The Planning Inspectorate

Appeal Decision

Site visit made on 3 September 2019

by T A Wheeler BSc (Hons) T&RP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 09 December 2019

Appeal Ref: APP/R3650/W/19/3228918
Waverley Folly, St Georges Road, Badshot Lea GU9 9NT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Welbeck Strategic Land LLP against the decision of Waverley Borough Council.
- The application Ref WA/2018/0545, dated 9 March 2018, was refused by notice dated 22 November 2018.
- The development proposed is: outline planning for residential development including details of access and associated works. Some matters reserved (Layout, Scale, Appearance and Landscaping).

Decision

1. The appeal is allowed and outline planning permission is granted for residential development including details of access and associated works at Waverley Folly, St Georges Road, Badshot Lea GU9 9NT in accordance with the terms of the application, Ref WA/2018/0545, dated 9 March 2018, subject to the conditions in the attached schedule.

Application for costs

2. An application for costs was made by Welbeck Strategic Land LLP against Waverley Borough Council. This application is the subject of a separate Decision.

Procedural Matters

3. The application to which the appeal relates was made in outline, with all matters reserved with the exception of the access. The submitted plans showing the layout for 23 houses are therefore for illustrative purposes only.

4. The application form describes the proposal as set out in the banner. The Council has amended the description to:

   Outline application with all matters reserved except for access for the erection of up to 23 dwellings (including 7 affordable) together with associated works following demolition of existing bungalow (as amended by plan and amplified by additional information and ecology surveys received 24/04/2018 and amplifies by letter rec'd 04/07/18 and amplified visuals rec'd 03/10/18 and information rec'd 01/11/18).

5. I have retained the description as that used in the application form as it accurately describes the proposal. In the decision I remove the references to

the reserved matters as this is unnecessary. The application documents are clear that what is proposed is a development of up to 23 houses (including 7 affordable) and I have determined the appeal on that basis. I have sought clarification from the Council regarding the plans on which it based its decision. However, none has been forthcoming. In any event, the application is made in outline with all matters reserved other than access. I have therefore determined the appeal based on the plans submitted by the appellant and those referred to in the Council's list of suggested conditions.

Main Issues

6. The appellant submitted a Unilateral Undertaking (UU) with the appeal, on which the Council raised a number of comments. The UU has now been replaced by a bilateral agreement dated 30 August. I therefore proceed on the basis that the Council is now content in respect of those matters covered in the Section 106 agreement which formerly formed part of the reasons for refusal 4,5, and 6, all of which were prefixed with the term 'the applicant has failed to enter into an appropriate agreement'

7. In light of the above, the main issues in the appeal are:

   1) The effect which the proposed access to the site from St Georges Road would have on the character and appearance of the area;

   2) whether the development is an efficient use of land allocated for housing;

   3) the effect of the proposed play equipment on the character and appearance of the countryside.

Reasons

The effect of the proposed access on the character and appearance of the area

8. The site is part of a wider site allocated for development in the Farnham Neighbourhood Plan 2017[1] (the Neighbourhood Plan) and there is no suggestion that it should not be developed for residential purposes. The parties differ over the way in which the site should accessed.

9. It is proposed that an access be taken directly from St Georges Road, even though there is another access also serving part of the allocated site. The appellant has explained that a further access is required due to the existence of ransom strips. These run along the north boundary of the site with the lane, and the western boundary of the site with the former Little Acres Nursery, which effectively prevents the implementation of a shared access with an adjoining housing site.

10. The site is L shaped, with the larger roughly rectangular part being located away from St Georges Road, and a smaller, narrow part connecting with the main road. The proposed access would be situated where the narrow section of the site meets St Georges Road. The existing access serving Waverley Folly, a bungalow which would be demolished, would be removed. There is no objection to the creation of the new access from the Highways Authority.

11. The site forms part of an allocated housing site in the Neighbourhood Plan. The allocation, FNP 14c) states, amongst other things, that two vehicular accesses

[1] Made July 2017

should be provided to serve the site, from Badshot Lea Road to the west and St Georges Road to the east. An eastern access has already been provided from the lane which served the former nursery, leading to an adjacent housing site within the FNP 14 c) allocation which is under development. . There is also a nearby access onto the road from a housing site to the north of the lane.

