of the development in relation to topography are general reserved matters considerations. Street scene visuals are presented to show how the development will look from Tadcaster Road and the railway line.**

5.6. iv. Provide access via Tadcaster Road. **This is adhered too.**

5.7. v. Optimise pedestrian and cycle integration, connection and accessibility in and out of the site and connectivity to the city and surrounding area creating well-connected internal streets and walkable neighbourhoods, to encourage the maximum take-up of these more 'active' forms of transport (walking and cycling). **Pedestrian and cycle paths are provided throughout the site with links to the north and south. Additional paths are provided on site to create a walking loop. This is further explored within the access section.**

5.8. vi. Secure developer contributions from primary and secondary school provision as necessary to meet the need generated from the development. **This was secured by the S106 agreement at outline permission stage.**

5.9. vii. Undertake hydrological investigation and any necessary mitigation. **Hydrogeological Assessment provided at outline stage (dated January 2022) and prepared by Wardell Armstrong.**

Appearance – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development.

5.10. Policy D1 of the Draft Local Plan (2018) supports development proposals where they adhere to design principles Design with regards to suitable density, massing, spacing, scale and appearance.

5.11. The proposal seeks a number of materials including different types of brick, render, slate grey tiles and pantile roof tiles. This adds variety within the development and creates interest. The materials are mixed throughout. Condition 30 on the outline permission requests samples to be viewed and approved on site before use. These have been viewed and are provisionally agreed via the AOD application. Boundary treatments are suitable for the residential setting, with high fencing and walling reserved to the rear of dwellings (this is further covered by condition 31 on the outline permission). Hedging is proposed to the frontage of dwellings. The open space is attractive and inviting and includes two ponds, a play park, pathways and soft landscaping. The external built form of the development in terms of sustainable design is dictated by a condition on the outline permission with regard to policy CC2 of the Draft Local Plan (2018). Overall the appearance of the built form within its surroundings is considered acceptable.

Scale – the height, width and length of each building proposed within the development in relation to its surroundings.

5.12. Policy H2 of the Draft Local Plan (2018, as amended) supports development that delivers densities that make efficient use of the land. The number of dwellings on this site is informed by the outline consent which granted a maximum of 158no. dwellings. This application seeks 140no. dwellings, which is slightly less than the maximum, however this is still considered an appropriate number for the site, taking into account the site developable area which is clearly defined at outline stage.

5.13. The majority of houses are two storey. 20no. houses are two and half stories and 4no. houses are bungalows. The dwellings are a mix of detached, semi-detached and short terraced properties. These principles were agreed at outline permission stage and so they can be supported. Bungalows in particular are welcome, especially the split of 2no. affordable and 2no. for market sale. This encourages a wider variety of house types and such houses are particularly attractive to older persons. The LHNA (2022) states the Council should consider the role of bungalows within the mix and this adhered to in accordance with condition 29 of the outline permission which requires provision for older persons. The scale of development is considered acceptable.

Layout – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

5.14. The layout includes buildings, routes and open spaces within the development and the way they are laid out in relations to buildings and spaces outside the development.

5.15. Policy HW7 of the Draft Local Plan (2018) relates to healthy places and requires developers for major residential development to provide a statement showing how healthy design principles have been followed. The application is accompanied by a Healthy Places Statement which adequately considers how the layout of the development allows for a safe, accessible and welcoming development.

5.16. Paragraph 130(f) of the NPPF seeks to create safe, inclusive and accessible developments with a high standard of amenity for existing and future users. Policy ENV2 of the Draft Local Plan (2018) states development will not be permitted where future occupiers and existing communities would be subject to significant adverse impacts such as noise, vibration, odour etc without effective mitigation measures.

