



Appeal Decision

Site visit made on 25 February 2020

by A McCormack BSc (Hons) MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 17 March 2020

Appeal Ref: APP/P2935/W/19/3237803

**Land South of Lightpipe Farm, A697 (main road through village),
Longframlington NE65 8DZ**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for outline planning permission.
 - The appeal is made by Rosemary and Claire Armstrong against Northumberland County Council.
 - The application Ref 19/02085/OUT, is dated 21 June 2019.
 - The development proposed is Outline Application (All Matters Reserved) for 40 dwellings.
-

Decision

1. The appeal is allowed and outline planning permission is granted, with all matters reserved, for 40 dwellings at Land South of Lightpipe Farm, A697 (main road through village), Longframlington NE65 8DZ, in accordance with the terms of application Ref: 19/02085/OUT, dated 21 June 2019, and subject to the conditions set out in the schedule attached to this Decision.

Procedural Matters

2. This appeal relates to the non-determination of the outline application with all matters reserved, Ref: 19/02085/OUT, by Northumberland County Council as the local planning authority, within the specified timescale. As the proposal seeks outline consent, I have taken submitted drawings and plans, except the location plan, to be indicative or illustrative and determined the appeal on that basis.
3. A similar scheme on the site was the subject of a previous application in 2018, Ref: 18/00162/OUT, which was dismissed at appeal¹. As I understand it, the proposal before me is largely the same as that considered previously other than for some amendments to highway access and layout with regard to a small reduction in dwelling numbers on the site. These are in response to concerns raised by the Council. As such, the change to the description of the proposal on the application form from 42 to 40 dwellings, as agreed by the Council and the appellants, is noted. From what I have seen, I am satisfied that this change to the description is reasonable and I have assessed the proposal and evidence in that context.
4. I note that the principle reason for the previous appeal being dismissed relates to the lack of an appropriate signed Section 106 legal agreement regarding planning obligations. Whilst this is a material consideration in this case, I confirm that I have assessed the proposal before me on its own merits and circumstances.

¹ APP/P2935/W/19/3223496

5. The examination of the Northumberland Local Plan (NLP) is ongoing and the Council indicates that hearings began on 8 October 2019. This is also a material consideration in the determination of this appeal. Nonetheless, given its emerging status, I give only limited weight to the NLP and its policies in my Decision.

Main Issues

6. The main issues are:

- the effect of the proposed development on the character and appearance of the surrounding area, with particular regard to overdevelopment;
- the environmental impact of the proposed development; and
- the requirement for a Section 106 legal agreement.

Reasons

Character and appearance

7. The settlement of Longframlington is characterised by its mostly residential nature surrounded by open countryside. The settlement has an irregular form with development reaching into the surrounding countryside at certain points and has no over-arching pattern of development. Nonetheless, it is these features which make a positive contribution to the distinct character of the village.
8. The Council says that the proposed scheme would have an adverse impact on the character of the settlement due to its scale, spatial location and development of open land. However, from what I have seen, whilst the proposed development would change the visual appearance of the locality, it would be contained within a gap between the existing built form of the settlement to the north west and south. Furthermore, the buildings at Lightpipe Farm to the north would also provide an element of visual and physical containment within in the built form of the area.
9. From within the village, and when viewed from the south, south west, west and north west, the proposal would not be visually prominent. The site undulates and slopes slightly from west to east which would result in reducing the visual scale and height of the development from those vantage points. Moreover, substantial existing and proposed planting along the western and southern boundaries of the site would assist in mitigating any adverse visual impact. The proposal would be visible from the open countryside to the east and north east. However, given its spatial location between the northern end of the village and Lightpipe Farm and its backdrop of dwellings and planting along the western and southern boundaries of the site, I find that the impact of the scheme on the character of the village and the locality, when viewed from the north and east would not be substantive.
10. The Council argues that the proposed development of 40 dwellings would be an overdevelopment of the site which would adversely impact on the local area and conflict with local policy and the National Planning Policy Framework (the Framework). Based on my assessment of the evidence and observations during my visit, the village of Longframlington consists of a range of development types with varying patterns and densities. The plans submitted, although illustrative, indicate that the density and pattern of the proposed scheme would not be out of step with the range of development found across the settlement. Moreover, taking into consideration the size of the site (2.9 hectares) and the proposed number of 40 dwellings, I consider a proposed density of about 13.8 dwellings per hectare to be reasonable and in keeping with the development context of the proposal.