12. Whilst it could be taken from the above that the proposal is not strictly in conformity with the Neighbourhood Plan, the necessity of the further access from St Georges Road as proposed relates to the existence of the ransom strips and the absence of an available access to serve the appeal site from the site currently under development. I also note that the Council does not refer to what the Neighbourhood Plan has to say on access to site FNP 14c) in its reason for refusal no 1, or the planning officer report, or its statement of case.

13. It is a normal planning principle that when allocating land for development the number of access points onto the public highway network should be minimised. In this case the Council's reasons for opposing the proposal relate to the potential visual impact of 3 accesses in close proximity on this side of St Georges Road.

14. The Planning Practice Guidance acknowledges that ransom strips can affect the achievability of housing sites for development[2] and that at the assessment stage it may be necessary to consider what action can be taken to overcome them. Although the guidance relates to the plan making stage, it reinforces the view that the existence of the ransom strips in this case is a material consideration.

15. I have considered whether the new access would be harmful to the character and appearance of the area. The montages which show how the street scene could look if the proposal were to proceed, and there is also an assessment of the area of hardstanding which would be created, compared with that which presently exists. These demonstrate that with suitable landscaping the proposal would cause negligible harm, if any, to character and appearance. In terms of the areas of hardstanding, within an area approximately covering the boundary of the bungalow, and taking in the lane, there would be a reduction compared with the existing situation.

16. The appellant has taken a proactive approach in seeking to avoid a situation where the ransom strips were going to cause a problem[3] and has proposed that the provision of access to the remaining area of land within FNP 14c) owned by the County Council could be conditioned in any approval. In this context and given the lack of a significant impact on the character and appearance of the area, I find that the proposed access arrangement would be acceptable.

17. I therefore conclude that the proposed access, as seen in the context of the other existing accesses on this side of St Georges Road, would not harm the character and appearance of the area. There would be some conflict with part of Policy FNP 14 c) of the Neighbourhood Plan insofar as there would be more than one access to the allocated site from St Georges Road, but the need for the additional access is created by the ransom strip situation. The access would comply with Policies TD1 of the Waverley Borough Local Plan Part 1: Strategic

[2] Planning Practice Guidance Paragraph: 021 Reference ID 3-021-20190722
[3] For example, in drawing the Council's attention to the absence of an access to the appeal site when considering planning application ref. WA/2018/0329 dated 12 October 2018

Policies and Sites February 2018 (the WBLP2018) and FNP1 of the Neighbourhood Plan, and D1 and D4 of the Waverley Local Plan 2002, which require, amongst other things, development to be well related to the character of its surroundings, and the Framework which encourages a high quality of design and development which is sympathetic to the surrounding environment.

The efficient use of land

18. The proposed layout is for illustrative purposes only and shows that the site could be developed for 23 units. It is possible that were the site to be accessed via the adjacent housing development to the west, some increase in the total number of units would be possible through the availability of the narrow part of the site which meets Saint Georges Road, which is currently required for access.

19. However, that part of the site also provides for a balancing pond, and some adjustments would be required to the existing layout to accommodate an alternative access. The proposal would achieve a density of 25.8dw/ha[4], although the layout provided is in outline. The Council does not direct me to any policy in the development plan to suggest that this density level is not acceptable or suggest what density it would consider to be an efficient use of the land available within the site. It may be possible to achieve a greater number of units within the site if it was to be accessed from the existing lane. However, for the reasons given, on the evidence before me as discussed above the proposed access from St Georges Road appears to be the only practical alternative.

20. Policy FNP 14 c) of the Neighbourhood Plan requires a density of development of approximately 30 dwellings per hectare and an overall number of 125 dwellings for the total allocated site. Although the density proposed would fall somewhat below that referred to in the Neighbourhood Plan, based on the evidence before me the total number of dwellings within the allocated site would be slightly exceeded and the aspirations of the Neighbourhood Plan would therefore be met.