5.17. The site entrance off Tadcaster Road is wide, tree lined and vegetated which is inviting and welcoming. Boundary treatments are generally soft. The National Design Guide requires an understanding of context and that schemes enhance their

surroundings. The site is adjacent to the access road that leads into Copmanthorpe, which transitions to Top Lane and Hallcroft Lane and runs right through the village. The main street facing Tadcaster Road follows the alignment and houses are set behind front gardens, similar to existing houses on Tadcaster Road and respects the spatial qualities and local character.

5.18. A mixture of house styles form the frontage along Tadcaster Road, however larger house types are predominant which reflects the vernacular along Tadcaster Road. Moving into the site it is considered the layout has a clear hierarchy with a good spatial layout and dwellings fronting the internal highways. Progression points and destinations are clear. Buildings are positioned to create focal points and dual aspect dwellings are utilised. Whilst it is acknowledged there is significant hardstanding for roads, pavements and driveways, this is complemented by green verges, street trees and hedges. The NPPF emphasises the need for street trees in new development and there are a number throughout, in particular along the main access road from Tadcaster Road, creating a verdant entrance.

5.19. The new residential dwellings are located a sufficient distance from existing dwellings to the west (over 20m). In terms of construction, working hours are covered by condition 25 in the outline and condition 24 with regards to a CEMP. In terms of new occupiers, it is considered there are adequate distances between the new dwellings to ensure no privacy concerns arise. Windows are adequately positioned to ensure no significant overlooking. All dwellings are provided with private, outdoor amenity space. The site is located in close proximity to the A64, Tadcaster Road and the railway line. The application is accompanied by an updated Noise Assessment (ref 232156, dated July 2024). Noise mitigation measures are required (upgraded glazing and acoustic fencing). The site plan included in this noise report is now superseded, therefore is not conditioned. Condition 27 of the outline permission requires a detailed scheme for noise insulation measures (to be submitted and approved to the LPA) prior to above ground works. Additionally acoustic noise barriers that are required need to be approved via condition 26 of the outline permission. These outline conditions are considered adequate to address this matter.

5.20. The public protection team's records show that this site is located adjacent to past activities that could have given rise to land contamination and as such conditions on the outline permission cover land contamination adequately. The layout of the houses in terms of residential amenity is considered acceptable.

5.21. The proposal includes a mixture of adopted and unadopted roads. There is a clear hierarchy of movement corridors from a primary connection route through to secondary connections. Where unadopted roads are proposed (private drives), bin

collection points are provided at the junction with an adopted highway, the majority of which are within 30m of dwellings. Whilst some dwellings may need to wheel their bins slightly more than 30m to the collection point (e.g plot 22), this would be an inconvenience to the resident rather than a reason for refusal of reserved matters. Waste storage has been adequately considered through the provision of rear and side bin storage. Terraced properties have rear external access to their bin storage provisions. Policy WM1 of the Draft Local Plan (2018), which encourages sustainable waste management, is met.

5.22. The layout of the open space is logical and is as approved at outline stage. The NEAP is suitably positioned and overlooked. The layout allows for a full walking route around the site allowing for connectivity and options to explore in and out of the site easily. Benching is provided throughout and it is considered recreationally this walking route will become an important part of the development and aids in creating a semi-rural character. A 20m landscape buffer is maintained between the western boundary, which is as approved at outline stage. The proposal includes attenuation ponds for SUDs and the Flood Risk Management Team are content with the layout in terms of the principle of surface water and foul water drainage requirements (and policy ENV4 and ENV5 of the Draft Local Plan 2018 with regards to sustainable drainage and reducing flood risk), however it is noted that the drainage conditions on the outline still need to be discharged (condition 21). Overall the layout of the development can be supported.

Housing Mix

5.23. The proposed housing mix is as follows;

	1 bed	2 bed	3 bed	4 bed+	Unknown	Total
Market	-	27	37	27	-	91 (65%)
Affordable	8	14	14	6	-	42 (30%)
Self Build	-	-	-	-	7	7 (5%)
Totals	8	41	51	33	7	140

5.24. Policy H3 of the Draft Local Plan (2018) as modified states: The Council will expect developers to provide housing solutions that contribute to meeting York's housing needs, as identified in the latest Local Housing Needs Assessment (LHNA) (most recent July 2022) and in any other appropriate local evidence. New residential development should therefore maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities.

