

## Officer Report On Planning Application: 17/04400/REM\*\*

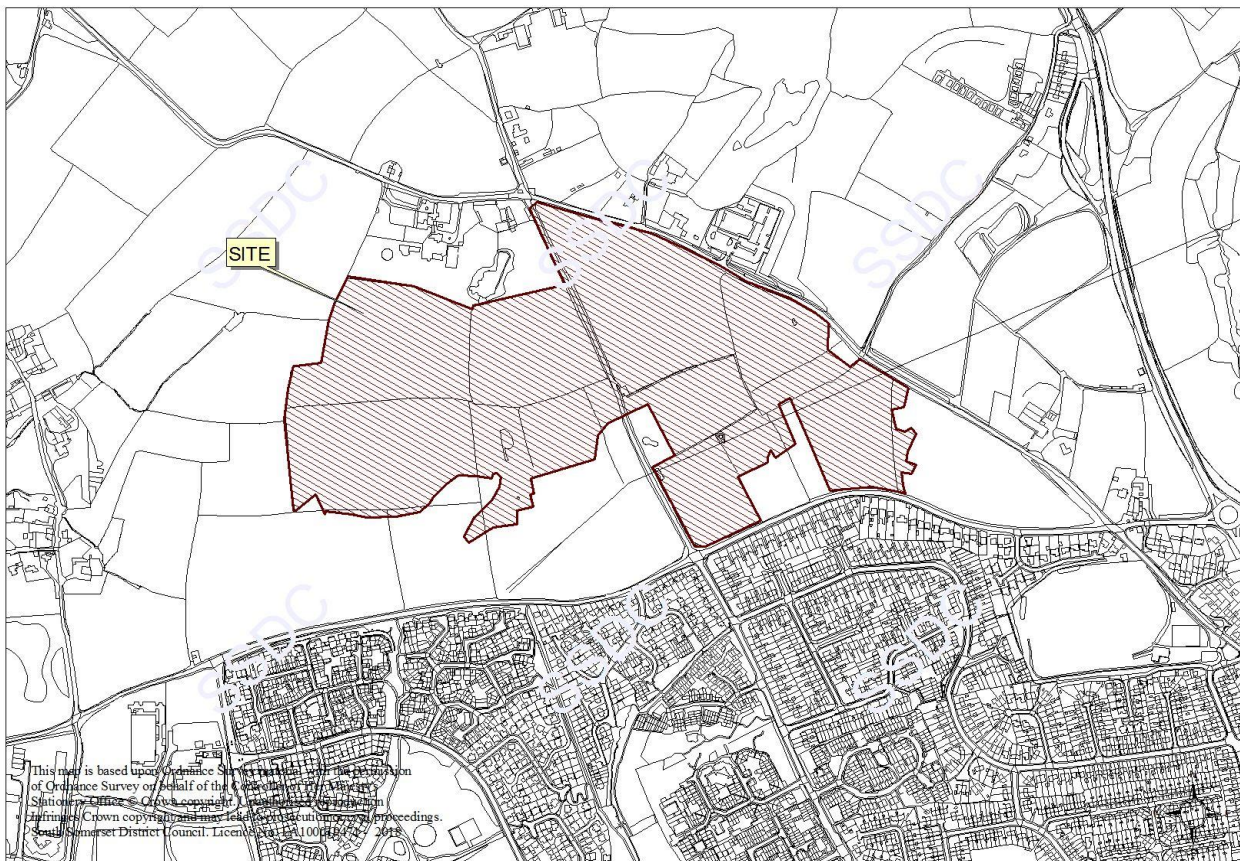
<b>Site Address:</b>	Brimsmore Key Site, Land to the North of Thorne Lane Yeovil (GR:353498/117877)
<b>Ward :</b>	WARD OF YEOVIL WITHOUT
<b>Proposal :</b>	The erection of 642 dwellings with associated landscaping and infrastructure works, access for local centre and primary school, amendment to link road design between Eastgate Square and Tintinhull Road, provision of sports and play areas, public open space and structural landscaping (Reserved Matters of 05/00753/OUT) EIA development.
<b>Recommending Case Officer:</b>	Simon Fox/Marc Dorfman Tel: 01935 462110 Email: marc.dorfman@southsomerset.gov.uk
<b>Target date :</b>	19 <sup>th</sup> February 2018
<b>Applicant :</b>	Charles Bishop Ltd & Brimsmore Landowners
<b>Type :</b>	Major Dwellings of 10 or more or site 0.5ha+

