
Appeal Decision

Site visit made on 26 November 2019

by David Troy BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 20 December 2019

Appeal Ref: APP/M3645/W/19/3234386

Land Off Anne's Walk, Caterham CR3 5EL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Mark Hendy of Shanly Homes Limited against the decision of Tandridge District Council.
 - The application Ref TA/2018/2445, dated 7 December 2018, was refused by notice dated 25 July 2019.
 - The development proposed is residential development of 39 flats and houses with associated landscaping, open space, parking and vehicular access.
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Decision

1. The appeal is allowed and planning permission is granted for residential development of 39 flats and houses with associated landscaping, open space, parking and vehicular access at Land Off Anne's Walk, Caterham CR3 5EL in accordance with the terms of the application Ref TA/2018/2445, dated 7 December 2018, subject to the conditions in the attached schedule.

Procedural matter

2. A signed and completed S106 Unilateral Undertaking has been submitted by the appellant. This would secure contributions towards affordable housing provision, off-site highway works and sustainable transport and I return to this matter later.

Main Issues

3. The main issues are the effect of the proposed development on
 - (i) the character and appearance of the area;
 - (ii) the living conditions of the occupiers of the properties along Anne's Walk with particular regard to noise and disturbance associated with the additional traffic and access along Anne's Walk;
 - (iii) Flood risk and groundwater contamination; and
 - (iv) whether appropriate provision is made for affordable housing, off-site highway works and sustainable transport.

Reasons

Character and appearance of the area

4. The site is within the defined settlement boundary of Caterham and comprises of a large open and verdant area of largely overgrown land, with mature planting and a number of trees across the site, some of which are protected by Tree Preservation Orders.
5. The surrounding area is predominantly residential in character. The site is bounded by residential properties on Anne's Walk and Alders Grove to the north and Whyteleafe Road to the west. An area of woodland is located to the east and open land to the south with the Audley Primary School and St Francis Roman Catholic Primary School further beyond. Anne's Walk is a long cul-de-sac of predominantly semi-detached dwellings set back from the road behind front gardens and drives. Alders Grove is small modern cul-de-sac of semi-detached and terraced dwellings set back from the road and Whyteleafe Road contains a linear row of detached housing in reasonably spacious plots.
6. The existing character of the site would change significantly as a result of the development on this open undeveloped area of land and a change in the nature of the site would be an inevitable consequence of this. However, the Council has not raised concerns in relation to the principle of development in this location. Rather, it considers the specifics of the scheme to be inappropriate. This would be consistent with the conclusion taken by an Inspector considering a previous appeal for a residential development, including the appeal site¹.
7. In terms of the layout of the development, the design and nature of a number of the dwellings proposed would differ considerably from the character of Whyteleafe Road and Anne's Walk. In particular, I have noted the inclusion of flats and terraced housing within the scheme. These did not appear to be prevalent in the immediate vicinity of the site. The development would therefore create some variety in the built form of the area.
8. However, the site is sufficiently large and self-contained to be able to create its own character and design context. The development would be more prominent from the end of Anne's Walk and from the adjacent residential properties. The location of the site behind the existing buildings, however, creates something of a break from the prevailing character of the area. As such, I see no particular reason why the development need mirror those on the surrounding streets or that the lack of consistency of design would necessarily be harmful.
9. The density of development would be higher than surrounding streets, but at around 28 dwellings per hectare, it would not be considered to be a particularly high density development in its own right. The dwellings would not appear cramped in their plots and the layout would not result in an over intensive form of development across the site. The scheme as a whole also includes a number of areas of open space and landscaping that would help benefit the occupants of the dwellings and help soften the overall visual impact of the development.
10. The three-storey flats associated with the development on plots 11-16 are located close to the middle of the site and are of a style that would complement the housing around them. The two storey flats on Plots 32-39 are likely to be the most visible from outside the site as they would be adjacent to

¹ APP/M3645/W/16/3164394

the entrance off Anne's Walk. The incorporation of accommodation in the roof space, the pitched roof profile and use of dormers all help to ensure they would not be of an excessive height. These features would ensure that neither block of flats would be overly dominant or intrusive within the wider character of the area. There would only be a single terraced block of three dwellings, with the majority of dwellings being either detached or semi-detached in nature.