11. Consequently, I conclude that the proposed development would have no significant adverse effect on the character and appearance of the surrounding area and would not appear as an overdevelopment of the site. Therefore, it would comply with Policy S16 of the Alnwick Local Development Framework Core Strategy (CS) and the relevant sections of the Framework.

Environmental impact

12. The Council states that the proposed development would have an adverse environmental impact. Concerns have been raised about the effect that the proposal would have on public rights of way, drainage, flooding, ecology and protected species, ancient hedgerow and trees. Notwithstanding this, the Council argues that the reason for the application not being determined within the set timescale relates to a lack of appropriate evidence available at the time. I also acknowledge concerns regarding compliance with Habitats Regulations and the need for further evidence from the appellant in order to properly determine the application, particularly relating to ecology.
13. The appellants provided evidence, an Ecological Assessment supplemented by a Bat Report, with the application which sets out how the proposal would either have no such adverse impact or would mitigate any detrimental effects on its environment. In response, the Council has stated that the evidence submitted on these matters is, subject to conditions, acceptable and addresses the Council's concerns at this stage. Furthermore, comments have been provided by the Lead Local Flood Authority, Natural England and Northumbrian Water. All indicate that the proposed scheme, with necessary mitigation measures and further details to be provided, would have no substantive adverse effect on environmental matters.
14. Accordingly, I have taken account of the evidence and had regard to the comments provided by the Council's Ecology Officer and others as outlined above. In doing so, and given that the proposed development is at outline stage, I find that sufficient details have been provided for the outline proposal to be reasonably assessed and determined. I acknowledge that further details will be needed and that some matters require the submission of more information and mitigation measures to ensure no significant harmful effects result from the proposal. Nonetheless, I am satisfied that these are capable of being provided or addressed through conditions, a signed legal agreement or at the reserved matters stage.
15. Therefore, based on what is before me, I find there to be no overriding evidence to indicate that the proposed outline development would have any significant adverse impact on its surrounding environment. As a result, I conclude that the proposal would have no significant detrimental effect on the site and its surroundings. It would, therefore, comply with Policy S16 of the CS and relevant sections of the Framework. Amongst other things, this policy and guidance seeks to ensure that all development considers the need to protect or enhance the local environment.

Section 106 Legal Agreement

16. A Section 106 legal agreement between the Council and the appellants addressing all points and concerns raised previously has been submitted. The document has been agreed and signed by both parties and is dated 22 November 2019. Notwithstanding this, it is necessary to assess these obligations against the three tests set out in the Framework and Regulation 122(2) of the Community Infrastructure Levy Regulations 2010.
17. All new residential development results in a demand for affordable housing, education and health care. Whilst the details of the contributions towards affordable housing and education are identified specifically within the agreement,

the health care contribution is not. In the Council's submitted committee report, the health care contribution is stated as a figure of £30,300. Therefore, in the absence of any other figure before me, I have assumed this to remain the case. Accordingly, if agreed between the parties, this figure should be clarified within the legal agreement or where an alternate figure is otherwise agreed.

18. The highway authority confirms that improvements to the A697/C106 highway junction are necessary to accommodate the additional vehicles associated with the proposed development and to overcome environmental impacts and highway safety concerns. Such improvements are not included within, or secured by, the submitted legal agreement. Consequently, a condition to secure an appropriate design scheme and the implementation of the required highway improvements, agreed by the highway authority, has been attached to this Decision.
19. Notwithstanding the above, having carefully considered the submitted agreement and its contents and assessed the obligations against the relevant tests, I am satisfied that the legal agreement and proposed contributions are necessary to make the development acceptable in planning terms. Moreover, I find that the contributions would be directly, fairly and reasonably related in scale and kind to the development proposed. As such, I consider that the obligations set out meet the relevant tests.