21. Paragraph 122 of the Framework promotes the efficient use of land. However, it also makes clear that this should not be at the expense of harming the character of areas or achieving well designed places. It does not override all other considerations when looking at an individual proposal.

22. I therefore conclude that the proposal would represent the efficient use of the land for housing development and would comply with WBLP2018 Policy TD1, which seeks to ensure that development responds to the local character, Policy FNP 14 c) of the Neighbourhood Plan, and the Framework, which seek to ensure that housing development achieves appropriate densities.

[4] Source: Appellant's design and access statement section 3.7

Play provision

23. The proposals include the provision of an equipped play area and informal play space in the part of the site outside of the area allocated for housing development in the Neighbourhood Plan. The Council does not disagree with the quantum of play space to be provided but rather the location, which it states should be within the area of the site allocated for development rather than in the countryside. It is also in an area designated as Countryside beyond the Green Belt, and within an area designated as the Farnham-Aldershot Strategic Gap in the WBLP2018.

24. I can see no clear basis in the development plan policies for the Council's stance that such provision must be within land allocated for residential development. WBLP2018 Policy LRC1 requires that new residential development should make provision for play space. The Council also relies on Policy RE1 in its reason for refusal, which requires that in Countryside beyond the Green Belt the intrinsic character and beauty of the countryside should be safeguarded. Also, Policy TD1 requires, amongst other things, that development should respond to the character of the area, meet the needs of users and provide on-site play space.

25. Similarly, Waverley Borough Local Plan 2002 (WBLP 2002) Saved Policy D1 requires, amongst other things that development should not cause harm to the environment, and saved policy D4 that adequate amenity space should be provided. Neighbourhood Plan Policy FNP1 promotes good design and development that is well integrated within the landscape but does not overtly oppose what is proposed in respect of play provision.

26. As a general planning principle, it may well be that play areas within new development would normally be expected to be integral to the housing layout and not in countryside adjacent to it. However, having regard to the specific characteristics of the site, which include both the allocated land and the orchard and pasture areas, the proposed arrangement of proposed housing and the location of the play area and open space would cause no harm to the character or appearance of the Countryside beyond the Green Belt. With suitable proposals for landscaping it would cause an actual enhancement and promote access to the countryside.

27. Such an approach also accords with the objectives of the Framework to make efficient use of land and achieve well designed places. There is some tension in the Council's concern to optimise the density of houses within development by avoiding the provision of a separate access from St Georges Road, and yet at the same time seeking to incorporate the play area within the layout, which would be very likely to reduce the number of houses which could be provided.

28. I therefore conclude that it is acceptable for the play provision to be provided as part of the proposal to be located within the area of the site not allocated for housing development in the Neighbourhood Plan and taking into account the effect of the play equipment to be provided on the character and appearance of the countryside. The proposal would therefore comply with Policies TD1, LRC1, RE1 of the WBLP2018 and saved policies D1 and D4 of the WBLP2002, Neighbourhood Plan FNP1 and the objectives of the Framework to make efficient use of land, achieve well designed places which takes advantage of opportunities to improve the character and quality of an area.

Other Matters

Impact on the Thames Heaths Basin Special Protection Area (THBSPA)

29. Although not a reason for refusal, I have considered whether proposal puts in place appropriate measures for the provision for the mitigation of impacts on the Thames Basin Heaths Special Protection Area (TBHSPA).

30. The site is within 5km of the THBSPA and would result in a permanent increase in number of people living within the zone of influence identified in the Delivery Framework[5]. In order to avoid harm to the THBSPA arising from the additional persons residing within the zone of influence and potentially visiting the SPA, in combination with those from other development, a contribution is required towards measures to divert recreational pressure towards Suitable Alternative Greenspace (SANG). In addition, a contribution is required towards the programme of Strategic Access Management and Monitoring (SAMM).

31. The SANG identified which can provide the necessary mitigation of impacts is Farnham Park. The appellant and Council have entered into a Section 106 Agreement to secure the provision of a SANG contribution of £46,564 and SAMM contribution of £13,925.