5.25. Condition 29 of the outline permission requires submission of a site wide housing mix strategy prior to the submission of the first reserved matters application. This AOD application is currently pending separate consideration. Condition 29 states: No later than the submission of the first reserved matters application which includes residential dwellings, a Site Wide Housing Mix Strategy for the proposed mix of dwellings (defined by number of bedrooms), and including that suitable for older persons, shall be submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved Strategy, or any such strategy subsequently approved by the Local Planning Authority. Each reserved matters application relating to a phase or sub-phase (including a building) for residential development shall include a schedule of the mix of dwellings proposed within that phase, or sub-phase (including a building) and explain how this relates to the amount and mix of housing approved for the overall development.

5.26. The accommodation mix is acceptably aligned with local need, predominantly providing 2 and 3 bed sized homes, as set out in the Local Housing Needs Assessment 2022, whilst providing a mix of type, tenure and size as required under policy H3 of the Draft Local Plan (balancing the housing market) and condition 29 of the outline permission.

5.27. Condition 29 on the outline permission specifically refers to provision for older persons in relation to policy H9 of the Draft Local Plan (2018, as amended) – Older Persons Housing. The Local Housing Needs Assessment studies the characteristics and housing needs of the older person population and the population with some form of disability. The two groups are taken together as there is a clear link between age and disability. It responds to national Planning Practice Guidance on Housing for Older and Disabled People published by Government in June 2019. It includes an assessment of the need for specialist accommodation for older people and the potential requirements for housing to be built to M4(2) (accessible and adaptable dwellings) and M4(3) (wheelchair user dwellings) housing technical standards.

5.28. Policy H3 of the Draft Local Plan (2018, as amended) states “housing should be built as flexible as possible to accommodate peoples’ changing circumstances over their lifetime. The Council will encourage developers to deliver an appropriate proportion of housing that meets the higher access standards of Part M Building Regulations (Access to and use of buildings), unless it is demonstrated that characteristics of the site provide reasons for delivery to be inappropriate, impractical or unviable.”

5.29. In this case, 68no. dwellings are to be built to M4(2) compliant standards and 8no. dwellings are to be built to M4(3) compliant standards (wheelchair accessible), 4no. of the M4(3) plots are to be bungalows (2no. affordable and 2no. for open

market). Not including the self-build plots, this equates to 51% of the total dwellings achieving M4(2) and 6% of the total dwellings achieving M4(3). This is considered acceptable for this site and provides a good housing mix. It should also be acknowledged that the self build plots could also achieve these standards and this would be up to the individual self builder to implement.

Affordable Housing

5.30. 30% affordable homes are required on this site, which is met and complies with policy H10 of the Draft Local Plan (2018, as amended) – affordable housing. Affordable homes are acceptably distributed across the site creating a mix and integrated community. The affordable housing is indistinguishable from open market housing. It is proposed that the affordable split is altered via a change in the S106 legal agreement. Currently the approved split is 80% social rent and 20% discount sale. It is proposed to remove discount sale dwellings in their entirety and replace these with intermediate rent dwellings. The split will therefore become 71% social rent and 29% intermediate rent. For reference, intermediate rent means housing provided and let by a Registered Provider at a rent (inclusive of service charge where applicable) of no more than 80% of current market rent for the relevant property type and in the relevant rental market area. This complies with the NPPF affordable rent requirements.

5.31. The Affordable Housing Officer strongly supports the affordable housing proposal as it provides much needed homes across a range of types and tenures. The mix comprises 1-4 bed homes and includes an element of Part M4(3) wheelchair accessible accommodation. The tenure mix of predominantly Social Rent alongside Intermediate/affordable rent is supported on the basis of a positive overall mix that meets identified needs, as recommended in the Local Housing Needs Assessment. The provision would be a significant positive contribution to meeting the high level of housing needs in the City.