Other Matters

20. Section 66 of the Planning (Listed Building and Conservation Area) Act 1990 (the Act) requires that special regard be had to the desirability of preserving listed buildings or their settings or any features of special architectural or historic interest which they possess. Accordingly, it would be within the setting of the Grade II listed Embleton Hall, I have a duty to consider whether the proposed scheme would result in harm being caused to the designated heritage asset. Notwithstanding my findings above, I find the proposal would have an adverse impact on preserving the setting of the listed building and that the harm to the significance of the heritage asset would be 'less than substantial'. As such, and in accordance with Paragraph 196 of the Framework, this harm is to be weighed against the public benefits of the scheme in the overall planning balance which I consider later in this Decision letter.
21. Concerns have been raised by local residents and the Parish Council about the need for the proposed housing, whether the development would be sustainable and potential flood risk. Accordingly, I have carefully considered these matters.
22. The need for the proposed housing is not by itself a material reason to refuse the proposal and the Framework does not stipulate that development can be resisted on the basis of need. Moreover, the housing land supply position of the Council is such that the indicated figure is a minimum requirement, not a maximum. Therefore, I give this matter limited weight.
23. Longframlingham is identified as a 'sustainable village centre' in Policy S1 of the CS where new development should reflect the services and access available. In my assessment, Longframlington has sufficient services and access to sustain the proposed scheme. Furthermore, from what I have seen and read, I find that the scheme could help to support, sustain and potentially add to existing services in the village. As a result, such considerations do not lead me to a different overall conclusion on the main issues.
24. With regard to flood risk, the proposal indicates that the provision of a mains connection for foul drainage and that surface water is to be dealt with by way of a sustainable drainage basin. The scheme is also accompanied by a Flood Risk

Assessment and Drainage Strategy which has been consulted upon with the Lead Local Flood Authority and Northumbrian Water. I note that neither have objected to the proposals, subject to conditions to secure the details of drainage. Having carefully considered these conditions, I find this approach to be reasonable in terms of mitigating flood risk. Moreover, in the absence of substantive evidence to the contrary, I have no reason to change my view on this matter.

The Planning Balance

25. The proposal indicates that modifications to the C106/A697 junction would be undertaken to improve its functionality and safety. Moreover, I have had regard to the comments of the highway authority about the modifications and the conditions suggested to ensure that the benefits of the improvements would be realised.
26. The Council's first reason for refusal states that the benefits of the proposed junction modifications would not outweigh the overall environmental impact of the proposed scheme. This is a judgement that the Council's Planning Committee is entitled to reach in assessing the scheme. However, from what is before me, there is no substantive evidence to support the Council's view. Indeed, from comments submitted by the highway authority and the conditions proposed, it is evident that the proposed junction modifications would be acceptable, subject to conditions.
27. Based on the above, I find that the impact of the proposed scheme on highway safety would be acceptable and there would be no cumulative highway matters arising which would lead to any severe or significant adverse impact. Accordingly, subject to the conditions identified, the highways improvements proposed are considered acceptable and would provide substantive benefits.
28. In addition to these benefits, there would be short-term benefits during the construction period through employment and also the addition of 40 dwellings, with six affordable homes, would contribute to the local housing supply. Financial contributions towards health care and education would be realised as well as the potential to sustain or enhance existing local services.
29. Taking all matters into account, I find that the benefits of the proposed scheme would clearly outweigh the harm identified relating to character and appearance, the wider environment. Moreover, the impact on designated heritage assets is also considered acceptable in terms of Policy S15 of the CS, the relevant sections of the Framework and the Act. Nevertheless, a detailed assessment of reserved matters would still be required to ensure that the identified level of harm is not exceeded.

Conditions

30. I have had regard to the conditions suggested by the Council and the appellants' acceptance of them all in their submissions. Nonetheless, where necessary, and in the interests of conciseness and enforceability, I have altered the suggested conditions to better reflect the relevant advice within Planning Practice Guidance. Furthermore, I note the Council's suggested conditions 20 and 21, as set out in its Appeal Statement, are duplicates and I have made the necessary amendments.
31. Conditions 1, 2 and 3 relate to the timely submission of reserved matters and are necessary to comply with legislation and ensure that development commences in a reasonable time period from the date of outline approval. Condition 4 relates to the identification of, and compliance with, the approved plans. I have also imposed conditions relating to ground gases (5, 11), land contamination and water pollution (6, 7), dust (8) and noise (12). These are necessary and reasonable for reasons of environmental protection, public health and resident amenity. Conditions regarding the detailed design of the scheme to provide access to the culverted watercourse