32. From the evidence before me, I am satisfied that the financial contributions arising from the Agreement and the CIL would provide sufficient mitigation, secured and implemented in a proper and timely manner. The Council has previously consulted Natural England on its Appropriate Assessment who have no comments to make on this application, as long as the relevant avoidance and mitigation measures specified in the Appropriate Assessment are secured.

33. On this basis, I am able to ascertain, as the competent authority undertaking Appropriate Assessment in accordance with the Conservation of Habitats and Species Regulations 2017, that the integrity of the THBSPA would not be adversely affected by the development. I have also consulted Natural England. They confirm that the mitigation proposed and secured is sufficient to avoid an adverse impact to the integrity of the THBSPA.

34. The combined contribution of £60,489 would be part of a pooled contribution towards SAMM and SANG. As of 1 September 2019, such pooled contributions are not limited to a not more than 5 irrespective of whether the contributions relate to the provision of infrastructure.

35. I therefore find that the proposed provisions of the Section 106 Agreement comply with Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 (as amended).

36. Consequently, I find that the proposal would accord with and the Conservation of Habitats and Species Regulations 2017 and would be consistent with the Waverly Borough Council Thames Basin Heaths Avoidance Strategy July 2016.

37. I therefore conclude that the proposal puts in place appropriate measures for the provision for the mitigation of impacts on the TBHSPA in accordance with Policies NE1 and NE3 of the WBLP2018.

[5] The Delivery Framework 2009

Traffic

38. It has been suggested by interested parties that the development could lead to highway safety problems, given the additional dwellings and concentration of 3 accesses within a limited section of St Georges Road. The Highways Authority does not objection to the proposal on these grounds and I see no reason to take a different approach.

The Section 106 Agreement

39. In addition to the provisions relating to the TBHSPA, the signed Section 106 agreement covers affordable housing, a waste and recycling contribution and play space provision and management.

40. In respect of affordable housing (AH), the obligation requires the appellant to submit an AH plan to the Council for approval at the reserved matters stage, and subsequently deliver the AH units. Policy AN1 of the WBLP2018 requires the provision of 30% AH on all non-designated rural area of 11 units or more. The Framework also supports the provision of AH.

41. The waste recycling contribution is required in accordance with Policy TD1 of the WBLP2018 which requires that new development should provide appropriate facilities for the storage of waste and recycling and the Waverly Borough Council Planning Infrastructure Contributions Supplementary Planning Document (the SPD) set out standard charges.

42. The obligation will require the appellant to submit a play space specification and management plan to the Council prior to any occupation of the development and then transfer the play space to a management company. The undertaking would be in accordance with Policy TD1 of the WBLP2018.

43. I am therefore satisfied that the undertakings contained in the agreement satisfy the Framework tests[6] and comply with Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 (as amended).

44. Other infrastructure contributions, including the Blackwater Cycle Scheme, Early Years, Primary and Secondary Education, Highways Improvements and Tennis Hut/Floodlights are covered under the Council's CIL charging regime and no longer form part of the section 106 schedule.

Conditions

45. I have had regard to the planning conditions that have been suggested by the Council and considered them against the tests in the Framework and the advice in the Planning Practice Guidance (PPG). I have made such amendments as necessary to comply with those documents and to ensure that details are submitted to and considered by the Council where relevant. In some cases the conditions attached by the Council include detail which is not necessary and where appropriate this has been excluded.

46. I attach the normal planning conditions specifying the reserved matters to be approved and limiting the period within which the reserved matters must be submitted to the Council for consent to 3 years from the date of this permission. The normal condition is attached requiring that the development

[6] Natioanl Planning Policy Framework February 2019, Paragraph 56

must commence within 2 years from the date of approval of the last reserved matter.

47. I have imposed a condition requiring that the development is carried out in accordance with the approved plans in the interests of certainty.

48. The parties agree that the listed plans are those I should refer to in my decision, although for completeness I also refer to the existing drawings showing the site layout and plans and elevations of the bungalow. The drawing referred to as the illustrative layout plan is titled 'Sketch Proposal' and for the avoidance of doubt I use that description in the condition.