11. Against this backdrop, the density, layout and design of the proposed development would not look out of place or excessive in relation to the built form in the surrounding area. The proposed design and layout of the proposed flats and houses, together with the use of matching materials, proposed landscaping and boundary treatment would ensure that the overall proposal would not have a significant impact on the character and appearance of the surrounding area.
12. Consequently, I conclude that the proposed development would not have an unacceptable harmful effect on the character and appearance of the area. The development would accord with the overall aims of Policy DP7 of the Tandridge Local Plan 'Part 2: Detailed Proposals' (2014) (LP) and Policies CSP18 and CS19 of the Tandridge District Core Strategy (2008) (CS) which seek, amongst other things, to ensure development is of a high quality design that respects the local character and context and integrates effectively with its surroundings.

Living conditions of the occupiers of the neighbouring properties

13. The creation of a new access road via Anne's Walk would clearly lead to an increase in vehicular movements along this residential cul-de-sac. The appellant's supporting transport statement predicts peak hour traffic movements equivalent to approximately 1 additional vehicle movement every 3 minutes and, approximately 1 additional vehicle movement every 5 minutes outside the peak hours². Given the access arrangements, speed limits and the use of Anne's Walk for on-street parking, vehicles moving into and out of the site would be travelling and manoeuvring at low speeds.
14. I acknowledge that the additional traffic generated by the proposal would be likely to lead to some increase in noise levels particularly during peak periods and at the currently quieter southern end of the cul-de-sac, that has less traffic movements. The occupants of the properties along Anne's Walk would be used to certain level of noise and disturbance associated with the existing vehicular movements as well as the occupants carrying out household and leisure activities in their homes and gardens, that contributes to the character of this primarily residential area. However, as noted above, the properties along Anne's Walk are set back from the road behind front gardens and driveways and this relationship with the public highway would be unaltered by the proposal.
15. Given the separation distance between the properties and the public highway and the level of the additional traffic that is predicted to be generated by the development, I consider the proposal would not give rise to a significant increase in the level of noise and disturbance to the existing occupants of the dwellings associated with the additional traffic movements nor a significant change in the character of this primarily residential area. The Council have not

² Shanly Homes response to LPA Statement of Case dated 11 October 2019 and Appendix A13 of the Iceni Projects Transport Statement December 2018

provided any substantive evidence to demonstrate the proposed access and traffic movements from the proposed development would generate a more harmful level of noise or disturbance compared to those already in place.

16. Consequently, I conclude that the proposal would not result in significant harm to the living conditions of the occupiers of the properties along Anne's Walk with particular regard to noise and disturbance associated with the additional traffic and the access along Anne's Walk. Accordingly, there would be no conflict with CS Policy CSP18 or LP Policy DP7 which seek, amongst other things, to ensure development does not significantly harm the amenities of neighbouring properties.

Flood risk and groundwater contamination

17. The site is located in Flood Zone 1 as defined in the Environment Agency's Flood Mapping for the area, where there is a low risk of flooding.
18. The increased areas of hardstanding and development of the site would inevitably increase the need for appropriate measures to deal with potential flood risk, surface water and foul water drainage. The appellant has provided a Flood Risk Assessment and Drainage Strategy setting appropriate measures for the site. I am mindful that the Lead Local Flood Authority raised no objections to the proposal, subject to appropriate planning conditions, including the use and maintenance of Green Infrastructure and Sustainable Drainage Systems.
19. The surface water drainage scheme for the site involves the use of deep borehole soakaways and underground water infiltration. Given the location of the site within the Outer Zone of a Groundwater Protection Zone, a discharge licence would be required from the Environment Agency that would provide adequate controls over pollution to prevent contamination of the groundwater.
20. Consequently, in the absence of any substantive evidence to the contrary from the Council, I consider that the appellant has adequately demonstrated that the proposed development would not adversely impact on flood risk and groundwater contamination, in accordance with the requirements of LP Policy DP21 that seeks, amongst other things, to ensure proposals avoid damage to Groundwater Source Protection Zones and reduce the potential risk of flooding. In addition, it would accord with the aims of the Framework that seeks to direct development away from the areas at highest risk of flooding (paragraph 155).