- (13, 14, 15), surface water management (16, 17, 18, 21, 32) and the disposal of foul water (19) are required in the interests of reducing flood risk, public safety and for reasons of resident amenity.
32. There are also conditions concerning the provision of a Construction Environmental Management Plan (22), a landscaping and biodiversity enhancement scheme (23) and restricting the time period for development and the felling or removal of trees and vegetation to outside of the bird nesting season (24). These are reasonable and necessary to conserve protected and priority species, protect important habitats and secure biodiversity enhancement.
33. Conditions about public highway enhancements (27, 28) are required for reasons of character and appearance, resident amenity and highway and public safety. Moreover, conditions relating to the provision and storage of refuse and recycling containers (29), car parking areas (30) and cycle parking and storage (31) are reasonable and required in the interests of highways safety and for reasons of resident and visual amenity. I have also imposed conditions relating to the archaeological interest of the site (20) and the requirement for a Construction Method Statement (25) for reasons of highway safety and resident amenity, as well as a condition about site levels (26) for reasons of visual amenity. Finally, two further conditions restricting hours within which demolition, construction, deliveries and collections can take place during the construction phase (9, 10) are necessary and reasonable in the interests of resident amenity.
34. It is necessary that the requirements of Conditions 6, 8, 11, 12, 16, 17, 21, 22, 23, 25 and 26 are agreed prior to the commencement of the development hereby permitted to ensure an acceptable scheme in terms of health and safety, environmental protection, resident amenity, highway safety and for reasons of character, appearance and visual amenity.

Conclusion

35. For the above reasons, and having had regard to all other matters raised, I conclude that the appeal should be allowed.

A McCormack

INSPECTOR

SCHEDULE OF CONDITIONS

1. Approval of the details of the layout, scale, appearance of the building(s), access and landscaping of the site, hereinafter called "the reserved matters" shall be obtained from the local planning authority.
2. Application for the approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.
3. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
4. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and documents. The approved plans and documents for this development are:
 - 1) 180614 – Approximate Route of Ditch at North (attached to SYSTRA email dated 14 August 2018);
 - 2) 180814 – Flow Source Notes (as amended) (attached to SYSTRA email dated 14 August 2018);
 - 3) Drawing – Flow Route (attached to SYSTRA email dated 14 August 2018);
 - 4) SD-00.01 – OS Location Plan, Rev A
5. The development shall not be brought into use until a validation verification report to the approved methodology in Condition 11 has been submitted to, and approved in writing by, the local planning authority.
6. The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to, and approved in writing by, the local planning authority and until the measures approved in that scheme have been implemented. The scheme shall include all of the measures unless the local planning authority dispenses with any such requirement in writing:
 - a) Further site investigations are recommended in the Geo-Environmental Ground Investigation (Phase 1 – Geo-environmental Report produced by Patrick Parsons, ref: N17339 (Rev 1) and dated 10.01.18) and shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the local planning authority without delay upon completion.
 - b) Thereafter, a written Method Statement (or Remediation Strategy) detailing the remediation requirements for the land contamination and/or pollution of controlled waters affecting the site shall be submitted to, and approved in writing by, the local planning authority and all requirements shall be implemented and completed in accordance with that Statement/Strategy. No deviation shall be made from this without the express written agreement of the local planning authority.
 - c) Two full copies of a full disclosure (Verification Report) report shall be submitted to, and approved in writing by, the local planning authority. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Statement/Strategy. Post remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.
7. If, during redevelopment, contamination not previously considered is identified, then an additional written Method Statement regarding this material shall be submitted to, and approved in writing by, the local planning authority. No building shall be occupied until a Method Statement has been submitted to, and approved in writing

by, the local planning authority and measures proposed to deal with the contamination have been carried out. Should no contamination be found during development, then the applicant shall submit a signed statement indicating this to discharge this condition.