49. A separate condition is attached to specify the plan providing details of the access for which full planning permission is granted. This plan is included in the Transport Statement prepared by i-Transport and dated 8 March 2018. Although the closure of the existing access is annotated on this drawing, for the avoidance of doubt I also attach a condition which prevents first occupation of the development until such time as the access has both been closed and the street works associated with the closure completed, in the interests of highway safety and the appearance of the area.

50. In order to ensure that provision is made to access the remaining part of the allocated site, a condition is attached requiring that no development is to commence until the details of such access are agreed with the Local Planning Authority.

51. The Council has suggested detailed planning conditions in relation to noise from traffic and the sound proofing of the dwellings internally and externally to the appropriate British Standard. The site is not located close to significant noise generating development, nor are the houses close to St Georges Road. The Framework is clear that planning conditions should be kept to a minimum and only imposed when necessary. I am therefore not convinced of the need for the suggested conditions and have not imposed them.

52. In the interests of ensuring that the local environment is not adversely affected during the construction phase of the development conditions are attached requiring a Construction and Environmental Management Plan (CEMP) and Construction Transport Management Plan (CTMP) to be agreed prior to the start of development. The Council has also suggested that conditions requiring details of measures including dust suppression, preventing the lighting of fires and control of any floodlighting be included. These are matters that can be dealt with under the submissions in relation to the CEMP and CTMP. However, in the interests of clarity I attach a condition restricting the times of construction activity, in order to minimise any noise and disturbance for residents.

53. Conditions are attached to ensure that the development makes adequate provision for surface water drainage, details of which are to be agreed before the start of development, plus verification that these works have been carried out prior to occupation of the development.

54. The archaeological officer has advised that the site is located in an area where significant remains from prehistoric and Roman periods may be encountered. A condition is therefore attached requiring a programme of archaeological work to be agreed prior to the commencement of development.

55. There is an identified moderate risk that land contamination issues may be present, therefore I attach conditions requiring an investigation and risk assessment report to be submitted and should contamination be found on site a detailed remediation scheme to be brought forward. These measures are required in the interests of health.

56. The proposal identifies measures for ecological enhancement, mitigation and Management on the site, and in the interests of biodiversity I attach a condition requiring that these works be undertaken. In addition, a condition is attached requiring a landscape and an ecological management plan to be agreed with the Local Planning Authority prior to the commencement of development.

57. A condition is attached in order to ensure that adequate provision is made for cycle storage. It is suggested that a requirement should be included to promote sustainable modes of transport, including the provision of Welcome Packs to occupiers of the dwelling. This aspect of the condition does not pass the Framework test of necessity and therefore I have omitted it. A condition is attached requiring the provision of electric vehicle charging points[7] in order to promote the use of low emission vehicles in the interests of tackling climate change.

58. In the interests of promoting the efficient use of hot water resources a condition is attached requiring a scheme to be agreed with the council that will limit water consumption to a maximum of 110 litres of water consumed per person per day. The condition is supported by policy in the WBLP2018.

Conclusion

59. For the above reasons, the appeal is allowed.

Tim Wheeler

INSPECTOR

[7] In accordance with the Surrey County Council Vehicular and Cycle Parking Guidance (January 2018)

Schedule of Conditions

1. Details of the appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.

2. Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

3. The development to which this permission relate must be begun not later than the expiration of two years from the final approval of reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

4. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan 6489-03 Rev B; Existing Site Layout 6489-05 Rev A; Existing Bungalow Floor Plans and Elevations 6489-06 Rev. A; Proposed Block Plan 6489-02 Rev F; Sketch Proposal 6489-01 Rev G; Parameters Plan 6489-04 Rev B; Landscape Masterplan and Sections dated 21.02.18.

5. The development hereby approved shall not be first occupied unless and until the proposed vehicular access to St George's Road has been constructed and provided with 2.4 x 43m visibility splays in accordance with the approved plans (Drawing No. ITB12301-GA-005 contained with Transport Statement dated 8 March 2008) and thereafter the visibility splays shall be kept permanently clear of any obstruction over 0.6m high.