5.32. The mix provides affordable housing that is predominantly to the Nationally Described Space Standard¹ (NDSS) good practice size and includes 6no. fully wheelchair accessible Part M4(3) homes as well as a range of sizes from 1 bed flats to 4 bed houses. Scheme design has been intended to minimise the cost of service charges for the intended affordable housing residents.

Self Build and Custom Build Housing

5.33. Condition 28 of the outline permission and policy H4 of the Draft Local Plan (2018, as amended) requires a strategy for at least 5% of dwellings to be self or custom build dwellings. 7no. self build plots are located in the south west corner of

the site. Siting the self-build plots in a single area is logical and can be supported. This meets the requirements of the condition. A design code and marketing strategy is submitted under the pending separate AOD application.

5.34. This reserved matters application by the developer, establishes the detailed layout and self-build plot areas and access only. The developer will provide services (access to a highway and connections for electricity, water and waste water) so it can be defined as a serviced plot of land as defined in The Self Build and Custom Housebuilding Regulations 2016.

5.35. There is no consideration at this stage of the scale, appearance and layout of the self build dwellings. The new owners of the self-build plots must submit their reserved matters application for the detailed design of each dwelling within 3 years of 28th April 2023 (last line of condition 28). This must be in accordance with the design code approved through the separate AOD. Overall the location of the self build plots can be supported.

Access – the accessibility to and within the site, ... in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.

5.36. Paragraph 115 of the NPPF states development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Paragraph 116 requires development to give priority first to pedestrians and cycle movements and create places that are safe, secure and attractive thereby minimising the scope for conflicts between pedestrians, cyclists and vehicles.

5.37. Policy T1 of the Draft Local Plan (2018) supports the approach in the NPPF in ensuring safe and appropriate access to the adjacent highway and giving priority to pedestrians and cyclists. Policy D1 of the Draft Local Plan (2018) promotes ease of public pedestrian and cycle movements, alongside policy T5 of the Draft Local Plan (2018).

5.38. Development should comply with the Council's latest parking standards guidance, incorporate appropriate demand management measures that reduce congestion, improve public transport journeys, ease pedestrian and cycle access to, within and through the development and improve the streetscape – policy T8 of the Draft Local Plan (2018).

5.39. The main vehicular access into the site has already been approved by the outline permission from Tadcaster Road. Condition 18 of the outline permission requires details of the junction between the internal access road and highway to be submitted and approved via the LPA. As part of this reserved matters application, consideration must be given to the access roads within the development and parking arrangements, although condition 14 of the outline does request further technical details of the internal road layout via separate condition.

5.40. The site is considered to be located in a sustainable location. There are two bus stops within walking distance on Tadcaster Road, providing frequent services to Leeds and York. During consideration of this application and as requested by the Developer (following conversations with the Council's Highway Team), it is proposed to vary the s106 legal agreement by re-allocating the £40,000 contribution secured for signal controller upgrade works at the 1036/Sim Balk Lane corridor (as the works have already been carried out) towards instead new bus stops close to the pedestrian/cycle entrance on Tadcaster Road (to the north of Plot 12) including a pole, flag, timetable case, shelter, associated bus stop road markings, easy access kerbs and real time display. A bus stop is proposed both west bound and east bound. This is considered a significant benefit of the scheme and provides closer bus stops than previously approved. The bus stops will be provided within 6 months of commencement of development and subject to securing the relevant S278 Highway works agreement.

5.41. With regards to car parking, dwellings are either provided with a driveway or garage for parking. Where detached or integral garages are utilised, off-street parking is still available (in the event the garages are used for purposes other than storing a car). With regards to cycle parking, in accordance with LTN 1/20, 1no. secure and covered cycle space is required per bedroom. This is met. Where garages aren't provided, secure and covered cycle sheds are provided for dwellings. The Highways Officer requests a condition to ensure the parking is in place prior to the occupation of each residential dwelling and is retained as such. This is considered appropriate and meets the tests for the imposition of the condition.