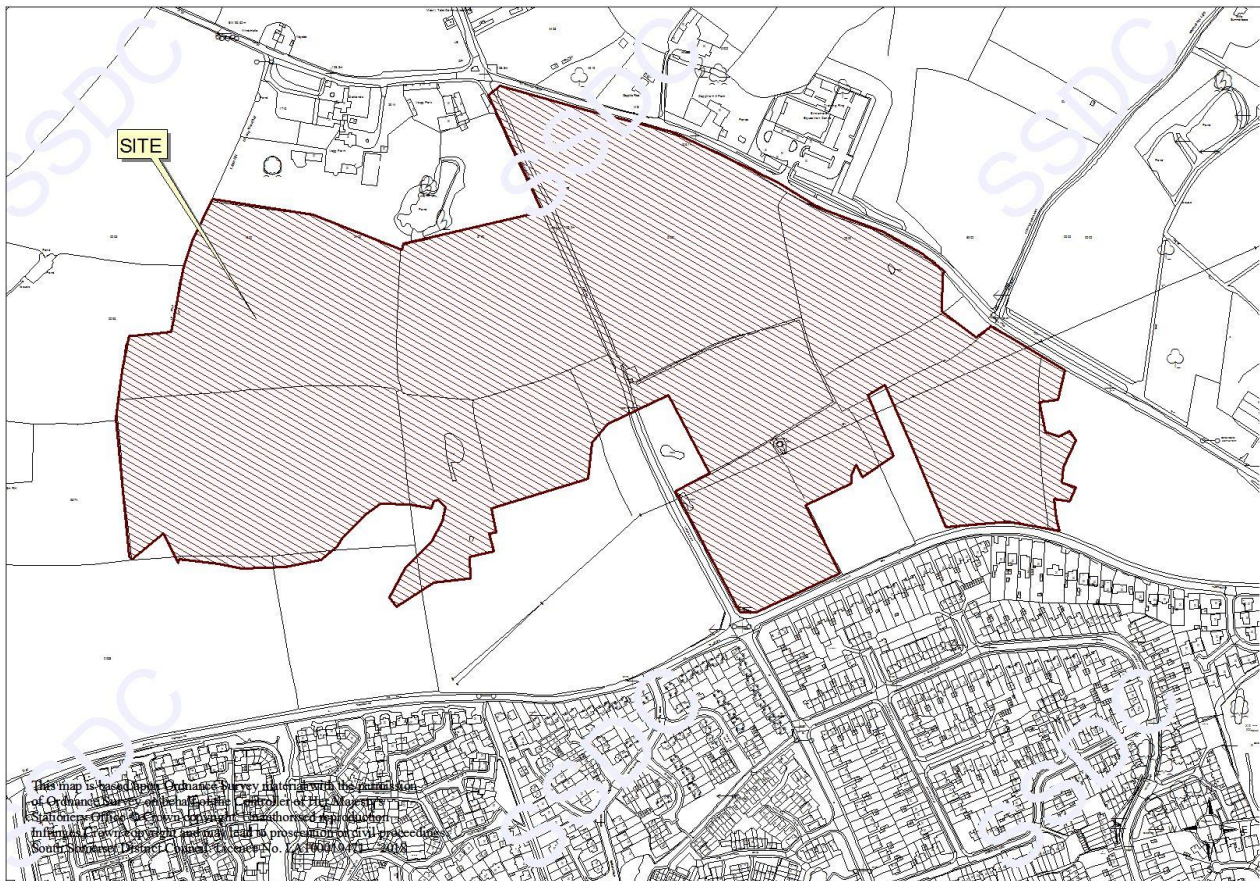
### Reason for Referral to Committee

This application is referred for Committee consideration as it is a larger scale major application and cannot be determined under the Council's Scheme of Delegation.

This application is 2-starred under the scheme of Delegation.

