

5c 3/13/2268/RP – Application for approval of reserved matters in respect of 3/11/0554/OP for appearance, landscaping, layout and scale for the erection of residential development and associated roadworks, landscaping, materials and Public Open Space –amended proposal to substitute house types on Plots 1-35 Site A and Plots 59-103 and 125-140 Site B at Terlings Park, Eastwick Road, Eastwick, Harlow, Herts, CM20 2QR for Miller Homes

Date of Receipt: 13.01.2014

Type: Full – Major

Parish: GILSTON

Ward: HUNSDON

RECOMMENDATION:

That the Reserved Matters be **APPROVED** subject to the following conditions:

1. Approved plans (2E10)

(13.141.002A, 13.141.003A, 13.141.004A, 13.141.100A, 13.141.101A, 13.141.102A, 13.141.103, 13.141.104, 13.141.105, 13.141.106, 13.141.107, 13.141.110A, 13.141.111, 13.141.112A, 13.141.113A, 13.141.114A, 13.141.115A, 13.141.116A, 13.141.117A, 13.141.118A, 13.141.119A, 13.141.120A, 13.141.121A, 13.141.125, 13.141.126)

2. Prior to the commencement of works above ground level for the dwellings hereby approved, the external materials of construction shall be approved in writing by the Local Planning Authority and the development shall thereafter be implemented in accordance with the approved materials.

Reason: In the interests of the appearance of the development, and in accordance with policy ENV1 of the East Herts Local Plan Second Review April 2007.

3. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development Order), 1995 the erection or construction of gates, fences, walls or other means of enclosure adjacent to a highway used for vehicular traffic as described in Schedule 2, Part 2, Class A of the Order shall not be undertaken without the prior written permission of the Local Planning Authority.

Reason: To ensure the Local Planning Authority retains control over any future development as specified in the condition in the interests of amenity and in accordance with policy ENV9 of the East Herts Local Plan Second Review April 2007.

4. All materials to be used for hard surfaced areas within the site including roads, driveways and car parking areas shall be approved in writing by the Local Planning Authority prior to the commencement of the works associated with this hardsurfacing. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development does not detract from the appearance of the locality, and in accordance with policy ENV1 of the East Herts Local Plan Second Review April 2007.

5. Prior to the commencement of the development, full details of both hard and soft landscape proposals in respect of the western site boundary with Burnt Mill Lane shall be submitted to and approved in writing by the Local Planning Authority. These details shall include, as appropriate: (a) Means of enclosure (b) Planting plans (c) Written specifications (including cultivation and other operations associated with plant and grass establishment) (d) Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate (e) Implementation timetables. Thereafter the development shall proceed in accordance with the approved details.

Reason: To ensure the provision of amenity afforded by appropriate landscape design, in accordance with policies ENV1, ENV2 and ENV11 of the East Herts Local Plan Second Review April 2007.

6. Prior to the commencement of the works associated with pedestrian and cyclist access points onto Burnt Mill Lane (known as access points C and D), further details shall be submitted to and approved in writing by the Local Planning Authority to include sections showing the changing land levels in the case of access point C and for both access points full details of both hard and soft landscape proposals. These details shall include, as appropriate: (a) Means of enclosure (b) Hard surfacing materials (c) Minor artefacts and structures (e.g. furniture, signs, lighting) (d) Planting plans (e) Written specifications (including cultivation and other operations associated with plant and grass establishment) (f) Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate (l) Implementation timetables. Thereafter the development shall proceed in accordance with the approved details.

Reason: To ensure the provision of amenity afforded by appropriate landscape design, in accordance with policies ENV1, ENV2 and ENV11 of the East Herts Local Plan Second Review April 2007.

7. All hard and soft landscape works shown on the submitted drawings

and additionally required by Conditions 5 and 6, shall be carried out in accordance with the approved details. New planting shall take place by the end of the first available planting season following the first occupation of the dwellings. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved designs, in accordance with policies ENV1 and ENV2 of the East Herts Local Plan Second Review April 2007 and national guidance in section 7 of the National Planning Policy Framework.

8. Prior to the occupation of the first dwelling detailed plans to show the boundary treatment around the vehicular access into the site from Eastwick Road and the pedestrian public access into the open space shall be submitted to and approved in writing by the Local Planning Authority, together with a timetable for their provision. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development does not detract from the appearance of the locality and the openness of the Green Belt and to ensure that an adequate public access is made into the public open space in accordance with the aims of Policies ENV1 and GBC1 of the East Herts Local Plan Second Review April 2007.