5.42. Pedestrian routes are provided throughout the site either via dedicated footpaths or paths adjacent to adopted highways. The links are acceptable and allow for connectivity throughout the site and also connections north and south. A segregated cycle link is provided linking the cycle path on Tadcaster Road with the new right of way on Yorkfield Lane. Condition 35 on the outline permission requires further technical details of this connection. These details have been submitted as part of the AOD application and is currently pending consideration. A number of routes have been designed within the scheme to allow cycle permeability through

and around the site. The improvements to Yorkfield Lane have already been secured at outline permission via the developer paying a sum to upgrade this. The fee has been fixed for these works.

5.43. It is considered designing out crime has been adequately considered. Footpaths and public areas are well overlooked allowing for natural surveillance. Public and private spaces are clearly defined. Boundary treatments are robust and secure where required. Windows are carefully positioned on a number of elevations overlooking highways.

5.44. Overall it is considered the access within the site for all vehicles and pedestrians is considered acceptable. A Travel Plan is conditioned by the outline permission – condition 16. Phasing of the road network, pedestrian and cycle access points and public realm and green infrastructure are covered by condition 4 on the outline permission.

Landscape – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;

5.45. Policy D2 of the Draft Local Plan (2018) supports developments which protect or enhance landscape quality and the public's experience of it. Proposals should include sustainable, practical and high quality soft and hard landscape proposals that make a positive contribution to the street, spaces and landscape. Policy G14 of the Draft Local Plan (2018) relates to trees and hedgerows and states consideration should be given to both existing and new trees to ensure overall tree cover is sustained and maintained.

5.46. Condition 5 of the outline permission requires broad compliance with the Landscape Strategy Plan (3543_111_D). During consideration of this application, the built form has moved west to ensure compliance with this plan. This creates a clear separation between the residential dwellings and the public open space. Condition 7 of the outline permission requires a detailed landscaping scheme (which has also been submitted as part of this reserved matters).

5.47. Landscaping is varied and provides interest to the development, with a high amount of green infrastructure such as trees, hedging and open field. The mix includes formal and informal open spaces for the benefit of new and existing

residents. The areas of open space and new landscaping shown follow the principles of the Illustrative Masterplan agreed at the outline stage, providing new open space for informal recreational activities, including walking, resting areas, picnic areas and informal play.

5.48. During consideration of the application, a dog exercise area has been included in the north east corner of the site, to encourage dog owners to utilise this area and footpaths on site rather than the neighbouring Askham Bog SSSI. This request ties in with condition 9 of the outline permission which requires a scheme for the management of open space to accommodate features to encourage responsible dog walking.

5.49. The NEAP is suitably located with appropriate landscaping around the area to denote the use, providing a range of equipment for all ages. A pocket park is proposed centrally within the development. The park has an active frontage and would encourage social interaction.

5.50. A single ash tree is to be removed, alongside 6no. individual trees (within G3) and approximately 9m of G1 along Tadcaster Road, however this will be mitigated with new tree and hedgerow planting and landscape corridors. Street trees line the principal access route into the site. This gives the street identity and aids orientation around the development. They provide a visual focus and a pleasant environment. Large-specie trees are proposed throughout the development to create landmark features, viewable outside of the development which creates a verdant setting on approach and from public viewpoints outside of the site.

5.51. The Landscape Officer raises concern with regard to the eastern spine route not including enough trees and/or a pocket park, however it is Officer opinion that on planning balance and taking into account the significant tree provision and informal recreation space elsewhere on site, the housing density requirement and the parameters set at outline stage, this would not be a reason for refusal of the reserved matters.

