

Condition Statement

**Approval of Reserved Matters
following Outline Approval
Y/44/17/OUT for the erection of 70 no.
dwellings.**

On behalf of Yapton Developments Ltd
August 2020



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1. **Introduction**

This statement seeks to provide a clear summary of the conditions to be addressed through this Reserved Matters Application alongside the relevant references to supporting documentation.

2. **Conditions**

Condition 1

The permission hereby granted is an outline permission under s92 of the Town and Country Planning Act 1990 (as amended) and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of 3 years beginning with the date of this permission;

- a) **Layout**
- b) **Scale**
- c) **Appearance**
- d) **Landscaping**

This Reserved Matters Application seeks approval of all of the conditioned matters. The Layout has been addressed through the submitted Site Plan which has been informed via the outline consent and the site opportunities and constraints. The factors that have informed the layout have been addressed in detail within the Design and Access Statement also submitted in support of the application.

Elements of Scale and Appearance have been addressed through the submission of relevant floorplans, elevations and street scenes. This again has been addressed in further detail within the Design and Access Statement.

In terms of Landscaping, this application is supported by the following:

- Landscape General Arrangement Plans including Public Open Space and boundary treatment information;
- Equipped Play Area Design;
- Detailed Planting Plans, Tree Planting Details and Specifications; and
- Landscape Management Plan outside of private rear gardens.

Condition 7

Development shall not commence until a drainage strategy detailing the proposed means of foul disposal and an implementation table, has been submitted to and approved in writing by the LPA in consultation with the sewerage undertaker...

The drainage strategy has been set out within the Drainage Strategy Layout, prepared by Odyssey.

Condition 8

Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority... Winter Groundwater Monitoring to establish highest annual ground water levels and winter Percolation testing BRE 365, or similar approved, will be required to support the design of any infiltration drainage...

Full details of the proposed surface water drainage scheme have been set out within the following documents;

- Surface Water Drainage Proposals Checklist;
- Drainage Strategy Layout;
- Exceedance Flow Path Layout;
- Impermeable Plan;
- Previous System Network Layout Plan; and
- Drainage Construction Details.

These documents are supported by the BRE 365 soakage testing and the Groundwater Monitoring, for which all readings have been submitted.

Condition 9

Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority...

Following the provision of the surface water drainage scheme and winter groundwater monitoring as required by Condition 9, a Drainage and SUDS Management document has been submitted.

Condition 10

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

A Construction and Environmental Management Plan has been submitted in support of the application. The Plan covers the following:

- The anticipated number, frequency and type of vehicles used during construction;
- The method of access, routing, frequency and types of vehicles used during construction;
- The parking of vehicles by site operatives and visitors;
- The loading and unloading of plant, materials and waste;
- The storage of plant and materials used in construction;
- The erection and maintenance of security hoarding;
- The provision of wheel washing facilities and other works required to mitigate the impact of construction traffic upon the public highway; and
- Details of public engagement prior to and during construction.

Condition 11

Prior to the commencement of development approved by this planning permission (or such date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1 – Preliminary risk assessment

2 – A site investigation scheme

3 – The site investigation results and the detailed risk assessment (2) and based on these, an options appraisal and remediation strategy...

4 – A verification plan...

Ground Investigation Interpretative Report ref. A112666 submitted in support of the application presents the factual desk top study, ground investigation findings and subsequent interpretation and an environmental and geotechnical assessment.

Condition 12

Prior to occupation of any part of the development, a strategy for the provision of the highest available headline speed of broadband provision to future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority...

The submission includes a copy of correspondence with Open Reach confirming that the broadband speed will be over 24mb. Please refer to correspondence dated 23rd July 2020, titled 'Confirmation of Broadband Speeds'.

Condition 13

Prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.

The findings of the ground investigations as set out within the Ground Investigation Interpretative Report ref. A112666 submitted in support of the application, determine that no remediation is required.

Condition 14

No dwelling shall be first occupied until the car parking has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority...

A Car Parking Plan ref. 102-70-PL06 has been prepared by Brimstone Design Ltd and has been submitted in support of the application. This plan sets out the parking schedule, the location of parking, distinction between private and visitor parking and a distinction between garaging and on plot parking spaces.

Condition 15

No dwelling shall first be occupied until covered and secure cycle parking spaces serving the respective dwelling have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

A Cycle Store Statement has been submitted. All dwellings are to be provided with sheds within their curtilage to provide a secure parking store in accordance with local requirements.

Condition 16

No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority.