9. Provision and retention of parking spaces (3V23)
10. Prior to the occupation of the first dwelling house or in accordance with another timetable to be agreed with the LPA, the public footpaths/cycle paths and play areas within the public open space as shown on the approved landscape plans shall be provided and thereafter retained in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that adequate provision within the public open space areas is made, in accordance with policies ENV1 and LRC3 of the East Herts Local Plan Second Review April 2007.

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Directives:

1. Outline permission relationship (07OP)
2. Planning Obligation (08PO)
3. The applicant is advised that development should proceed with caution and should the presence of any European protected species, and in particular Bats and Great Crested Newts , be found during the implementation of the development works should cease and advice should be sought from a suitably qualified ecologist on how to proceed lawfully.

Summary of Reasons for Decision

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan (Minerals Local Plan, Waste Core Strategy and Development Management Policies DPD 2012 and the 'saved' policies of the East Herts Local Plan Second Review April 2007; the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2012 (as amended). The balance of the considerations having regard to those policies and the Outline planning permission granted under lpa references 3/11/0554/OP and 3/13/1023/FO and the Reserved Matters granted under lpa reference 3/13/1215/RP is that permission should be granted.

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1.0 Background:

- 1.1 The application site is shown on the attached OS extract. The site is located within the Metropolitan Green Belt, south of the village of Gilston. Eastwick is situated approximately 1 km west of the application site. The River Stort, which is within close proximity of the southern boundary of the site marks the boundary between Hertfordshire and Essex. A short distance beyond the river is Harlow Town train station and beyond that the residential and commercial areas of the town.
- 1.2 The site is designated as a Major Developed Site (MDS) in the adopted Local Plan.
- 1.3 The site was previously occupied by a variety of single, two and three storey buildings that provided approximately 46,460 sqm of floor space for laboratories, offices and ancillary buildings that were used by a

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medical research and development company. The site has been vacant for some time and the buildings have recently been demolished.

- 1.4 Outline planning permission was granted for the redevelopment of the site for residential purposes in March 2013 under lpa reference 3/11/0554/OP and variations to the approved parameter plans were agreed under lpa reference 3/13/1023/FO. These applications approved the principle of residential development at the site and the access, with all other matters being reserved.
- 1.5 The Outline permission was granted subject to a Section 106 agreement which amongst other obligations requires a 20% affordable housing contribution.
- 1.6 A planning application in respect of the Reserved Matters for 200 dwellings was approved in November 2013 for Bloor Homes under lpa reference 3/13/1215/RP. Since this time the current applicant, Miller Homes, has taken an interest in the site and has taken responsibility for two areas, known as Site A and B. Site A comprises of Plots 1-35 and is situated within a northern part of the site extending in a westerly direction from the vehicular access into the site from Eastwick Road. Site B comprises of Plots 59-103 and 125-140 and is situated to the west of the site. Site B extends from the northern site boundary where the junction of Eastwick Road and Burnt Mill Lane is located down to the south western site boundary with The Lodge.
- 1.7 The current application seeks to agree a revised Reserved Matters proposal, in respect of the Plots within Sites A and B. No changes are proposed to the remaining site which is proposed to be constructed by Bloor Homes in accordance with the details approved under lpa reference 3/13/1215/RP.
- 1.8 The current proposal is to substitute the Bloor Homes standard house types with the Miller Homes preferred house types with some minor changes to the road layout.
- 1.9 No changes are proposed to the number of units proposed, which remains at a total of 200 for the site, the housing mix, the overall site layout including the general siting of the dwellings, the pedestrian and vehicular accesses, the general internal road layouts and open space provision. Furthermore, no changes are proposed to the maximum building heights or maximum floor space, which were agreed as part of the Outline planning permission.
- 1.10 The most noticeable changes to Site A are in respect of Plots 1-3,

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which are sited immediately adjacent to the access into the site from Eastwick Road. Plots 1-3 have been re-orientated to front onto the access into the site, albeit with a set back allowing an area of soft landscaping around an existing tree. Elsewhere within Site A the siting of the dwellings remains similar to the scheme previously approved, however one of the internal accesses has been removed. In respect of Site B the siting of the dwellings and the layout of this part of the site remain very similar to the previously approved scheme.