Affordable housing, off-site highway works and sustainable transport

21. Paragraph 56 of the Framework and Regulation 122 of the Community Infrastructure Levy (CIL) Regulations (as amended) require that planning obligations should only be sought, and weight attached to their provisions, where they are: necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development.
22. Tandridge District Council has an adopted CIL schedule 2014 which would secure a contribution from the appeal scheme toward appropriate infrastructure to support the development. Further to this, the main parties have submitted a signed and completed Section 106 Unilateral Undertaking (S106 UU) dated 2nd December 2019 for affordable housing, off-site highway works and sustainable transport in accordance with CS Policies CSP4 and CSP11.

23. In relation to affordable homes, CS Policy CSP4 states that the Council will seek up to 34% of the total number of dwellings on sites within the built-up areas of 15 units or more as affordable homes. This will take into account the local needs for affordable housing and the appellant has stated that they would provide 12 affordable homes in accordance with CS Policy CSP4.
24. The Council have stated that Tandridge has a high level of affordable housing need across the District. The appellant does not dispute this evidence and the S106 UU deals with such provision and would make a contribution towards local affordable housing need. The S106 Unilateral Undertaking necessarily sets out the requisite number, tenures, definitions and provision rate in accordance with CS Policy CSP4 and the Framework.
25. The S106 UU requires off-site highway improvements. This would cover new parking restrictions at the junction of Anne's Walk and an extension of traffic calming measures along Whyteleafe Road from Whyteleafe Hill to Cedar Park. The S106 UU also requires a sustainable transport contribution of £75,000 towards a new segregated shared pedestrian/cycle link from the site to a local railway station. These improvements to the local pedestrian/cycle network in conjunction with the provision of pedestrian/cyclist links from the site toward the proposed residential development to the south of the site would improve conditions for all local residents and promote more sustainable means of travel.
26. These off-site highway improvements and sustainable transport contribution would be necessary to mitigate the impact of the development on the local traffic infrastructure in accordance with CS Policy CSP11 which seeks, amongst other things, to ensure development contributes to improved infrastructure necessary to support the proposed development.
27. I am satisfied that the proposed obligations set out above are necessary, directly related, and fairly and reasonably related in scale and kind to the proposed development, in accordance with CIL Regulations 122. The planning obligations in the S106 UU and how they would be spent are supported by the relevant LP and CS Policies, representations from the Council's consultees, the Council's Planning Committee report and appeal statement. I have therefore attached significant weight to them in reaching my decision.

Other Matters

28. The main parties have drawn my attention to the site's allocation as part of a larger site extending to the south within an emerging Local Plan. I have noted the objections raised by third parties that the proposal does not reflect the emerging Local Plan in terms of the need for a comprehensive development brief for the site, the location of the access and the density of development. However, as I do not have evidence before me as to the extent of unresolved objections to the above site allocation in the emerging Local Plan and the Inspector's report has not yet been published, having regard to the advice provided in the Framework³, I give this matter limited weight in my decision.
29. I have noted the submission by Caterham-on-the-Hill Parish Council regarding the outline planning application submitted by the appellant on the appeal site for a residential development of 46 flats and houses involving the demolition of the existing dwelling at No. 172 Whyteleafe Road to create a new vehicular

³ Paragraph 48 of the National Planning Policy Framework (2019)

access to serve the development⁴. However, this proposal has different development characteristics to the appeal scheme before me and I am unaware of the full circumstances associated with this development. In any event, each proposal falls to be assessed primarily on its own merits and as such I afford this matter limited weight in this case.

