

Recommendation Report for Approval of Reserved Matters Following Outline Approval

REF NO: Y/23/14/RES

LOCATION: Land South of
Fellows Gardens
Yapton

PROPOSAL: Approval of Reserved Matters: Appearance, Landscaping, Layout and Scale following Outline Planning Permission Y/30/13 for 34No. dwellings, including 10No. affordable with access and ancillary works. Departure from the Development Plan.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The application is a reserved matters application for residential development of the land South of Fellows Gardens, Yapton which was granted outline permission in December 2013 through planning application Y/30/13/

The proposed development comprises 34 houses, private open space, public open space, vehicular/pedestrian access and circulation, parking, retention of landscaping and trees.

SITE AREA

1.03 ha.

RESIDENTIAL DEVELOPMENT DENSITY

Approx 33 dph

TOPOGRAPHY

Predominantly flat.

TREES

The landscaping plans identify that a number of trees throughout the site will be protected in the course of construction. Other plants and bushes will be removed in the course of clearing the site but the main trees worthy of protection will be retained.

BOUNDARY TREATMENT

The eastern, southern and western site boundaries are a mixture of mature hedgerows, trees and overgrown bushes.

Along the northern boundary which abuts properties on Burndell Road, the boundary is marked by closed board fences of various heights and sizes. The northern boundary adjacent to Fellow's Gardens consists of a low hedgerow or native wooded species.

SITE CHARACTERISTICS

The site has an area of approximately 1.03 ha

and comprises an overgrown field lying to the south of Fellows Gardens and Burndell Road, Yapton. The site is roughly rectangular in shape and is fairly level. It is bounded by residential uses to the north and west and open countryside to the south and east. There are strong hedgerow boundaries to the west, south and east, although within the site, edges are blurred by overgrown brambles and scrub.

The site is currently vacant, comprising a field formerly used for grazing but is now unmanaged, containing rank grassland and peripheral scrub. Access is obtained from a gate onto Fellows Gardens. A 'square' shaped parcel of the site, lying to the south of no. 12 Fellows Gardens is a managed area of open space.

CHARACTER OF LOCALITY

Land to the north and west is residential in character with a mixture of house types and designs.

The site itself is rural with a lack of built development and distinguished by rank grassland and overgrown trees and bushes.

RELEVANT SITE HISTORY

Y/10/13/	Outline application for 34 dwellings (including 30%, 10 No affordable houses) with access and ancillary works (Departure from the Development Plan).	Refused 08-05-2013 Appeal: Withdrawn 14 08 2013	<i>Appealed</i>
Y/30/13/	Outline application with some matters reserved for 34 dwellings including 30% (10 No) affordable, with access and ancillary works. (Resubmission following Y/10/13/.) This is a Departure from the Development Plan.	Approved Cond + S106 19-12-2013	

Two applications directly relevant site history are application Y/10/13/ which was refused by Arun District Council's Development Control Committee Meeting on the 8th of May 2013.

Application Y/30/13/ was subsequently approved by the Council's Development Control Committee in July 2013.

REPRESENTATIONS

Representations received:

Yapton Parish Council

Yapton Parish Council: No objection

- No objection in principle but a number of comments on the detailed design.

- 1) Insufficient provision for visitor parking.
- 2) Refuse vehicles may have difficulty accessing the whole estate.
- 3) concerns as foul water disposal remains unresolved.

Two other representation letters objecting to the proposal

- mutual boundary is formed of several mature hawthorn tree and an immature ash tree. I do not wish for these trees to be reduced in height.
- eco management plan mentions dark corridors along other boundaries except the north. There is a parking area adjacent to this boundary in the north-east corner of the site. This boundary and adjacent gardens are a habitat for wildlife. Lighting along the road pattern should afford darkness to the southern boundary of the respondents property.
- 2 metre tall fence should be constructed along the northern boundary for security, light encroachment, privacy, sight line improvement, backing for a hedgerow
- Suggests suitable fastigiated tree types including oak, hornbeam or acer.
- concerns about flooding
- no mention of the rise to the east of the site.
- property lies directly adjacent to the site entrance and concerned about the level of traffic which will now pass by my property.
- will block light to my garden and rooms.
- house owners will be able to see directly into bedroom, living room and garden.

Comments on Representations received:

One respondent identified that a 2m tall fence should be provided along the northern boundary of the site for a number of reasons. The applicants have included on their landscape plans a 1.8 metre tall fence along the northern boundary.