- 1.11 The changes proposed to the design of the dwellings allows for the standard build types of Bloor Homes to be substituted for those of Miller Homes. The changes between the design of the dwellings are not substantial and the general principles used within the design of the site such as the use of traditional features including gable ended projections, bay windows, porches, chimneys and window lintels are maintained within the current proposals.
- 1.12 The parking provision made at the site is generally the same as the previously approved scheme with each of the dwellings benefiting from allocated parking spaces. Most of the market dwellings have space to park a minimum of 2 cars on their driveways in addition to the garages. Most of the affordable dwelling houses benefit from two parking spaces, with some benefiting from 1 space with a number of shared visitor spaces.

2.0 Site History:

- 2.1 Outline planning permission was granted in March 2013 under lpa reference 3/11/0554/OP for the redevelopment of the site comprising a residential scheme of up to 37,068 sq.m. (GIA) residential floor space and ancillary facilities and services.
- 2.2 In September 2013 planning permission was granted under lpa reference 3/13/1023/FO for a Section 73 application for a variation of conditions to agree amended plans in relation to the minimum building heights, the maximum developable plot boundaries and the removal of the pedestrian Access Point B.
- 2.3 Permission was granted at the November 2013 Development Management Committee meeting to grant planning permission for a Reserved Matters application in respect of appearance, landscaping, layout and scale for 200 dwellings The planning reference number for this application is 3/13/1215/RP.
- 2.4 Officers determined that Prior Approval was not required for the

demolition of the existing building at the site in October 2012 and they have now been demolished.

3.0 Consultation Responses:

- 3.1 The Council's Environmental Health department does not wish to restrict the grant of permission.
- 3.2 Thames Water have commented that the application does not affect them and therefore have no observations to make.
- 3.3 The Hertfordshire Constabulary support the application, however request that a condition is imposed to require that the dwellings are built to Secured by Design Standards.
- 3.4 The Environment Agency has no comments.
- 3.5 Natural England has commented that the advice provided within their previous response in August 2013 applies to the current proposal. Their previous response commented that the Planning Authority should ensure that ecological surveys are carried out and the applicant should consider measures to enhance biodiversity.
- 3.6 Harlow Council have noted that the quantum of development at the site of 200 dwellings has remained unchanged and that the large area of open space to the south and east of the development will be retained which is supported as it will reduce the impact upon the openness of the Green Belt, reduce the visibility of the site from Harlow and benefit the amenities of the future occupiers of the site. They have no objections to the changes proposed to the appearance and layout of the dwellings which are not considered to affect the District of Harlow. It is noted that the previous reserved matters application was granted subject to a condition to agree landscape details to the boundary with Burnt Mill lane and it is requested that this same condition is imposed to ensure that the existing landscaping along this boundary is maintained.
- 3.7 The Herts Biological Records Centre (HBRC) has stated that they have no comments to make, however that there is no mention in the submissions made of protected species. The comments made in their letter dated July 2013 still stand and need addressing.

Their representation submitted in July 2013 commented that the surveys carried out at the site identified the presence of bats within the Coach House and therefore the Planning Authority would need to apply the '3 derogation tests', a bat license would be needed before any

works start on the Coach House and measures would need to be taken to protect badgers and all of the ecological reports submitted needed to be repeated and conditions imposed to protect specific species and their habitats. However, HBRC confirmed to Officers in an email dated 11th June 2013, following the demolition of the buildings at the site that no further ecological surveys were required to be carried out. A subsequent representation was then received which confirmed that bat surveys were no longer required. However, they recommended that clarification was sought in respect of active badger setts and written confirmation should be provided from the developers ecological consultants in respect of whether there are any outstanding ecological issues that are relevant to the site.

- 3.8 County Highways do not wish to restrict the grant of permission subject to conditions that relate to a phasing schedule of highway works, detailed plans of the extent of road adoption and drainage provision, a legal agreement in respect of highway works, details of hard surfacing for vehicular areas, areas of parking for construction workers to be provided within the site and the provision of wheel washing facilities. They have commented that whilst the internal roads were previously proposed to be private, the applicant now hopes to get these adopted. Concerns are raised that the internal roads may not be of an adoptable standard and therefore further details of the internal roads will need to be considered and agreed by the Highway Authority.
- 3.9 The County Council's Historic Environment Unit has commented that the potential impact upon heritage assets of archaeological interest have already been mitigated by an approved programme of works carried out via a condition imposed upon the Outline planning permission.