30. The appellant questions the robustness of the Council's current housing policy position and whether it has a five year supply of deliverable sites. The Council has not disputed the contribution that the proposed development can make towards the housing supply in the area. However, there is little substantive evidence before me from the main parties in relation to the Council's housing land supply. As such, it would not be possible for me to conclude with any certainty that the Council does not have a five year supply. The relevant policies in the CS and LP put to me are consistent with the Framework, particularly in relation to achieving well-designed places and as such I have no reason to give them anything but full weight in making my decision.
31. I have taken into account the petition and objections received from local residents, Caterham-on-the-Hill Parish Council, Whyteleafe Village Council and the third parties to the proposal. These include the impact of the proposal on the character of the area and the amenities of local residents, particularly along Anne's Walk, access, parking, traffic, highway safety, crime and security risks, the impacts on flood risk, drainage, groundwater contamination, wildlife, biodiversity, trees, Green Belt, the impacts on the local infrastructure and facilities, Green Infrastructure, cumulative impacts of development particularly in advance of the emerging Local Plan and disturbance during the construction.
32. However, I have addressed the matters relating to the character and appearance of the area, the living conditions of the neighbouring properties, flood risk and groundwater contamination and the infrastructure provision in the main issues above. The appellant's supporting transport statement indicates that Anne's Walk would have sufficient width and capacity to accommodate the additional traffic and the access arrangements from the proposed development and I am mindful in this respect that the County Highway Authority raised no objections on highway safety grounds to the proposal, subject to appropriate conditions.
33. In relation to the biodiversity and the trees, no objections were received by the Council's Tree Officer nor the Surrey Wildlife Trust to the proposal, subject to appropriate conditions and measures. The ecological, landscaping and Green Infrastructure provision would offer the opportunity to promote the health and well-being of the local people and the biodiversity in the area, key social and environmental objectives of the Framework.
34. The other matters raised did not form part of the Council's reasons for refusal. I am satisfied that these matters would not result in a level of harm which would justify dismissal of the appeal and can be dealt with by planning conditions or through the S106 Unilateral Undertaking, where appropriate. In addition, I have considered the appeal entirely on its own merit and, in the light of all the evidence before me, this does not lead me to conclude that these other matters, either individually or cumulatively, would be an over-riding issue warranting dismissal of the appeal.

⁴ TA/2019/1742

35. Consequently, overall, even if I were to conclude that there is a shortfall in the five year land supply as suggested by the appellant and that the relevant policies for the supply of housing could not be considered up to date, in my view, the adverse impacts arising from this development do not significantly and demonstrably outweigh the scheme's benefits. The proposal would therefore represent a sustainable form of development when assessed against the Framework read as a whole.

Conditions

36. Having regard to the Framework and in particular paragraph 55, I have considered the conditions based on those suggested by the Council and the submission received from the appellant. In addition to the standard time limit condition, I have specified the approved plans and details as this provides certainty (1 & 2). Those conditions relating to the existing trees or hedges and tree protection measures in accordance with the appellant's arboricultural assessment are necessary in order to ensure their survival and to protect the visual amenity of the trees (3 & 4). Those conditions relating to the detailing of the external materials and hard and soft landscaping works are necessary in order to safeguard the character and appearance of the area (5 & 6).
37. Those conditions relating to biodiversity are necessary to ensure protection and enhancement of wildlife and habitats in the area (7 & 8). A condition relating to archaeological works is necessary to ensure the proper assessment and recording of any features of archaeological or historic interest (9).
38. For the construction period, in order to mitigate the environmental impact of development works and to protect the amenities of local residents, the submission of a Construction Transport Management Plan and a scheme for the bulk movement of earthworks /materials are necessary (10 & 11). Details of surface water and foul drainage arrangements, groundwater and flood risk measures are necessary in order to ensure adequate drainage facilities are provided and to mitigate against potential flooding and the pollution of the water environment (12, 13, 14 and 15).
39. A range of highway improvements are necessary to limit highway impact and to encourage and promote sustainable transport including access (16), parking, garaging and vehicle turning arrangements (17 & 18), pedestrian visibility splays (19), cycle parking, pedestrian/cycle links from the site and the availability of information for residents and visitors on local sustainable transport options (20). A scheme of renewable energy measures is necessary in order to ensure an energy efficient and sustainable development (21). A condition relating to electric vehicle charging points is necessary in order to promote sustainable transport and reduce greenhouse gas emission (22).
40. In light of my findings, given that the proposal is acceptable on its own merits for the reasons set above, there are no exceptional circumstances in this instance that would justify the removal of permitted development rights that are reasonable and necessary to make the development acceptable.
41. I consider all the conditions to be reasonable and necessary to the development of the site. I have reworded some of them for consistency and have reordered them for clarity. Some of the particular requirements involve work to be done before development can start on site or before dwellings can

be occupied. These measures are so fundamental to the acceptability of the proposal that it would be otherwise necessary to refuse planning permission.