### Site Description and Proposal





The application site, commonly known as the Brimsore Key site, lies on the northern edge of Yeovil's built limits off Thorne Lane. The site is subject of a Local Plan allocation and related outline planning permission for approximately 830 dwellings, primary school a local centre with shops, community hall, sports provision, open space and community woodland. Significant related off-site highway improvement works and financial contributions are secured by means of a planning obligation.

An initial application for Reserved Matters was submitted in February 2011 and approved in April 2012. It was then superseded by a similar Reserved Matters application that agreed a number of amendments. These applications concerned the southern part of the site and included 298 dwellings and the east-west internal link road from Tintinhull Road to Western Avenue.

The current REM application proposes the approval of 642 homes and associated development, effectively north of Thorne Lane and new access points onto the previously approved Link Road, but excluding a range of central hub community and commercial development and some further residential development associated with the local centre, that will be the subject of a future REM.

This REM seeks approval of:

- 642 homes of which 35% will be affordable (20% permanent and 15% additional as set out in the S106 Affordable Housing Agreement and in the separately submitted "Affordable Provision Plan")
- Associated Highway, cycle and pedestrian network, including access to the proposed local centre and primary school
- Changes to the road design between the proposed Eastgate Square and Coppit's Hill Lane Roundabout/Tintinhull Road were originally part of this REM submission, but as a result of 3-5-18 amendments, (which were re consulted on), the highway design now remains as approved



under the extant and first REM 11/00361 (2012), and the link between the proposed Eastgate Square and Titinhull Road will stay as a single lane dual arrangement.

- Sports pitches, including a "sports oval", play areas, and a multi - use games area
- A range of parks and open spaces to service the residential, community and commercial areas
- Boundary landscaping and additional woodlands and the management and support of wildlife
- An updated and extended drainage strategy

Over the whole site, and over some 10 years, it is proposed to bring forward some 975 homes.

Proposed Overall Dwelling Numbers:

a) Approved under 11/00361/REM (2012) and 16/00978REM (2016)	298	
b) Less 31 plots not built under a)		262
c) <b>Add 642 plots proposed by current REM 17/04400</b>		904
d) Reduction of 2 dwellings in amendment letter 3 May 2018	902	
e) Add projected 73 plots subject to possible future application		975

The overall proposed increase from 830 to 975 is supported by the original assessment made by the Inspector at the Local Plan Inquiry that considered this as a key site (KS/YEW1/2).

## HISTORY

The key site is allocated in the Local Plan as Policy KS/YEW1/2.

05/00753/OUT – 5/2007 Approved with Conditions. Mixed use development for 830 dwellings, community infrastructure, commercial, perimeter link road, other residential, POS and sports, woodland and structural landscaping

11/00361/REM (2012) and 16/00978REM (2016) Approved with Conditions. Detail of 298 dwellings, primary school and new internal link road between Western Ave and Brimsmore House

17/03214/REM – 9/2017. Approved with Conditions. 31 dwellings and associated access and development.

17/04400/REM Current application for 642 dwellings – this application includes and duplicates the 31 units in 17/03214/REM above.

The outline planning permission, granted in 2007, is in line with the Local Plan allocation. Given the scale of the development the normal time limit for the permission was extended to allow development across the site over a 10-year period. There are however, triggers within the various signed S106 legal agreements to ensure that the provision of affordable housing, community facilities, education and highways are provided for alongside the new development.

The reserved matters approval granted in 2012 - 11/00361/REM, covers the southern section of the outline approved site and permits the erection of 298 houses and works to secure a new link road between Western Avenue and Brimsmore House. This application amended the route of the previous perimeter link road to a new internal alignment.

The housing approved in 2012 is all open market with the affordable provision set for delivery in later phases, including the current proposed application for 642 dwellings (17/04400/REM).

The currently agreed s106 obligation seeks 35% overall affordable housing, with 20% permanent, (split 50% social rent and 50% intermediate, (80:20 in favour of social rent if grant is obtainable) and

15% “additional affordable housing” (a temporary provision which includes some flexibility between the number of units delivered and the length of time for which each temporary unit is provided). Note: The S106 Affordable Housing Agreement for the site dated 9 August 2007 makes reference to the affordable provision requirement for 980 dwellings on the site, and beyond.