6. The development hereby approved shall not be first occupied unless and until the existing access from Waverley Folly to St George's Road has been permanently closed and any kerbs, verge, footway, fully reinstated.

7. No development shall commence until details regarding the access to the remainder of the allocated site to the east of this site have been provided and agreed in writing with the Local Planning Authority. The development up to the application site boundary shall be carried out in strict accordance with the approved details.

8. No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period.

9. No development shall commence until a Construction Transport Management Plan, to include details of: a) parking for vehicles of site personnel, operatives and visitors; b) loading and unloading of plant and materials; c) storage of plant and materials; d) programme of works; e. provision of boundary hoarding behind any visibility zones; f) vehicle routing; g) measures to prevent the deposit of materials on the highway (including wheel washing to prevent the deposit of mud on the highway); h) before and after construction condition surveys of the highway (within a geographical area to be agreed) and a commitment to fund the repair of any damage caused; i) on-site turning for construction vehicles has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

10. Construction works pursuant to this permission shall not take place other than between the hours 08:00 and 18:00 Mondays to Fridays and between 08:00 and 13:00 on Saturdays. No works shall take place on Sundays or Bank Holidays.

11. No development shall commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the Sustainable Urban Drainage Scheme (SuDS) Hierarchy and comply with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS.

12. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Drainage System has been constructed as per the agreed scheme.

13. No development shall commence until the applicants or their agents or successors in title have secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

14. Prior to commencement of development, other than that required to be carried out as part of demolition or approved scheme of remediation, the following shall be submitted to and approved in writing by the Local Planning Authority:

    a) An investigation and risk assessment, in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment shall be undertaken by a competent person as defined in Annex 2: Glossary of the NPPF.

    b) If identified to be required, a detailed remediation scheme shall be prepared to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property.

    The scheme shall include: i) All works to be undertaken ii) Proposed remediation objectives and remediation criteria iii) Timetable of works iv) Site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The remediation works shall be carried out in strict accordance with the approved scheme. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works

    c) Upon completion of the approved remediation works, a verification report demonstrating the effectiveness of the approved remediation scheme shall be submitted to the Local Planning Authority for approval prior to occupation of the development.

15. Following commencement of the development hereby approved, if unexpected contamination is found on site at any time, other than that identified in accordance with Condition 17, the Local Planning Authority shall be immediately notified in writing and all works shall be halted on the site. The following shall be submitted and approved in writing by the Local Planning Authority prior to the recommencement of works: a) An investigation and risk assessment,

undertaken in the manner set out in Condition 17 of this permission; b) Where required, a remediation scheme in accordance with the requirements as set out in Condition 17; c) Following completion of approved remediation works, a verification report, in accordance with the requirements as set out in Condition 17 shall be submitted to the Local Planning Authority for approval.

16. The development shall proceed only in accordance with the Ecological Enhancements and grassland specifications of the Ecological Mitigation, Enhancement and Management Plan, author The Ecology Partnership dated February 2018, specifically paragraphs 4.2 and 4.3, 4.6 to 5.1, 5.7 to 5.11 and Appendix 1 'Mitigation and Enhancement Areas map' and Appendix 2 'Management Matrix'.

17. Prior the commencement of development an appropriately detailed Landscape and Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development to be implemented in accordance with the approved details.

18. Prior to the commencement of development, a scheme to provide independently accessible secure parking of bicycles integral to each dwelling or building within the development shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be provided prior to first occupation of the proposed development.

19. Prior to the commencement of development, full details of a scheme for the provision of electric vehicle charging points within the development shall be submitted to and approved by the Local Planning Authority. The vehicle charging points shall be installed in accordance with the approved details prior to the occupation of the development.

20. Prior to the occupation of the dwellings, details shall be submitted to and be approved in writing by the Local Planning Authority to confirm that the dwellings have been completed to meet the requirement of restricting water consumption to not more 110 litres of water per person per day.

ENDS