A Travel Plan has been provided by Odyssey. This sets out 4 Core objectives followed by 6 targets to achieve these:

- **Objective 1:** To reduce the number of SOVs to and from the development;
 - **Objective 2:** To increase the use of sustainable modes (walking, cycling and public transport);
 - **Objective 3:** To encourage residents to choose modes of transport that would provide benefits to their health and wellbeing; and
 - **Objective 4:** To increase awareness of and encourage the use of available sustainable modes of transport.
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- **Headline Target 1:** To seek to reduce the number of vehicle trips generated over a 12-hour period (weekday 7am to 7pm) by the site by a minimum of 10%;
 - **Headline Target 2:** To seek to reduce the peak hour trip rate of a development to ensure there is no 'material impact' on the surrounding network;
 - **'Action Type' Target 1:** To provide cycle parking for each dwelling prior to its occupation;
 - **'Action Type' Target 2:** To provide all households with a Travel Information Pack (TIP) within two months of completion;
 - **'Aim Type' Target 1:** To reduce the mode share of (single occupancy) car driver trips by a proportion equivalent to a 10% reduction in the vehicle trip rate (based on headline Target 1); and
 - **'Aim Type' Target 2:** To increase the proportion of residents traveling by sustainable modes by the end of the TP period by a proportion commensurate with the reduction in car driver trips.

In order to monitor the success of the Travel Plan, a monitoring strategy has been set out which includes annual questionnaire surveys and biennial TRICS Standard Assessment Methodology 'SAM' surveys (three TRICS surveys over the course of five years from first occupation).

Condition 23

There is a requirement that 25% of 1, 2 and 3 bed dwellings included as part of the development must be delivered to Lifetime Homes standards (or the equivalent current standard).

The 25% of plots that are proposed to be built to Lifetime Homes Standards (or equivalent) have been noted within the submitted accommodation schedule.

Yapton Developments Ltd plan to build these properties to M4 cat.2 standards which are equivalent to Lifetime Home Standards. The location of these properties has been annotated on the Planning Layout Plan.

Condition 24

There is a requirement that the proposed reserved matters submission conform to the following range of dwellings: 1-bed dwellings: 10-15% of all dwellings; 2-bed dwellings: 25-35% of all dwellings; 3-bed dwellings: 45-55% of all dwellings; and 4+bed dwellings: 5-10% of all dwellings.

A Section 73 application has been submitted to amend this condition to read as follows:

'There is a requirement that the proposed reserved matters submission conform to the following range of dwellings: 1-bed dwellings: 10-15% of all dwellings; 2-bed dwellings: 25-35% of all dwellings; 3-bed dwellings: 45-55% of all dwellings; and 4+bed dwellings: 5-10% of all dwellings or as otherwise agreed in writing by the Local Planning Authority.'

Pre-application discussions with the Parish Council determined that there was a higher need for smaller family properties (3 bed dwellings) within the village than there were 1 and 2 bed dwellings. The proposed mix therefore seeks to provide a slightly lower percentage of 1 bed dwellings alongside a higher provision of 3 bed dwellings. The percentage of 3 bed dwellings still, however, falls within the conditioned range at 54.2%. The Parish Council Planning Committee Meeting held on the 9th March confirms that the Parish are supportive of this approach.

A plot by Plot Accommodation Schedule has been submitted to provide a clear breakdown of the provision.

Condition 25

At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources. Details and timetable of how this is to be achieved shall be submitted to and approved in writing by the Local Planning Authority before any development begins.

An Energy Strategy Statement has been submitted in support of the application. The applicant will meet a compliance level in excess of the Building Regulations reduction in emissions across all dwellings relative to a 2013 Part L1A Building Regulations baseline, which will be achieved solely through the use of improved energy efficiency measures such as improved thermal fabric efficiency, air tightness and effective heating controls.

The Local Planning authority have confirmed that a fabric first approach to provide an equivalent energy reduction is acceptable.

The strategy calculates the total CO₂ arising from the dwellings and demonstrates that a reduction equating to 10% Energy can be achieved through an improved fabric efficiency by increasing cavity size to 125mm, and advanced heating controls.

Condition 26

As part of the approval of the reserved matters application, the applicant shall include details of how the scheme will link with surrounding land...

The links to land north and south of the site will be provided to the site boundaries via a footpath through the landscape buffer on the western boundary of the site, as shown on the submitted Site Layout Plan and Landscape General Arrangement Plan. Properties on the western side of the site will, in the main, front onto the footpath to ensure overlooking.