## **POLICY**

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

On 5<sup>th</sup> March 2015 South Somerset District Council, as Local Planning Authority, adopted its Local Plan to cover the period 2006 to 2028.

On this basis the following policies are considered relevant: -

{\ul South Somerset Local Plan (2006-2028):}

SD1 - Sustainable Development

SS1 - Settlement Hierarchy

SS4 - District-wide Housing Provision

SS5 - Delivering New Housing Growth

SS6 - Infrastructure Delivery

EQ2 - Design & General Development

EQ4 - Biodiversity

EQ5 - Green Infrastructure

EQ6 - Woodland and Forests

EQ7 - Pollution Control

HG3 - Provision of Affordable Housing

HG5 - Achieving a Mix Market Housing

TA3 - Sustainable Travel at Chard and Yeovil

TA4 - Travel Plans

TA5 - Transport Impact of New Development

TA6 - Parking Standards

HW1 - Provision of Open Space, Outdoor Playing Space, Sports, Cultural and Community Facilities in New Development.

Land at Brimsmore (Thorne Lane) under proposal KS/YEWI/2 is allocated for housing and urban centre with appropriate infrastructure.

Brimsmore Development Framework February 2005 (which accompanied the Outline Application, approved in 2007).

## **National Guidance - National Planning Policy Framework**

Chapter 6 - Delivering a Wide Choice of High Quality Homes

Chapter 7 - Requiring Good Design

Chapter 11 - Conserving and Enhancing the Natural Environment

## **Other**

Somerset County Council Parking Strategy (March 2012)

## CONSULTATIONS

This application is an Environmental Impact Assessment scheme. 360 neighbour letter notifications were sent out and 6 site notices were erected, in addition to the normal internal and external consultation with key stakeholders.

**Yeovil Without Parish Council**  
(29-5-18) Recommend Approval

**Brympton Parish Council**  
(21-12-17) Recommend Approval

**Highway Authority (Somerset County Council)**  
(13-12-17) Support the principle of development in this location and up to some 980 dwellings.  
Concerns:

- Assessment of peak hour traffic flows; trip generation methodology and junction design and geometry
- Checking the scheme complies with the County Parking Strategy
- Checking the scheme complies with Safety Audit with regard to roundabout visibility splays; swept paths; possible TRO requirements
- Vulnerable road user and cycling and pedestrian access issues
- Drainage at Larkhill Road, Tintinhull Road and existing on - site ponds
- Housing estate road layouts.

**RESPONSE:** These issues have been addressed by the applicant's revisions to submitted plans and the submission of further information on 3/5/17 and 11/5/17. The outline condition to seek detailed approval of all highway design and delivery matters in advance of construction (Condition 6 Outline 05/00753/OUT – 5/2007) is still in place. An Informative is proposed to be added relating to the need for either a Section 38 or Section 278 legal agreement to be in place with the Highway Authority before any highway works start on site.

**SSDC Highway Consultant**  
(5-12-18) No comments.

**Natural England**  
(12-12-17) No objection subject to measures being put in place to protect local nature sites; enhance biodiversity and landscapes through standing advice.

**RESPONSE:** These measures and conditions are in place.

**Crime Prevention Officer**  
(5-12-18) No Objection subject to a review of design safety issues set out consultation comments.

**RESPONSE:** A condition is proposed, (nos 13) to deal with reviewing comments made on 5-12-18, relating to the design of footpaths; gating; gaps between buildings; boundary treatments; and public open space.

**Lead Local Flood Authority**  
(16-1-18) No objections, subject to appropriate condition being in place.  
**RESPONSE:** Drainage scheme and programme for the lifetime of the development to be agreed by the LLFA. To ensure the surface water runoff is attenuated on site and discharged at a rate and volume no greater than greenfield rates and volumes. This condition is already in place. (05/00753/OUT – 5/2007 Conditions 11-13).

**Wessex Water**

(22-1-18) No objection, subject to appropriate conditions.

**RESPONSE:** Condition relating to the Sewer Layout Plans, foul storage sewers and their locations are in place (05/00753/OUT – 5/2007 Condition 1-13).

**SSDC Environmental Protection**

(11-12-17) No comments.