4.0 Parish Council Representations:

- 4.1 Eastwick and Gilston Parish Council has commented that after a presentation at a Parish Council meeting by Miller Homes no objections were raised.

5.0 Other Representations:

- 5.1 The application has been advertised by way of press notice, site notice and neighbour notification.
- 5.2 Two letters of representation have been received which can be summarised as follows:

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- The Council failed to embrace a design review at earlier stages and therefore the scheme retains many weaknesses detracting from the value of the project and failing to integrate the scheme into the existing village;
- The submitted plans only describe the internal views and there appears to have been no consideration to what the scheme will look like from the C161 or Burnt Mill Lane;
- The houses will back onto these roads, turning their backs on the community, which means that the occupiers will not benefit from the views of the sun setting and instead of seeing nice homes, the community will see garden fences above a retaining wall and the back of bin stores;
- The Dusty Miller pub has been ignored and there is no pedestrian link to this facility from the site;
- There appears to be a retained gated section within the proposal;
- How much consideration has been given to external lighting requirements which should include sensitive street lighting to avoid light pollution into the surrounding area;
- The razor wire topped security fence is still in place which seems inappropriate for welcoming a new residential development into the community and should be replaced by a native hedgerow.

6.0 Policy:

6.1 The relevant 'saved' Local Plan policies in this application include the following:

GBC1 Green Belt
GBC4 Major Developed Sites
SD1 Making Development More Sustainable
SD2 Settlement Hierarchy
SD3 Renewable Energy
HSG1 Assessment of Sites not Allocated in This Plan
HSG3 Affordable Housing
HSG4 Affordable Housing Criteria
HSG6 Lifetime Homes
TR1 Traffic Reduction in New Developments
TR2 Access to New Developments
TR3 Transport Assessments
TR4 Travel Plans
TR7 Car Parking- Standards
TR8 Car Parking-Accessibility Contributions
TR20 Development Generating Traffic on Rural Roads
EDE2 Loss of Employment Sites

- ENV1 Design and Environmental Quality
- ENV2 Landscaping
- ENV3 Planning Out Crime-New Development
- ENV9 Withdrawal of Domestic Permitted Development Rights
- ENV11 Protection of Existing Hedgerows and Trees
- ENV16 Protected Species
- ENV18 Water Environment
- ENV19 Development in areas liable to flood
- ENV20 Groundwater Protection
- ENV21 Surface Water Drainage
- ENV23 Light Pollution and Floodlighting
- ENV24 Noise Generating Development
- BH1 Archaeology and New Development
- BH2 Archaeological Evaluations and Assessments
- BH3 Archaeological Conditions and Agreements
- IMP1 Planning Conditions and Obligations

6.2 The National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) are also material considerations in the determination of the application.

7.0 Considerations

7.1 As already stated, outline planning permission has been granted for residential development at the site. This permission authorised the residential use and the access arrangements with all other matters remaining reserved. The considerations relating to the principle of the residential use, the loss of the previous employment premises, and the access into the site have already been considered and accepted by the Council. The determining issues in respect of the current application are in relation to appearance, landscaping, layout and scale of the development. However, the Reserved Matters application approved in November 2013 forms a material consideration for the current proposal and as there are no changes in circumstances or planning policy since this approval Officers consider that there would be no justification in reaching a different decision to that made in respect of the details agreed with the previous scheme. The determining issues for the current application are therefore considered to relate to the amendments proposed to the previously approved scheme.

Scale

7.2 The Outline permission agreed a maximum residential floor space, maximum build areas and building heights. However, a precise number of dwellings and the scale of individual plots were not known at that

stage.

- 7.3 The current application does not alter the previously agreed Reserved Matters proposal for a total of 200 dwellings at the site in the form of detached, semi-detached and terraced dwelling houses with 4 blocks of apartments spread across the site. A mix of 2 and 3 storey dwellings are proposed, with all of the apartment blocks being 3 storeys in height.
- 7.4 The scale of development proposed has not materially changed from the previously approved scheme. The building heights proposed remain very similar to those previously approved and the height of the proposed apartment blocks remain unchanged.
- 7.5 It was determined within the Outline permission that the proposed residential development would not have a greater impact upon the openness of the Green Belt than the previous development at the site. The detailed matters that are currently being considered, together with the other parts of the site which are proposed to be constructed in accordance with the previously approved plans, show a total floor space and building heights that are considerably lower than the maximum parameters agreed with the Outline permission. The overall scale of development has reduced from that anticipated at the Outline stage. Furthermore, the scale of the individual buildings appears to remain appropriate for the site.
- 7.6 Having regard to the parameters of development permitted by the Outline planning permission and the details agreed with the previous reserved matters application, Officers consider the scale of the proposed development to be acceptable.