Conclusion

42. For the reasons given above and having considered all other matters raised, I conclude that the appeal should be allowed.

David Troy

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans and particulars: -

Uploaded 12 December 2018:

- Drawing Number 1344/Pln/102 – Plots 1-2 Plans and Elevations
- Drawing Number 1344/Pln/103 – Plots 3-4 Plans and Elevations
- Drawing Number 1344/Pln/104 – Plot 5 Plans and Elevations
- Drawing Number 1344/Pln/105 – Plot 6 Plans and Elevations
- Drawing Number 1344/Pln/108 – Plots 17-18 Plans and Elevations
- Drawing Number 1344/Pln/109 – Plots 19-20 Plans and Elevations
- Drawing Number 1344/Pln/110 – Plots 21-22 Plans and Elevations
- Drawing Number 1344/Pln/111 – Plots 23-24 Plans and Elevations
- Drawing Number 1344/Pln/112 – Plots 25-27 Plans and Elevations
- Drawing Number 1344/Pln/113 – Plots 28-29 Plans and Elevations
- Drawing Number 1344/Pln/114 – Plot 30 Plans and Elevations
- Drawing Number 1344/Pln/115 – Plot 31 Plans and Elevations

Uploaded 20 June 2019:

- Drawing Number 1344/Pln/101 Rev C: Site Layout
- Drawing Number 1344/Pln/106 Rev A: Plots 7-10 Plans and Elevations
- Drawing Number 1344/Pln/107 Rev A.1: Plots 11-16 Plans & Elevations
- Drawing Number 1344/Pln/116 Rev A: Plots 32-39 Floor Plans
- Drawing Number 1344/Pln/117 Rev A: Plots 32-39 Elevations
- Drawing Number 1344/Pln/118 Rev A: Indicative Street Scenes

Uploaded 24 June 2019:

- Drawing Number 1344/Pln/119 Rev B: Block Plan

Uploaded 9 July 2019:

- Drawing No. 18-T056/073: Swept Path Analysis
- 3) No further trees or hedges shall be pruned, felled or uprooted during site preparation and construction works, except as shown on the layout plan hereby permitted, without the prior written consent of the District Planning Authority. Any retained trees or hedges which are removed, or, in the opinion of the District Planning Authority, are dying, becoming diseased or damaged shall be replaced by plants of such size and species as may be agreed in writing with the District Planning Authority.
 - 4) No development shall start until the tree protection measures detailed within the approved Tree Protection Plan (PJC/4949/18/D Sheets 1 & 2) and Arboricultural Method Statement (PJC Consultancy Ltd 8th January 2019 Ref: 4949/18-03 Rev 1) have been implemented. Thereafter these measures shall be retained and any specified staging of works strictly adhered to throughout the course of development and shall not be varied without the written agreement of the District Planning Authority.

In any event, the following restrictions shall be strictly observed unless otherwise agreed by the District Planning Authority:

(a) No bonfires shall take place within the Root Protection Area (RPA) or within a position where heat could affect foliage or branches.

(b) No further trenches, drains or service runs shall be sited within the RPA of any retained trees.

(c) No further changes in ground levels or excavations shall take place within the RPA of any retained trees.

- 5) Prior to commencement of the external works hereby permitted, full details of both hard and soft landscape works shall be submitted to and approved in writing by the District Planning Authority and these works shall be carried out as approved. These details shall include:
- proposed finished levels or contours
 - means of enclosure
 - car parking layouts
 - other vehicle and pedestrian access and circulation areas
 - hard surfacing materials
 - minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.).
 - tree planting as compensation for the loss of Tree Preservation Order tree T40 and those trees removed prior to planning permission being sought.

Details of soft landscape works shall include all proposed and retained trees, hedges and shrubs; ground preparation, planting specifications and ongoing maintenance, together with details of areas to be grass seeded or turfed. Planting schedules shall include details of species, plant sizes and proposed numbers/densities.

All new planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the completion or occupation of any part of the development (whichever is the sooner) or otherwise in accordance with a programme to be agreed. Any trees or plants (including those retained as part of the development) which within a period of 5 years from the completion of the development die, are removed, or, in the opinion of the District Planning Authority, become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation. The hard landscape works shall be carried out prior to the occupation of the development.