**Archaeologist (Somerset Heritage Centre)**

(12-12-17) No objection. Archaeological matters are controlled by the outline approval condition nos 5. A Written Scheme of Investigation was submitted in January 2013 and approved by the County Archaeologist.

**Historic England**

(4-12-17) No comment

**Sport England**

(10-1-18) No objection, subject to conditions.

**RESPONSE:** proposed condition, (Nos 14) relating to the assessment of the size, location and suitability of the proposed sports pitches, and an agreement of the design and future use, including community use and changing facilities.

**Somerset Waste Partnership**

(20-12-18) No objection, subject to a review of key plots and bin routes.

**RESPONSE:** This is covered by an additional condition nos 11.

**Rights of Way – Definitive Map**

(20/12/18) The current proposal will obstruct part of PROW Y31/4. Need for a diversion order. County Council does not object to the proposal subject to a diversion being agreed and the PROW being maintained.

**RESPONSE:** The applicant understands that a diversion order will be prepared for the part of the route affected and the PROW maintained

**Climate Change Officer SSDC**

(12-12-17) Concerns about sustainable design and decentralised energy.

**RESPONSE:** In the applicant's amended plans response on 3-5-18, the "400m walk distance estate layout scheme design" is explained, i.e. to support walking and cycling. This form of estate layout also offers a range of homes the opportunity to have south facing slopes to support PV energy generation.

**Conservation SSDC**

(20-12-18) Concerns about woodland development and the absence of "Ridge Field" to the west of the proposed scheme to be included in the planning application site

**RESPONSE:** The Ridge Field is currently controlled by the applicant but did not form part of either the red-line outline application area or this reserved matters application. However, it does form part of the s106 requiring the applicant to provide the field as part the Woodland Area. There are triggers in the s106 agreement to implement woodland planting relating to Ridge Field along with other woodland planting in the northwest part of the application site.

**Ecology SSDC**

(6-2-18) No objection.

**RESPONSE:** Conditions are in place to manage bats and the relocation of a badger sett (which latter work has been carried out and the relevant Conditions discharged by SSDC on 13 September 2010). There is also an existing condition for a "construction environmental management plan", 05/00753/OUT – 5/2007 Condition 10.

## REPRESENTATIONS

Neighbouring householders who responded to the original consultation have been notified of the officer's report and prospective Committee date.

Neighbour representations received, covered the following 7 issues:

- a) Lack of street trees
- b) Green corridor reduction along Larkhill Road
- c) Reduction in edible woodland area along the western boundary (*It is possible that this objection relates to the neighbour's belief that the Ridge Field is not part of the application. If this is the case please see above*).

**RESPONSE:** because the site is allocated for housing there will be a reduction of green corridor. However, the overall plan creates a network of open spaces and street trees across the proposed development. Land on the western boundary will be planted as a natural woodland area.

- d) Site Construction and mud on the road

**RESPONSE:** The existing site has been extensively visited and the LPA is satisfied the contractor is carrying out the development with reasonable due neighbourly care. The Construction Environmental Management Plan condition at the outline stage can be used to manage this issue.

- e) Increased traffic in Tintinhull Road, and proposal to close Tintinhull Road at the proposed double mini roundabouts, (similar to Thorne Lane) – so that all traffic to and from the new development would have to use the A37 rather than Tintinhull Road south of the junction with Thorne Lane

**RESPONSE:** This suggestion is outside the planning application boundary. The SCC Highway authority have no principle objection to the proposed development and its location. Traffic assessments have been carried out and the overall scheme has been planned to appropriately manage new traffic, both locally and across Yeovil's network. An agreed travel plan will encourage travel modes other than the car and a bus scheme for the site is being promoted.

- f) Further measures to prevent "traffic rat running" in Coppits Hill Lane
- g) Surface Water Drainage – Coppits Hill Lane

**RESPONSE:** The existing s106 Highways agreement includes a "rat running" prevention plan which will allow access to the bottom of Coppits Hill Lane but no exit. Overall the SCC Highway authority have no objection in principle to the development and its location. An agreed travel plan will encourage travel modes other than the car and a bus scheme for the site is being promoted. Drainage matters are covered by appropriate conditions and the applicant is constrained to ensure that future surface water run-off rates from the development do not exceed current Greenfield run-off rates without the proposed development.