Layout

- 7.7 The concerns raised by a neighbour in respect of the proposed siting of dwellings in a position that would be set back from Eastwick Road and Burnt Mill Lane are duly noted. However, Officers are satisfied with this design which will enable the maximum protection of the boundary landscaping and the set back will reduce the amount of development that can be seen from public views outside of the site. Having regard to the significant amount of development proposed at the site, compared to the size of the existing village of Gilston, Officers consider this layout to be important to ensure that the development would not appear unduly conspicuous or dominant in relation to the existing village and the boundary landscaping would assist in integrating the site into the character of the surrounding rural area.

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- 7.8 The layout of the site has been largely dictated by the development plot boundaries that were agreed within the Outline permission. The current application proposes some very minor changes to the detailed layout that was approved with the previous Reserved Matters application. The most significant change to the layout relates to Site A where Plots 1-3, which are sited immediately adjacent to the access into the site from Eastwick Road. This revised layout would allow these first plots to address the entrance into the site more than the previous scheme and removes a somewhat awkward relationship between the second building in from the access (previously shown as garages) and the rear elevations of those plots previously shown as Plots 6 and 7 on the approved reserved matters scheme. Officers have no objections to the proposed changes to the layout as shown on the current plans.
- 7.9 The large areas of public open space to the east and south, the public access points into this open space from Eastwick Road and Burnt Mill Lane, the pedestrian links into this space from the residential site itself and the additional corridor of open space that leads through the centre of the site remain within the proposed scheme.
- 7.10 The proposed layout provides sufficient spacing between dwellings to protect the amenities of the occupiers and to break up the block of buildings. In most places the dwellings front onto a highway which will create active street scenes.
- 7.11 Officers are satisfied that the current proposal reflects a high standard of layout and consider the changes made to this aspect of the Reserved Matters to be acceptable.

Appearance

- 7.12 As noted earlier in this report, the detailed design of the individual buildings has not considerably changed compared to the previously approved scheme. The proposed buildings are generally of a traditional design. All of the dwellings have pitched roofs and a number of them have design features that include gable ended projections, bay windows, porches, chimneys and window lintels which add interest to the detailed design of the dwellings. Furthermore, these are features that appear within a number of the dwellings which front onto Eastwick Road, within the village of Gilston.
- 7.13 The apartment buildings are 3 storeys in heights with pitched roofs. The elevations of these buildings are fragmented and additional interest has been added to the design by the use of balconies and Ashlar rendering.

- 7.14 Officers consider that the detailed design of the proposal remains of a high standard that would create attractive street scenes within the site itself and would not be detrimental to the character of the village as a whole. Furthermore, the revised building designs show modest changes and the proposed building designs would sit comfortably with the approved Bloor Home designs that are proposed to be implemented across the rest of the site.

Landscaping

- 7.15 The current proposal does not significantly impact upon the landscape details considered as part of the previous Reserved Matters submission.
- 7.16 Whilst some details of landscaping have been shown on the plans submitted, full landscape plans have not been submitted with the current application. It should be noted that details in respect of the discharge of conditions relating to the Reserved Matters approved under Ipa reference 3/13/1215/RP have been submitted to the Council and are currently under consideration, however these details now relate to the areas of the site that are the responsibility of Bloor Homes and do not apply the Sites A and B that are currently under consideration. The conditions imposed upon the previously approved Reserved Matters application, including those relating to landscaping, have therefore been recommended once again in respect of the current application.
- 7.17 Officers expect the full landscape plans to include details of the existing trees and hedging along the boundaries of the site with Eastwick Road and Burnt Mill Lane to be retained and 'gapped up', as has been shown on the previously approved reserved matters plans. The retention of existing landscaping to these boundaries will provide some screening of the dwellings, maintain the existing rural character of the village and ensure that the resulting development would not have a significantly greater impact upon the openness of the Green Belt than the previous use and buildings at the site.
- 7.18 Further details in respect of the creation of pedestrian and cyclist access points C and D are required to be submitted and agreed in writing by condition. Whilst some sections have been provided for access point D, detailed plans and sections are not currently available for access point C. Furthermore, it is anticipated that both access points may require some form of lighting, signage and hard standing, details of which should be agreed by the Planning Authority. Whilst details in respect of these matters have been submitted to the Council

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in respect of the previously approved Reserved Matters, these details must also be agreed in respect of the current proposal.