The site boundary to the north of plot 12 is proposed in the landscape plan as hornbeam with the existing hawthorn trees identified as being retained.

No lighting plan for the development has been submitted. The application has been assessed by a qualified ecologist who considers that the mitigation proposals are adequate and does not identify any likely harm to bats through inadequate or obtrusive lighting.

The landscape plans will be included in the list of approved plans and therefore will secure the construction of the closed board fence and the retention of the existing hawthorn trees.

The Parish Council identified issues with visitor parking and the capacity for refuse vehicles to travel through the site safely. Sufficient visitor parking is included to meet the council's parking standards and the applicants have submitted swept paths for HGV's that demonstrate an ability to travel through the site unhindered.

Yapton Parish council also rightly identify that no information has been submitted regarding drainage. The existing conditions will be retained requiring submission of detailed information on this.

CONSULTATIONS

Southern Water Planning
Environment Agency
Environmental Health
WSCC Strategic Planning
Head of Planning Policy & Cons
Planning and Housing Strategy
Engineers (Fluvial Flooding)
Engineering Services Manager
Parks and Landscapes
WSCC Strategic Planning
Parks and Landscapes

Consultations responses received:

West Sussex County Council Strategic Planning - no objection.

- Access details were agreed as part of Y/30/13/ application.
- Proposal will provide 73 spaces which is considered appropriate for the mix of dwellings and accords with anticipated demand derived from the Parking Demand Calculator.
- Internal layout not anticipated to be proposed for adoption.
- Layout demonstrates that large vehicles are able to turn within the confines of the site and exit in forward gear.
- Likely that occasional parking will occur on the carriageway and there will need to be a means of ensuring the turning head remains unobstructed.
- Private cars can enter and exit each plot freely without entering the opposing side of the road
- Demonstrated by swept path analysis that large vehicles can manoeuvre past parked vehicles.

Arun District Council Housing Strategy and Enabling Manager - support

- In their outline application the applicants have proposed that up to 10 of the dwellings should be affordable homes which is acceptable
- Acceptable mix of 5 x 2 bed houses and 5 x 3 bed houses.
- The scheme ensures that all of the affordable housing units comply with the HCA's revised standards, which would be acceptable despite falling slightly short of Arun's space standards for some dwelling types.

WEST SUSSEX COUNTY COUNCIL ARCHAEOLOGIST - awaited

ENVIRONMENT AGENCY - no objection.

SOUTHERN WATER - no objection

ARUN DISTRICT COUNCIL ENVIRONMENTAL HEALTH - no comment

ARUN DISTRICT COUNCIL ENGINEERING DEPARTMENT- no objection. Existing conditions requiring details of drainage to be retained.

ARUN DISTRICT COUNCIL TREE AND LANDSCAPE MANAGER 1st response - no objection, suggest amendments.

The location of the additional POS has been provided in an improved location [compared to the

report

previous application] as an addition to the existing POS allocation from the existing development. The total of POS now being provided on site is 1000 m2 - and therefore represents a 600 m2 shortfall for the development according to the Council's SPG. The applicants have proposed a contribution of £10,200 to mitigate this shortfall and this is considered acceptable.

In addition a development of this scale should provide on-site play facilities. Due to its proximity to the village open space a contribution to off-site facilities is appropriate. The applicants have proposed a contribution of £34,000 which is in line with the Council's Open Space SPG requirements.

The assessment states that the development "would have a limited adverse impact on the surrounding area, as long as the boundary hedge was retained and reinforced where possible". Views into the site rely on this existing screening on the southern boundary. However the screening will be under continual pressure for reduction because it is on the southern boundary. It is not clear whether the hedge grows from the site or adjacent land and due to its nature it a farm type hedge will be difficult to prevent residents from reducing to improve their access to light and thus reducing its future effectiveness as screening and reducing the biodiversity asset as noted in the application. The impact of development in the longer term will therefore be higher than the impression given within the application.

Subject to the agreement of a S106 to provide adequate public open space and play facilities I would have no objection.

ARUN DISTRICT COUNCIL TREE AND LANDSCAPE MANAGER 2nd response - no objection

Following the initial consultation response from the trees and landscape manager the applicants have amended the landscape scheme to include a wider mix of species.

The proposed revision is considered acceptable and suitable information has now been provided to discharge the condition.

West Sussex County Council Ecology

- The Reptile Mitigation Strategy submitted by the applicant is sufficient to discharge condition 16 imposed under Y/30/13.
- No ecological objection.

Comments on Consultation responses:

No comments on consultation responses.