## CONSIDERATIONS

The principle of developing the Brimsmore Key Site is well established.

Matters concerning ecology, public transport, education, community facilities, highways, noise and pollution, archaeology, ground conditions, play and open space were all considered at the outline and original 2011 REM. The conditions and the s106 agreement from the outline application persist and the original Reserved Matters conditions will be brought forward and updated in light of current circumstances.

## **Design and Layout**

This application seeks approval for the bulk of the housing that will be delivered over a 10-year period. It also provides the rural and urban design framework for the whole scheme, apart from the new Link Road that runs parallel to Thorne Lane. The overall scheme has been designed to be a walking local neighbourhood, with bus and cycle provision – along with parking provision that seeks to meet the County's Parking Strategy. There are few cul de sacs – instead a network of roads circulates around the site providing good legibility and good access by car or on foot to the proposed community hub just north of Thorne Lane and the new Link Road. The Committee will be aware of the Link Road concept – it has been designed to manage and mitigate larger traffic flows and Thorne Lane will be downgraded and appropriately closed at the eastern end, where it joins onto Tintinhull Road.

The proposal provides a wide range of “traditional house types”, taking aspects of Georgian, Victorian and Arts and Crafts architecture and places these in a strongly landscaped setting. Density is higher close to the centre and lower out towards the proposed sports oval and Tintinhull Road.

A network of small parks and open spaces cross the site. Whilst there are substantial open spaces along the northern edge of the scheme, involving the sports oval and woodland to the west and north and open space buffers along Tintinhull Road to the north and east – residential streets are supported with a necklace of smaller open spaces across the middle of the scheme and linking homes to the proposed community hub and town square. Officers believe that the intentions contained within the Local Plan allocation and Development Framework document dated February 2005 are maintained.

## **Highways**

The Highway Authority has not raised any substantial issues with regard to the road design and traffic capacity. Amended traffic flows and issues relating to Technical and Safety audit matters have been raised. These will be resolved through conditions and highways legal agreements before any highway work starts on any site related to this scheme if approved.

The layout also provides more on-plot parking compared to the original Reserved Matters approval.

## **Drainage**

The arrangements regarding surface water drainage remains as agreed in the original Reserved Matters approval and the LLFA is being asked to reconfirm acceptance of the approach, through appropriate conditions

## **Conclusion**

This application is recommended to the Area South Committee for approval. Officers believe that the intentions contained within the Local Plan allocation and Development Framework document dated February 2005 are maintained. The quality of the early Brimsmore phase, north of Western Avenue at the junction of Thorne Lane is clear and the scheme has already ready won a number of design awards. The proposed 642 homes will be supported by a new community hub which will also be accessible to the existing community to the south of Thorne Lane. Conditions are in place to deal with the construction disruption that will occur for a relatively short period. The scheme will support the District's need for well design new homes located in sustainable neighbourhoods.

## **RECOMMENDATION:**

### **Grant permission for the following reason**

This application is a reserved matters application following the grant of Outline permission ref no 05/00753/OUT and the revised details accord with the principles set out in the outline application and in the Local Plan allocation for this site and with the relevant planning policies, including the NPPF.



## SUBJECT TO THE FOLLOWING:

01. **Built According to Approved Plans:** The development hereby permitted shall be carried out in accordance with the plans as set out on the originally submitted application schedule dated 7-11-17, updated by amendments and a revised schedule dated 3-5-18.

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

02. **Housing Design Details:** Prior to the commencement of any dwelling in any phase or part thereof, full details of the following shall be submitted to and approved in writing by the Local Planning Authority for each plot in the phase, or part thereof, to be constructed: -

- specific external wall materials, finishes and colours including sample panels for approval on site to show masonry coursing, jointing, bond and pointing and render finishes.
- details of any proposed parapets, string courses, plinths and mouldings
- specific window and door design details including sections and wall opening details including arch. lintel, cill, window/door surround and reveal depth.
- details of any porches and door hoods
- position and details of meter boxes and any external flue, vent and extract terminals
- roof materials, including samples
- roof ridge, hip, eaves, verge and rainwater goods details
- any chimney, dormer and roof light details.
- external works details of any steps, walls and copings, railings and fencing.
- details of any permanent external lighting proposed on building including any street lighting to be mounted on buildings (not including individual security lighting).