5.52. A variety of surface materials are proposed to distinguish between the adopted highway, private drives, footpaths and individual driveways. This is welcomed and adds variety to the hard surfacing materials creating interest.

5.53. The pumping station is located in the eastern public open space surrounded by landscaping to aid in screening. During the course of the application the pumping station has been relocated away from the end of a street, which takes the eye away

from the infrastructure and prominent viewpoints. The substation near the site entrance off Tadcaster Road is suitably screened with hedging.

5.54. Landscape management is adequately covered by condition on the outline permission (condition 32) which requires a LEMP to be submitted and approved by the LPA.

5.55. To conclude on landscaping matters and following the amendments made during consideration of this application it is considered the landscape structure conforms to that approved at outline creating a pleasant, verdant and meaningful space with a variety of soft landscaping to create character and context.

Open Space

5.56. Policy GI6 of the Draft Local Plan (2018, as amended) indicates new significant areas of open space to the east of the housing allocation. This new open space will be complemented by further on-site provision of local green and open space (as required in this and other relevant sections of the plan) and both should be planned cohesively in order, where appropriate, to:

- manage impacts on the city's historic character and setting;
- mitigate and compensate for ecological impacts, and provide for ecological enhancement;
- meet open space requirements arising from new development;
- accommodate drainage infrastructure, flood storage and attenuation;
- retain and enhance landscape and heritage features; and
- frame pedestrian and cycle linkage

5.57. During the course of the application, the open space to the east has increased to ensure compliance with the approved outline plans. The open space is considered to adequately provide sufficient green space for recreation and helps frame pedestrian and cycle links around the site. It is attractive and welcoming. The open space is also used to accommodate drainage infrastructure which policy GI6 allows.

5.58. The landscape plan prepared at outline stage identifies a NEAP.: 'The play area' is defined in the s106 agreement as meaning a neighbourhood equipped area for play for use by the general public to be provided on the site in accordance with the planning permission. The children's play area is suitably sited away from the railway line and overlooked by residential dwellings. The play area caters for a range of ages and needs and allow for active and passive recreation and socialising. Play facilities are considered to merge with the wider landscape through design and

planting. It is well defined in this space. Condition 8 of the outline permission requires further detail of the children's play space.

Ecology

5.59. Policy GI2 of the Draft Local Plan (2018) relates to biodiversity and access to nature. Given the date of submission and that this application is for reserved matters, it is not subject to the statutory requirement for biodiversity net gain. However, the applicant has submitted a Biodiversity Net Gain Assessment which confirms: "the habitats present on-site are considered to be widespread and common, with the majority of the site comprising arable land. The main habitats of value are considered to be the areas of hedgerows on the boundaries of the Site and a single mature tree. The hedgerows will be retained as part of the development proposals, and a single mature tree will require removal.

5.60. The results of the biodiversity net gain assessment for the habitat areas demonstrated that the post development habitats proposed for the Site would result in a net change of +10.73 habitat units, resulting in an overall net change of +55.18%. The baseline score of the hedgerows within the Site totals 11.25 hedgerow units with the on-Site post-development hedgerow and units totalling 14.80. The development will therefore result in an overall unit change of +3.54 hedgerow units providing an overall net change of +31.47%. The results of the metric show that the trading rules are satisfied."

5.61. The Ash Tree on site which includes a bat roost is to be felled. Condition 36 of the outline permission includes adequate bat mitigation to compensate for this (a license by Natural England or bat mitigation class license or statement from the relevant licensing body). Additionally condition 37 of the outline permission requires measures to mitigate for the loss in relation to enhancements. These details need to be approved by the LPA prior to the felling.

5.62. A CEMP and Lighting Strategy is adequately covered by conditions on the outline (condition 33 and 34) in the interests of biodiversity.

Variation to Legal Agreement

5.63. Permission is sought from the Local Planning Authority to vary the legal agreement in relation to the original outline permission (18/00680/OUTM - Land at Tadcaster Road).