- 6) Prior to commencement of the external works hereby permitted, details of the materials to be used in the construction of the external surfaces of the dwellings hereby permitted shall be submitted to and approved in writing by the District Planning Authority. The development shall be carried out in accordance with these approved details.

- 7) The development hereby permitted shall be carried out in accordance with all of the recommended actions as set out in the sections of the following Reports:
 - a. Section 5 (Table 6) of the James Blake Associates Ltd Preliminary Ecological Appraisal Report (November 2018) Ref: JBA 18/207, including the outlined ecological enhancements listed in section 6.
 - b. Section 4 of the PJC Consultancy Ltd Reptile Report (1st November 2018) Ref: 3954AO/18.
 - c. Section 4 of the James Blake Associates Ltd Badger Activity Report (October 2018) Ref: JBA 18/207.
- 8) Prior to commencement of any works hereby permitted, the applicant shall submit to the Local Planning Authority a reptile mitigation strategy which shall be approved in writing and the approved details shall be implemented in all respects in accordance with the approved details prior to start of any works on the site.
- 9) No development shall take place until the applicant has secured the implementation of a programme of archaeological work to be carried out in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Local Planning Authority.
- 10) 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 (including measures for traffic management);
 - (e) provision of boundary hoarding behind any visibility zones;
 - (f) HGV deliveries and hours of operation;
 - (g) vehicle routing;
 - (h) measures to prevent the deposit of materials on the highway;
 - (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused;
 - (j) no HGV movements to or from the site shall take place between the hours of 8.30 and 9.15 am and 3.15 and 4.00 pm nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in Anne's Walk, Whyteleafe Road, Salmons Lane and Salmons Lane West during these times; and
 - (k) 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.
- 11) No operations involving the bulk movement of earthworks and/or materials to or from the development site shall commence unless and until facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority to so far as is reasonably practicable prevent the creation of dangerous conditions for road users on the public highway, in particular along Anne's Walk. The approved scheme shall thereafter be retained and used whenever the said operations are undertaken.
- 12) The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design must

satisfy the Sustainable Drainage Systems (SuDS) Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

- a) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development (Pre, Post and during), associated storage volumes shall be provided using an infiltration-based strategy.
 - b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers, fuel interceptors etc.).
 - c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.
 - d) Details of drainage management responsibilities and maintenance regimes for the drainage system.
 - e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.
- 13) 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. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).
- 14) No development shall take place until a detailed surface water drainage design for the site, based on sustainable drainage principles and including mitigation for the potential hydrogeological groundwater impact of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- 15) Before the development hereby approved is occupied the sewage/drainage works shall be completed in accordance with the approved plans and particulars.
- 16) No part of the development shall be first occupied unless and until the proposed vehicular /pedestrian / cycle access into the site from Anne's Walk has been constructed and provided with visibility zones in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m in height above ground level.

- 17) No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning area shall be used and retained exclusively for its designated purpose.
- 18) The garages hereby permitted/car spaces to be provided shall be kept available for the parking of motor vehicles at all times. The garage/car spaces shall be used solely for the benefit of the occupants of the dwellings of which they form part and for no other purpose and shall be permanently retained as such thereafter.
- 19) Before the development is occupied, a pedestrian inter-visibility splay of 2m by 2m shall be provided on each side of the access, the depth measured from the back of the footway and the widths outwards from the edges of the access, in accordance with a scheme to be submitted to and approved by the Local Planning Authority. No fence, wall or other obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.
- 20) The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for:
 - (a) The secure parking of bicycles within the development site,
 - (b) Providing safe and unobstructed route in perpetuity for pedestrians / cyclists to travel between the adjacent development site to the south through this development site, and
 - (c) Information to be provided to residents and visitors regarding the availability of and whereabouts of local public transport / walking / cycling / car sharing clubs / car clubs and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.
- 21) Before the development hereby approved is occupied, the renewable energy technologies, as specified in the application details, shall be installed and this system shall thereafter be retained in accordance with the approved details.
- 22) Before the development hereby approved is occupied, details of the electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details and thereafter retained.