**Reason:** To ensure that attention to detail is given to provide quality of design in the proposed development in accordance with the Design masterplan and planning statement in accordance with Policy EQ2 of the South Somerset Local Plan.

03. **The Woodland Area:** (as defined in the Section 106 Community Agreement dated 7 August 2007), shall be completed in accordance with the details pursuant to application 11/00361/REM (14/03596/S73) and 14/05665/DOC agreed by the letter from the Local Planning Authority dated 24/07/2015, **plus all details contained in this application.**

The implementation of this shall be in accordance with the procedures and timescales as set out in the Section 106 Agreement.

**Reason:** To ensure appropriate planting is carried out to the woodland edge of the development in accordance with Policies EQ2, EQ4, EQ5 and EQ6 of the South Somerset Local Plan.

04. **Hard and Soft Landscaping and Boundary Treatments:** Prior to the occupation of any dwelling on any phase or part thereof full details of hard and soft landscape and boundary proposals for that phase (or part thereof) shall be submitted to and approved in writing by the local planning authority. Such details shall include:

- maintenance prescriptions for existing landscape features to be retained e.g.; trees and hedgerows,
- attenuation and swale elements within public open space,
- full details of all tree and hedgerow planting including street trees/shrubs.

**Reason:** To ensure a meaningful contribution to the urban design and open space elements in accordance with Policy EQ2 and EQ5 of the South Somerset Local Plan.

05. **Trees, hedges and hedgerows:** All existing trees, hedges or hedgerows shall be retained, unless shown on the approved drawings as being removed. All trees, hedges and hedgerows on and immediately adjoining any phase or part thereof of that part of the site being developed shall be protected from damage for the duration of works on that area to the satisfaction of the Local Planning Authority in accordance with the recommendations in British Standard 5837 1991. Any

part(s) of trees, hedges or hedgerows removed without the Local Planning Authority's consent or which die or become, in the opinion of the Local Planning Authority, seriously diseased or otherwise damaged within ten years following contractual practicable completion of the approved development shall be replaced as soon as is reasonably practicable and, in any event, by not later than the end of the first available planting season, with plants of such size and species and in such positions as may be agreed in writing with the Local Planning Authority.

**Reason:** In the interests of the amenity of the area and to ensure proper planning of the development in accordance with Policy EQ2 and EQ5 of the South Somerset Local Plan.

06. **Balancing Pond Design and Management:** Prior to the occupation of any dwelling hereby permitted, detailed proposals for any proposed balancing pond and any other attenuation features serving the area of development in which such dwelling is situated shall be submitted to and approved in writing by the Local Planning Authority. These details shall include cross sections, ground levels, details of invert and outlet structures, and proposed marginal planting. Such ponds/attenuation features shall be completed in accordance with a timescale to be agreed in writing by the local planning authority.

**Reason:** In the interest of the amenity of the area and to ensure proper planning of the development in accordance with Policy EQ2 of the South Somerset Local Plan and the provisions of the NPPF.

07. **Flood Risk Assessment:** The development hereby permitted shall only be carried out in accordance with the approved Flood Risk Assessment as amended and surface water drainage strategy, particularly limiting the surface water run-off discharge to be no greater than agreed in writing by the Local Planning Authority in consultation with the LLFA, Wessex Water and the Environment Agency.

**Reason:** To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site in accordance with the NPPF.

08. **Surface Water Drainage:** Prior to the commencement of any phase or part thereof on the site, a surface water drainage scheme, for that phase or part thereof, including a full operation and maintenance strategy shall be submitted to and formally approved in writing by the Local Planning Authority. The strategy shall identify all future land use limitations; identify the ownership, operational and maintenance arrangements for the works over the lifetime of the scheme.

**Reason:** To ensure that the works provide the necessary mitigation against flooding for the lifetime of the existing and proposed development in accordance with the NPPF.