5.64. It is proposed that the affordable split is changed via a change in the S106 legal agreement, tied to the outline permission. Currently the approved split is 80% social rent and 20% discount sale. It is proposed to remove discount sale dwellings in its entirety and replace this with intermediate rent dwellings. The split will therefore become 71% social rent and 29% intermediate rent. This is set out at 5.53 and 5.54 of this report. The variation of the Legal Agreement in this respect is considered acceptable.

5.65. During consideration of the reserved matters application, it was noted that the works for the Highways 1036/Sim Balk contribution had already been carried out. It is therefore proposed to vary the legal agreement by re-allocating the £40,000 to the Highways 1036/Sim Balk contribution to create the Tadcaster Road Bus Stop Contribution. The £40,000 will instead be spent on a new bus stops close to the pedestrian/cycle entrance on Tadcaster Road (to the north of Plot 12) including a pole, flag, timetable case, shelter, associated bus stop road markings, easy access kerbs and real time display. This is further set out at 5.27 of this report. The variation of the Legal Agreement in this respect is therefore considered acceptable.

Public Sector Equalities Duty

5.66. Section 149 of the Equality Act 2010 contains the Public Sector Equality Duty (PSED) which requires public authorities, when exercising their functions, to have due regard to the need to:

- a) Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c) Foster good relations between persons who share relevant protected characteristic and persons who do not share it.

5.67. Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to:

- a) Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to the characteristic;
- b) Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;

- c) Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

5.68. The PSED does not specify a particular substantive outcome but ensures that the decision made has been taken with “due regard” to its equality implications.

5.69. Officers have given due regard to the equality implications of the proposals in making this recommendation. There is no indication or evidence (including from consultation on this application) that any equality matters are raised that would outweigh the material planning considerations.

6.0 CONCLUSION

6.1 The proposed layout, appearance, scale, access and landscaping of the development for 140no. dwellings and open space at land off Tadcaster Road is considered acceptable and adheres to the parameters plans approved at outline planning stage. The development provides a range of house types and tenures, including bungalows, in accordance with local need. Affordable housing and self build plots are provided in accordance with outline permission conditions and the s106 legal agreement for the site. The layout provides an attractive, verdant development promoting active travel through provision of the infrastructure for walking and cycling. Amenity is protected for existing neighbours and proposed residents. The scheme accords with NPPF advice and the National Design Guide, in particular in respect of place-making and the promotion of sustainable and active travel. The scheme is also consistent with relevant policies in the Draft Local Plan (2018, as amended in 2023).

6.2 A condition is deemed necessary in respect of the listing of the approved plans. A condition requiring parking to be in place prior to occupation (and retained as such) is also deemed necessary. Other matters are already dealt with via the conditions on the outline permission. Approval is therefore recommended subject to conditions and subject to varying the s106 legal agreement with regard to the affordable housing change to intermediate rent dwellings and the inclusion of the contribution towards bus stops on Tadcaster Road.

7.0 RECOMMENDATION: Approve with conditions, subject to variation to Section 106 Agreement to secure:

- £40,000 towards bus stops on Tadcaster Road (instead of towards signal controller upgrade works at the 1036/Sim Balk Lane corridor)
- Affordable housing mix of 71% social rent and 29% intermediate rent dwellings.

1 The development hereby permitted shall be carried out in strict accordance with the following plans and drawings;

Location Plan; drawing number 22:5630:02, revision 0, dated 30/11/2023.

Proposed Site Layout; drawing number 22:5630:01W, revision W, dated 17/10/2024.

Materials Layout; drawing number 2120.02, revision E, dated 03.11.2023, received and uploaded to the public file 8th October 2024.

Detailed Landscape Proposals Overview Sheet; drawing number c-2206-01, revision I, dated 30/09/2024.

Detailed Landscape Proposals Sheet 1 of 4; drawing number c-2206-02,k revision H, dated 30/09/2024.