POLICY CONTEXT

Designation applicable to site:
Outside Built Up Area Boundary
Setting of a listed building

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003: [GEN12](#)
[GEN2](#)
[GEN32](#)
[GEN33](#)

Parking in New Development
Built-up Area Boundary
Noise Pollution
Light Pollution

[GEN34](#)
[GEN7](#)

Publication Version of the Local Plan -
Excluding the Spatial Portrait, Employment,
Housing Allocations, Transport, Monitoring and
Implementation sections (February 2014):

Air Pollution
The Form of New Development

D DM1 Aspects of Form and Quality
D DM2 Internal Space Standards
D DM3 External Space Standards
ENV DM4 Protection of Trees
ENV DM5 Development and Biodiversity
H DM1 Housing Mix
QE DM1 Noise Pollution
QE DM2 Light Pollution
QE DM3 Air Pollution
SD SP2 Built -Up Area Boundary

PLANNING POLICY GUIDANCE

NPPF

National Planning Policy Framework

POLICY COMMENTARY

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The application site benefits from Outline Planning Permission for residential development granted by the Council on 19th December 2013. Y/30/13/ granted outline consent for up to 34 houses, public open space and access roads, on the 1.03 hectare site and was subject to a S106 agreement. The outline planning permission dealt with the principal of the development, access and the number of dwellings proposed. All other matters were reserved.

Consideration must now be given to the reserved matters the application are seeking to agree through the current application.

The remaining issues to be determined is the use and amount of development, layout, and quality of the environment it creates, the design and form of the proposed buildings, the relationship of the development with adjacent properties, the suitability of proposed parking arrangements, and the location of the proposed affordable housing.

ASSESSMENT

It should be noted that the applicants have amended the scheme during the process of the application and it is the revised proposal that is being considered. The amendments to the scheme involved the redesign of the layout of the proposed eastern end of the site. The report below addresses the principal set out below.

USE AND AMOUNT OF DEVELOPMENT

The site has outline planning permission for up to 34 homes. This application proposes 34 dwellings which equates to approximately 33 dwellings per hectare. 10 of the dwellings are affordable. The proposed housing mix on the site is:

7 x 4 Bedroom Houses

18 x 3 Bedroom Houses (5 of which are affordable)

9 x 2 Bedroom House (5 of which are affordable)

The proposed housing provision is in accordance with the Outline Approval for the site approved under Y/30/13.

With regards to the social housing provision on the site, this has been negotiated with Arun District Council's Housing Strategy and Enabling Manager who considers the proposed quantum and location of the affordable housing to be suitable.

SCALE AND BUILDING HEIGHTS

As set out above in "Site Characteristics" the surrounding dwellings to this site are predominantly two storeys, with some single storey bungalows backing on to the site situated at Burndell Road. Due to the proximity of the surrounding dwellings and given that their height is one and two storeys the applicants have proposed to provide two storey dwellings throughout the scheme.

The dwellings will be provided in semi-detached and terraced forms with few detached properties. The pre-dominance of two storey dwellings on this site is in keeping with the character of the surrounding area and ensures that the development reflects the surrounding built form.

It is considered that for the reasons set out in the paragraphs above that the application meets the policy requirements of 56, 58 and 65 of the NPPF and Policy GEN7 of the Arun District Local Plan and should be approved.

SITE LAYOUT AND CHARACTER

The layout has been designed with a number of key principles in mind, this includes providing individual homes with views and access to the public open space, the location of the public open space in a central and accessible location and that wherever possible, the dwellings face inwards

towards the public open space.

The main access route is characterised by building frontages that employ rhythm through replication. The height and rhythm, together with the disciplined spacing of the trees and the stepped building line provides a degree of informality that is appropriate for the design scheme. The form of buildings around the public open space ensure that it is appropriately defined and enclosed. The public open space is well sited in that this location is well supervised, makes the most of the existing open space from Fellow's Gardens to the north, and there is no objection to this location from your Leisure Officers.

The scheme is generally organised as a series of short terraces and detached dwellings with open frontages that face on to the public realm and at the rear provide generally secure private gardens. It is considered that the layout of the scheme is well considered and ordered and can be commended. The layout creates a distinctive form of development that responds well to its environment. It is felt that the layout embraces the requirements of the NPPF, in respect of the need to create a high standard of environment for residents, which is also reflected in the requirements of Local Plan Policy GEN7 and paragraph's 56, 58 and 65 of the NPPF. In this respect, the proposed development should be supported.