- 7.19 A condition is recommended to restrict 'Permitted Development' rights so that no gates, walls or fences can be erected adjacent to or across a highway without the need for planning permission. This condition was applied to the approved Reserved Matters application that applies to the rest of the site and Officers consider this condition to be reasonable in this case to ensure that the site is integrated into the existing village by enabling good accessibility through the site for the existing residents of the village as well as the new residents and avoiding the creation of gated communities.

Biodiversity

- 7.20 Biodiversity is a matter that was considered at Outline planning permission stage as it is relevant to the principle of the development of the site. In respect of the comments received from HBRC, as was the case with the Reserved Matters application that was determined in November 2013, Officers question the need for any additional information to be submitted in respect of protected species. Following the demolition of the existing buildings at the site, Officers received confirmation from HBRC that no further ecological surveys were required to take place. Therefore, in respect of the Reserved Matters approved under Ipa reference 3/13/1215/RP, a directive was recommended to advise that the development should proceed with caution and that works should stop in the event that any European protected species are found. Officers have requested that the applicant provides an update in respect of the ecological situation onsite which will be reported to Members in the Additional Representation Summary. However, bearing in mind that the former buildings that occupied the site have been demolished and that the majority of the site where new buildings are proposed to be constructed was previously developed and therefore now comprises of areas of broken hard core, Officers consider that there is unlikely to be an impact upon protected species and that the situation in respect of this matter is unlikely to have changed since the Council's determination of the previous proposal in November 2013.

Amenity

- 7.21 The closest neighbouring dwelling houses to the site are those situated along Burnt Mill Lane to the west of the site, with the other neighbouring properties commencing some 90 metres away from the access into the site from Eastwick Road. The proposed layout with the dwellings being

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set back from the boundary with Burnt Mill Lane, will allow a minimum distance of approximately 25 metres to be maintained between the proposed and existing dwellings along Burnt Mill Lane. The Grade 2 listed Lodge building is located at a lower ground level than the application site. Planning permission has recently been granted for the change of use of this building into a single dwelling house (Ipa reference 3/13/1097/FP). Having regard to the changing land levels, the number of existing trees and landscaping that are currently proposed to be retained to the boundaries of The Lodge and the set back proposed to the dwelling houses, Officers consider that the proposed development would not result in an unacceptable impact upon the amenities of the future occupiers of this neighbouring property.

- 7.22 Having regard to the circumstances of the site and the changes proposed to the previously agreed dwellings, Officers consider that the current proposal would not result in any unacceptable impact upon the amenity of neighbouring occupiers. Furthermore, Officers consider that the proposed development would offer an acceptable level of amenity for future occupiers of the dwellings that are currently proposed.

Setting of Listed Building.

- 7.23 The changes proposed to the dwellings located adjacent to the Grade 2 listed Lodge building would not be significantly alter the impact that the development would have on the setting of this building. Whilst the proposed dwellings would be partially visible through the boundary trees from The Lodge, they would be set back sufficiently to ensure that they would not appear overbearing or detrimental to the setting of this Listed Building.

Parking

- 7.24 The parking provision made at the site remains high. However, whilst the pedestrian access points and footway improvements along Burnt Mill Lane have improved access to sustainable modes of transport, the site is nevertheless within a rural location where there is no capacity for on street parking on the existing highways outside of the site. Officers therefore consider that the proposed high provision of parking is justified and acceptable for this site.
- 7.25 The conditions recommended by County Highways to require details to be submitted in respect of parking for construction workers and wheel washing facilities is not necessary as a condition to cover these matters is already in place on the Outline planning permission. The other new

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conditions recommended by County Highways in respect of details for the internal roads was required in the case of the previous Reserved Matters application. Furthermore, these details would usually be dealt with through a Section 278 agreement between the Highway Authority and the developer and therefore Officers do not consider it be to appropriate to impose conditions in respect of these matters.

8.0 Conclusion:

- 8.1 Officers have assessed the revised Reserved Matters in respect of the proposed appearance, landscaping, layout and scale of the proposed development for the areas shown as Sites A and B and have found these to be acceptable.
- 8.2 It is therefore considered that the development complies with the relevant policies of the Local Plan and the NPPF and it is recommended that planning permission be granted.