Detailed Landscape Proposals Sheet 2 of 4; drawing number c-2206-03, revision F, dated 30/09/2024.

Detailed Landscape Proposals Sheet 3 of 4; drawing number c-2206-04, revision G, dated 30/09/2024.

Detailed Landscape Proposals Sheet 4 of 4; drawing number c-2206-05, revision G, dated 30/09/2024.

Proposed House Types, all received 5th December 2023, except where explicitly stated.

- o MH-V - HOMESFORD - 5B9P - AS
- o MH-V - HOMESFORD - 5B9P - OP
- o MH-V - CHESTERWOOD - 3B6P - AS
- o MH-V - CHESTERWOOD - 3B6P - OP
- o MH-V - KIPTON - 3B6P - AS-OP
- o MH-V - BRAXTON - 3B4P - AS
- o MH-V - BRAXTON - 3B4P - OP
- o MH-V - CLEVEMONT - 2B3P - AS-OP
- o MH-V - CLEVEMONT - 2B3P - OP
- o MH-V - TORWOOD - 4B6P - AS-OP
- o MH-V - EASTON - 3B6P - AS-OP
- o MH-V - EASTON - 3B6P - AS-OP-OP
- o MH-V - BEAUWOOD - 4B6P - AS
- o MH-V - BEAUWOOD - 4B6P - OP
- o MH-V - DELMONT 2 - 2B4P - CHILTON - 3B4P - AS-AS-OP, received 15th November 2024
- o MH-V - DELMONT 2 - 2B4P - CHILTON - 3B4P - AS-OP

- o MH-V - CHILTON - 3B4P - DELMONT 2 - 2B4P - AS-OP-OP
- o MH-V - INGLEMONT 2 - 2B3P - AS-AS-OP
- o MH-V - INGLEMONT 2 - 2B3P - AS-OP, received 15th November 2024.
- o MH-V - FIELDING-FARTHING - 1B2P - SHERMONT - 2B4P - AS-AS-OP (REV B), received 15th November 2024.
- o MH-V - FIELDING-FARTHING - 1B2P - SHERMONT - 2B4P - AS-OP (REV B), received 15th November 2024.
- o MH-V - SHERMONT - 2B4P - FIELDING-FARTHING - 1B2P- AS-OP (REV B), received 15th November 2024.
- o MH-V - SHERMONT - 2B4P - AS-AS-OP, received 15th November 2024.
- o MH V SHERMONT 2B4P AS-OP
- o MH-V - DENSTONE - 3B6P - AS
- o MH-V - DENSTONE - 3B6P - OP
- o MH-V - DELMONT 2 - 2B4P - AS-OP, received 15th November 2024.
- o MH-V - CHARLESWOOD - 4B8P - AS
- o MH-V - FAVERWOOD - 4B - OP received 5th August 2024.
- o MH-V - FAVERWOOD - 4B - AS received 5th August 2024.

Sales Garage Drawing No: 811109-152

Twin Garage Drawing No: 811109-151

Single Garage Drawing No: 811109-150

Proposed Cycle Sheds; drawing number 22:5630:07A, revision A, dated 11.04.2024.

Proposed Boundary Treatments; drawing number 22:5630:08A, revision A, dated 23.07.2024.

Proposed Tree Pit Details; drawing number 22:5630:111, revision 0, dated 10.04.2024.

Reason: For the avoidance of doubt and in the interests of proper planning.

2 Each residential unit shall not be occupied until the areas shown on the approved plans for parking and manoeuvring of vehicles, including cycle parking for each unit, have been constructed and laid out in accordance with the approved plans, and thereafter such areas shall be retained solely for such purposes.

Reason: To ensure adequate parking facilities for the new residents in the interests of highway safety and promote sustainable travel with cycle parking provision.

8.0 INFORMATIVES:

Contact details:

Case Officer: Natalie Scholey

Tel No: 01904 555848