DESIGN AND FORM OF BUILDINGS

The proposed building designs and use of materials have been considered to sympathetically respond to surrounding housing developments while ensuring that they will give the development its own distinctive character.

The applicants have created a series of building types, which they have, in main, applied symmetrically along the key street frontages, to generate the rhythm and enclosure of the proposed layout.

The buildings will have traditional elements of hipped and gable roof forms, with punctuating bays and features. Where bay windows are proposed, these will have a lean-to roof forms. The applicants are proposing a series of facing treatments of brick, render, and tile hanging, with a consistent pallet of materials being used on each house type throughout the development.

The proposed street scenes demonstrate a variety of housing types and finishes. This creates interest and presents an organic feel to the proposed dwellings.

Condition 7 on the Decision Letter for Y/30/13/ requires a statement of detail be submitted in support of the detailed drawings. This has been evaluated and it is considered that suitable pallet of good quality materials will be used and that window reveals, overhangs and other details are suitable and in keeping with the character of the area.

Local residents from existing properties to the north of the site in Fellows Garden prepared representation letters where they identified potential overlooking and overshadowing of habitable rooms as being of detriment to their property. The house to the south on Plot 1 would have obscure views over the very end of no 7 Fellows Garden's rear garden and is considered not to have a materially adverse impact on the occupants of number 7. Second floor bedroom windows on plot 3 would have an oblique view of habitable rooms at the back of number 7 from a distance of approximately 15 metres. The sites will be separated by a 1.8 metre tall closed board fence. It

is considered that given the separation distance and the oblique nature of any views that the likelihood of significant overlooking is likely to be minimal and unlikely to affect the neighbouring properties enjoyment of their property. Given the separation it is not considered that the properties will lead to significant overshadowing.

In conclusion it is felt that the scheme demonstrates the sensitive approach to urban design required by Policy GEN7 of the Local Development Plan and paragraph 56, 58 and 65 of the NPPF.

EMERGING DWELLING SPACE STANDARDS

In terms of the internal and external space standards these are considered to be acceptable.

Whilst there is not 100% compliance with the standards set in the emerging Local Plan, it has to be remembered that the outline planning permission was considered by the Development Control Committee nearly twelve months ago.

Private gardens all meet the minimum required depth of 10 metres so should provide sufficient and suitable private outdoor amenity space. Larger dwellings generally have larger back gardens throughout the site.

The publication version of the Local Plan also includes policy DM2 which sets minimum internal space standards for residential dwellings. The proposed scheme meets, exceeds, or are within 10% of the minimum space standards in 100% of cases. (34% comply. A further 66% are within 10%). All of the house types comply with the Homes and Communities Agency's Minimum Standards.

PARKING AND HIGHWAY ISSUES

Paragraph 32 of the National Planning Policy Framework states:

"All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:

- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- safe and suitable access to the site can be achieved for all people; and
- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe."

Policies GEN7(iii) and GEN12 the Local Plan outline the requirements for parking provision and access to new developments, in conjunction with the County Council's (maximum) parking standards. Policy GEN15 requires provision of cycle storage facilities in new developments.

The proposed layout shows a total of 73 parking spaces, of which a proportion will be provided in the form of garages, which will be 6m in length to also allow the storage of cycles. A number of visitor's parking spaces have also been provided throughout the development. In total the

proposed level of parking represents a provision of 2.14 spaces per dwelling.

Parking provision at this level is in accordance with the outline planning permission and policy GEN12 of the Arun District Local Plan and it is felt that the scheme strikes an appropriate balance between parking provision and ensuring that the scheme is not over engineered and designed around the motor vehicle.

There is no objection to the proposal or the detailed design of the access from West Sussex County Council and the application is considered to meet the policies and guidance cited above.

LANDSCAPING

Applicants have submitted a landscape scheme, management plan details of tree protection. This was considered by the Council Landscape and Open Space Officer who identified a number of areas for improvement. The applicant made amendments to the proposed landscape scheme which have been evaluated and are not considered suitable especially in regard to the mix of native species proposed to improve the hedge line on the southern boundary of the site.

ECOLOGY

The applicants have submitted a reptile mitigation strategy in respect of condition 16 of the outline permission. The County Council's Ecologist has reviewed this document and has identified it as being sufficient to discharge the condition.

DRAINAGE

No information has been submitted with this application to discharge drainage details required under Y/30/13. Therefore these conditions will remain to be discharged by the applicant through a suitable application for discharge of conditions.