8. No development shall commence until a scheme to control dust, to be implemented for the duration of the site works, has been submitted to, and approved in writing by, the local planning authority. Such a scheme shall include methods to control dust from works and site management responses to incidents and complaints about dust arising from the site.
9. During the construction period, there should be no noisy activity (i.e. audible at the site boundary) on Sundays or Public or Bank Holidays or outside the hours of Monday to Friday 0800 to 1800 and Saturday 0800 to 1300.
10. Deliveries to and collections from the site during the demolition and/or construction phase of the development shall only be permitted between the hours of Monday to Friday 0800 to 1800, Saturday 0800 to 1300 and not at all on Sundays and Public or Bank Holidays.
11. No building(s) shall be constructed until a report detailing the protective measures to prevent the ingress of ground gases, including depleted Oxygen (<19%), to the CS2 standard specified in BS 8485:2015+A1:2019 (Code of Practice for the design of protective measures for Methane and Carbon Dioxide ground gases for new buildings), have been submitted to, and approved in writing by the local planning authority. The report shall contain full details of the validation and verification assessment to be undertaken on the installed ground gas protection, as detailed in CIRIA C735 (Good practice on the testing and verification of protection systems for buildings against hazardous ground gases).
12. No dwelling shall be constructed until an acoustic design scheme has been submitted to, and approved in writing by, the local planning authority. The scheme shall include internal room layout plans to show that the main habitable rooms shall have access to a window which can be opened on the façade facing away from the A697 road. Thereafter, the approved acoustic design scheme shall be implemented in full before the occupation of the dwelling it relates to and retained in perpetuity.
13. Detailed Design (North): Notwithstanding details contained within the approved documents: no buildings or dwellings shall be sited within 5 metres of the ditch to the north of the development; and finished floor levels in this vicinity shall be at least 450mm above the adjacent ditch bank top level.
14. Detailed Design (South-East): Notwithstanding details contained within the approved documents: no buildings or dwellings shall be sited within 5 metres of the culverted watercourse to the south east of the development; and finished floor levels in this vicinity shall be at least 450mm above the cover level of this culvert.
15. Detailed Design (South): Notwithstanding details contained within the approved documents: finished floor levels in the area adjacent to the woodlands south of the development shall be at least 450mm above the top bank of this area.
16. Prior to the commencement of development, a scheme to include the following shall be submitted to, and approved in writing by, the local planning authority.
 - a) Details to mitigate flows from 'source 2' from drawing "Flow Source notes 180814" – It needs to be demonstrated that any overland flows will not flood any dwellings in the 1 in 100 year plus climate change event, will be safe and will not cause any nuisance or damage to people or property;
 - b) Details to mitigate flows from 'source 3' from drawing "Flow Source notes 180814" – This will look at the woodland area that acts as an attenuation basin and shall look at an overland flow route in the event that this area overtops; and

c) Programme of delivery.

The approved scheme shall be implemented in accordance with the programme of delivery.

17. Prior to commencement of development a scheme to dispose of surface water from the development shall be submitted to, and approved in writing by, the local planning authority. The scheme shall include the following:
 - a) Restrict discharge from the development to Qbar for all rainfall events up to, and including, 1 in 100 year event, unless otherwise agreed by the Lead Local Flood Authority and the local planning authority;
 - b) Adhere to the principles as set out in the drainage strategy from Systra "Drainage and Flood Risk assessment Lightpipe Farm Longframlington" dated 15.01.2018, reference T17H73.2RoJ.10646614;
 - c) Provide attenuation on site for the 1 in 100 year plus climate change event;
 - d) Incorporate vegetated sustainable drainage techniques throughout the development wherever possible and practicable, justification for alternatives should be by means of a viability assessment; and
 - e) Provide a programme of delivery.The approved surface water drainage scheme shall be implemented in accordance with the programme of delivery.
18. Prior to first occupation, details of SuDS management shall be submitted to, and approved in writing by, the local planning authority. These details shall include:
 - a) The adoption of all SuDS features;
 - b) Maintenance schedule and log; and
 - c) Programme of delivery.The scheme for SuDS management shall be implemented in accordance with the programme of delivery and the approved details.
19. Prior to construction above ground floor level, a detailed scheme for the disposal of foul water from the development hereby permitted must be submitted to, and approved in writing by, the local planning authority in consultation with Northumbrian Water. Thereafter, the development shall take place in accordance with the approved details.
20. A programme of archaeological work is required in accordance with the NCC Conservation Team (NCCCT) Standards for Archaeological Mitigation and Site Specific Requirements document, dated 18.7.19. The archaeological scheme shall comprise three stages of work. Each stage shall be completed and approved in writing by the local planning authority before it can be discharged.
 - a) No development of archaeological mitigation shall commence on site until a written scheme of investigation based on NCCCT Standards and Site Specific Requirements has been submitted to, and approved in writing by, the local planning authority.
 - b) The archaeological recording scheme required by NCCCT Standards and Site Specific Requirements must be completed in accordance with the approved written scheme of investigation.
 - c) The programme of analysis, reporting publication and archiving if required by NCCCT Standards and Site Specific Requirements must be completed in accordance with the approved written scheme of investigation.
21. Prior to commencement of development a scheme to dispose of surface water from the development that comprises vegetated sustainable drainage techniques throughout the development shall be submitted to, and approved in writing by, the local planning authority. The approved surface water drainage scheme shall be implemented as approved.
22. Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to, and approved in writing by, the

local planning authority. The CEMP shall include, but not restricted to, the following measures:

- 1) The erection of exclusion fencing prior to any site clearance works commencing to protect all areas of woodland and all watercourses from any damage or degradation and its maintenance until the completion of construction;
- 2) A surface water and silt management system to prevent the ingress of silt into any watercourses; and
- 3) Measures for the management of fuels, lubricants and other chemicals.