09. **Acoustic Assessment and Insulation:** Prior to the commencement of any dwelling an assessment of those properties which are likely to be subjected to noise shall be submitted to and approved in writing by the Local Planning Authority. For those properties identified, a scheme of acoustic insulation should be submitted to the Local Planning Authority for approval before the commencement of construction of these plots. Any mitigation works identified shall be carried out prior to occupation of the dwellings affected.

Dwellings shall be built in accordance with the details pursuant to applications 11/00361/REM (14/03596/S73), 14/05665/DOC and 15/03328/DOC agreed by the letters from the Local Planning Authority dated 24/07/2015 and 03/12/2015 plus the details contained within this application.

**Reason:** To ensure proper planning of properties potentially affected by noise in the interests of amenities of occupiers and in accordance with saved Policy EQ7 of the South Somerset Local Plan.

10. **Delivery of the Master Plan:** Prior to the commencement of any dwelling on any phase or part thereof, details of the internal ground floor levels of the buildings to be erected on that specific

phase or part thereof, shall be submitted to and approved in writing by the Local Planning Authority.

To be built in accordance with the details pursuant to applications 11/00361/REM (14/03596/S73), 14/05665/DOC and 15/03328/DOC agreed by the letters from the Local Planning Authority dated 24/07/2015 and 03/12/2015 plus the details contained within this application.

**Reason:** To ensure that attention to detail is given to provide quality of design in the proposed development in accordance with the Design masterplan and planning statement in accordance with Policy EQ2 of the South Somerset Local Plan.

11. **Domestic Waste Storage and Routes:** Prior to the commencement of any dwelling on any phase or part thereof, a strategy for the storage and collection of domestic recycling and refuse for that phase or part thereof shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include the locations of collection points (communal if necessary).  
**Reason:** To promote sustainable construction as advocated by the National Planning Policy Framework.
12. **Long Term Landscape Management Plan:** Prior to the occupation of any phase or part thereof, a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas within that phase or part thereof, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority for its permitted use. The agreed landscape management plans shall be carried out as approved.  
**Reason:** In the interests of visual amenity and to accord with Policies EQ2, EQ4, EQ5 and EQ6 of the South Somerset Local Plan 2006.
13. **Secure by Design:** Prior to the commencement of any dwelling referred to in the comments of the Crime Prevention Design Advisor on the application (dated 5-12-17) a strategy should be submitted and agreed in writing with the Local Planning Authority to address the specific crime prevention comments raised.  
**Reason:** to ensure the scheme as built will be as seen as a safe environment EQ2 South Somerset Local Plan 2006
14. **Sports and play areas design and management:** In advance of any of trigger points set out in the Community S106 Agreement dated 9 August 2007 in respect of the delivery of Sports Facilities, Playing Pitches, Play Areas or the Sports Pavilion a strategy should be submitted and then agreed in writing with the Local Planning Authority to address the comments by Sport England (dated 10-1-18) on these elements of the application  
**Reason:** to ensure the scheme as built will be as seen as a safe and healthy and active environment EQ2 South Somerset Local Plan 2006

#### **Informatives:**

01. You are reminded that four legal Agreements under S106 of the Town and Country Planning Act accompany this application and remain applicable in addition to the two Supplemental S106 Agreements agreed relating to community and highways.
02. You are reminded that there are informatives on the Outline Planning Permission 05/00753/OUT which remain of relevance for this and future phases of development.
03. There must be no interruption to the surface water drainage system of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage

systems continue to operate effectively and that riparian owners upstream and downstream of the site are not adversely affected.

04. You are reminded of the Duty of Care for dealing with waste which is set out in detail in the response from the Environment Agency from whom additional guidance can be gained.
05. You are reminded that a Right of Way crosses this site which will require a formal Diversion Order. Advice can be gained from the Rights of Way Officer.
06. You are reminded to ensure that any works carried out do not adversely affect third party properties particularly when working in close proximity to existing houses or boundaries to residential properties.
07. With regards to Condition 12 the Local Planning Authority is seeking a plan that shows the intended land to be conveyed to private households, to the Highway Authority, to the Local Authority and/or Management Co. if applicable.
08. All Highway, footway and cycleway works will require a legal agreement with SCC Highway Authority well in advance of works and before they start. Requirement to secure an agreement under Sect 278 Highways Act 1980 for the necessary works.