CONCLUSION

The proposed reserved matters submission deals with the use and amount of development, access, layout, the design and form of the dwellings. It is considered that the proposal provides for a distinct and well ordered development that makes use of existing landscape features and will create a high quality environment for future occupiers.

As such it is considered that the proposed development would comply with the National Planning Policy Framework, and policies GEN2, GEN7, GEN12, GEN20, GEN32, GEN33, GEN34, and DEV17 of the Arun District Local Plan and therefore the application accords with the proper planning and sustainable development of the Arun District and is recommended for approval.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 and Article 1 of the First Protocol (protection

of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal a neutral impact has been identified upon those people with the following protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation.

As a neutral impact is identified, no mitigation is required.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 This permission relates to the following approved plans and statements:

Planning Layout 48-1963-101 Rev I
House Type HO3 Elevations 48-1963-H03-001 Rev C
House Type HO3 Floor Plans 48-1963-H03-002 Rev B
House Type HO6 Elevations (Plots 26, 27, 30, 31, 32) 48-1963-H06-001 Rev C
House Type HO6 Floor Plans (Plots 26, 27, 30, 31, 32) 48-1963-H06-002 Rev A
House Type HO6 Elevations (Plots 4, 5, 6, 7) 48-1963-H06-006 Rev C
House Type HO6 Floor Plans (Plots 4, 5, 6, 7) 48-1963-H06-007 Rev A
House Type HO7 Elevations 48-1963-H07-001 Rev C
House Type HO7 Floor Plans 48-1963-H07-002 Rev C
House Type HO8 Elevations 48-1963-H08-001 Rev C
House Type HO8 Floor Plans 48-1963-H0-002 Rev C
House Type H13 Elevations 48-1963-H13-001 Rev A
House Type H13 Floor Plans 48-1963-H13-002 Rev A
House Type H14 Elevations 48-1963-H14-002 Rev A
House Type H14 Floor Plans 48-1963-H14-003 Rev A
House Type S20 Elevations (Plots 8, 11, 20) 48-1963-S20-001 Rev
House Type S20 Floor Plans (Plots 8, 11, 20) 48-1963-S20-002 Rev
House Type S20 Elevations (Plots 9, 10) 48-1963-S20-003 Rev
House Type S20 Floor Plans (Plots 9,10) 48-1963-S20-004 Rev
House Type S20 Elevations (Plots 14, 17, 21) 48-1963-S20-001 Rev
House Type S20 Floor Plans (Plots 14, 17, 21) 48-1963-S20-002 Rev
House Type S20 Elevations (Plots 15, 16) 48-1963-S20-003 Rev
House Type S20 Floor Plans (Plots 15, 16) 48-1963-S20-004 Rev
Street Scenes 48-1963-SS-001 Rev D
Street Scenes 48-1963-SS-002 Rev D

Street Scenes 48-1963-SS-003 Rev D
Bin and Cycle Strategy 48-1963-105 Rev B
Tenure Plan 48-1963-102 Rev B
External Finishes Layout 48-1963-104 Rev A
External Works Layout 48-1963-103 Rev B
Landscape Proposals 1 of 2 ID583.02B
Landscape Proposals 2 of 2 ID583.03B
Landscape Management Areas ID583.04B
Landscape Management Plan Rev A
Refuse Vehicle Swept Path 3937.SK01

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 2 No work shall be carried out on the site unless and until an effective vehicle wheel-cleaning facility has been installed in accordance with details provided by the Local Planning Authority and such facility shall be retained in working order and throughout the period of work on site to ensure the vehicles do not carry mud and earth on to the public highway, which may cause a hazard to other road users.

Reason: In the interests of securing a development with the required infrastructure provided and in accordance with the Arun District Local Plan.

- 3 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking or re-enacting this Order) no extensions (including dormer windows) to the dwelling houses listed below shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

Drawing 48-1963-101 Rev I

Plots 8 - 11

Plots 15 - 16

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 4 The dwellings shall not be occupied until the parking spaces, turning facilities and garages shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking, turning and garaging of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles

- 5 **INFORMATIVE: Connection to Sewerage System**
A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (tel: 01962 858688) or www.southernwater.co.uk

6 **INFORMATIVE: Nesting Birds**

The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.

7 **Minor Highway Works**

The applicant is advised to contact the Community Highways Officer covering the respective area (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

8 **INFORMATIVE: Temporary Works Required During Construction**

The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding within the limits of the highway, the provision of cranes over-sailing the highway.

9 **INFORMATIVE: Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted under Y/10/13) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.**