The CEMP shall be fully implemented as approved.

23. Prior to the commencement of development, a landscaping and biodiversity enhancement scheme shall be submitted to, and approved in writing by, the local planning authority, including but not restricted to:
 - 1) In-built bat and bird provision at a ratio equivalent to 1 per each house; at least 50% comprising swift bricks grouped in suitable locations (such as high in gable ends that have unobstructed flightlines and are not south-facing);
 - 2) Detailed landscaping plans designed to increase their value for biodiversity;
 - 3) The provision of 13cm x 13cm hedgehog gaps in all garden fencing;
 - 4) An external lighting scheme that accords with Bats and Artificial Lighting in the UK (Bat Conservation Trust and Institution of Lighting Engineers, 2018).
24. No development, removal of vegetation or felling of trees shall be undertaken between 1 March and 31 August unless a suitably qualified ecologist has first confirmed that no bird's nests that are being built or are in use, eggs or dependent young will be damaged or destroyed.
25. Development shall not commence on the development area until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement shall, where applicable, provide for:
 - 1) Details of temporary traffic management measures, temporary access, routes and vehicles, accommodation works for layby and recycling facility adjacent to Denwick Lane;
 - 2) Vehicle cleaning facilities;
 - 3) The parking of vehicles of site operatives and visitors;
 - 4) The loading and unloading of plant and materials;
 - 5) Storage of plant and materials used in constructing the development;
 - 6) Measures to control the emission of dust and dirt.
26. Development shall not commence of the development area until details of the existing and proposed site levels have been submitted and, and approved in writing by, the local planning authority. The approved details shall be implemented before the development is brought into use.
27. Notwithstanding the details provided, no dwelling shall be occupied on the development area unless schemes provide:
 - 1) Realignment of A697/C106 junction and C106 carriageway, including widening works; together with drainage, street lighting and associated works;
 - 2) A footway along the frontage of the C106 carriageway to tie in with the existing footway along A697 frontage; together with drainage, street lighting and associated works;
 - 3) Construction of site access/junction to county road C106, incorporating minimum entry width of 6 metres, 6 metres radii, including 2.4 x 43 metre visibility splays; together with associated works;
 - 4) Bus stops on the A697, including provision of Equality Act 2010 level access kerbing, dropped kerb pedestrian road crossings, clearway markings, plates, poles together with associated works.

All of the above are to have been completed in accordance with details which shall first have been submitted to, and approved in writing by, the local planning authority in consultation with the highway authority.

28. No dwelling shall be occupied until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to, and approved in writing by, the local planning authority. Thereafter, the development shall be constructed in accordance with the approved details, unless otherwise agreed in writing with the local planning authority.
29. The development shall not be occupied until details of refuse storage facilities, bin standing area, and a refuse storage strategy have been submitted to, and approved in writing by, the local planning authority. The approved refuse storage facilities shall be implemented before the development is occupied. Thereafter, the refuse storage facilities and refuse storage strategy shall operate in accordance with the approved details.
30. No dwelling shall be occupied until details of car parking areas, including garages, associated with each plot have been submitted to, and approved in writing by, the local planning authority and implemented in accordance with the approved details. Thereafter, the car parking areas shall be retained in accordance with the approved details.
31. No dwelling shall be occupied until details of cycle parking have been submitted to, and approved in writing by, the local planning authority. The approved cycle parking shall be implemented before the development is occupied. Thereafter, the cycle parking shall be retained in accordance with the approved details and shall be kept available for the parking of cycles at all times.
32. Prior to occupation, details of surface water drainage to manage run-off from private land to the adoptable highway elements of the estate shall be submitted to, and approved in writing by, the local planning authority. The approved surface water drainage scheme shall be implemented in accordance with the approved details before the development is occupied and thereafter maintained in accordance with the approved details.

END OF SCHEDULE