

## **DEVELOPMENT PLAN**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise.

### **Unitary Development Plan - current status**

The Unitary Development Plan for Sunderland was adopted on 7th September 1998. In the report on each application specific reference will be made to those policies and proposals, which are particularly relevant to the application site and proposal. The UDP also includes a number of city wide and strategic policies and objectives, which when appropriate will be identified.

## **STANDARD CONDITIONS**

Sections 91 and 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 require that any planning application which is granted either full or outline planning permission shall include a condition, which limits its duration.

## **SITE PLANS**

The site plans included in each report are illustrative only.

## **PUBLICITY/CONSULTATIONS**

The reports identify if site notices, press notices and/or neighbour notification have been undertaken. In all cases the consultations and publicity have been carried out in accordance with the Town and Country Planning (General Development Procedure) Order 1995.

## **LOCAL GOVERNMENT ACT 1972 – ACCESS TO INFORMATION**

The background papers material to the reports included on this agenda are:

- The application and supporting reports and information;
- Responses from consultees;
- Representations received;
- Correspondence between the applicant and/or their agent and the Local Planning Authority;
- Correspondence between objectors and the Local Planning Authority;
- Minutes of relevant meetings between interested parties and the Local Planning Authority;
- Reports and advice by specialist consultants employed by the Local Planning Authority;
- Other relevant reports.

Please note that not all of the reports will include background papers in every category and that the background papers will exclude any documents containing exempt or confidential information as defined by the Act.

These reports are held on the relevant application file and are available for inspection during normal office hours at the Office of the Chief Executive in the Civic Centre or via the internet at [www.sunderland.gov.uk/online-applications/](http://www.sunderland.gov.uk/online-applications/)

Janet Johnson  
Deputy Chief Executive

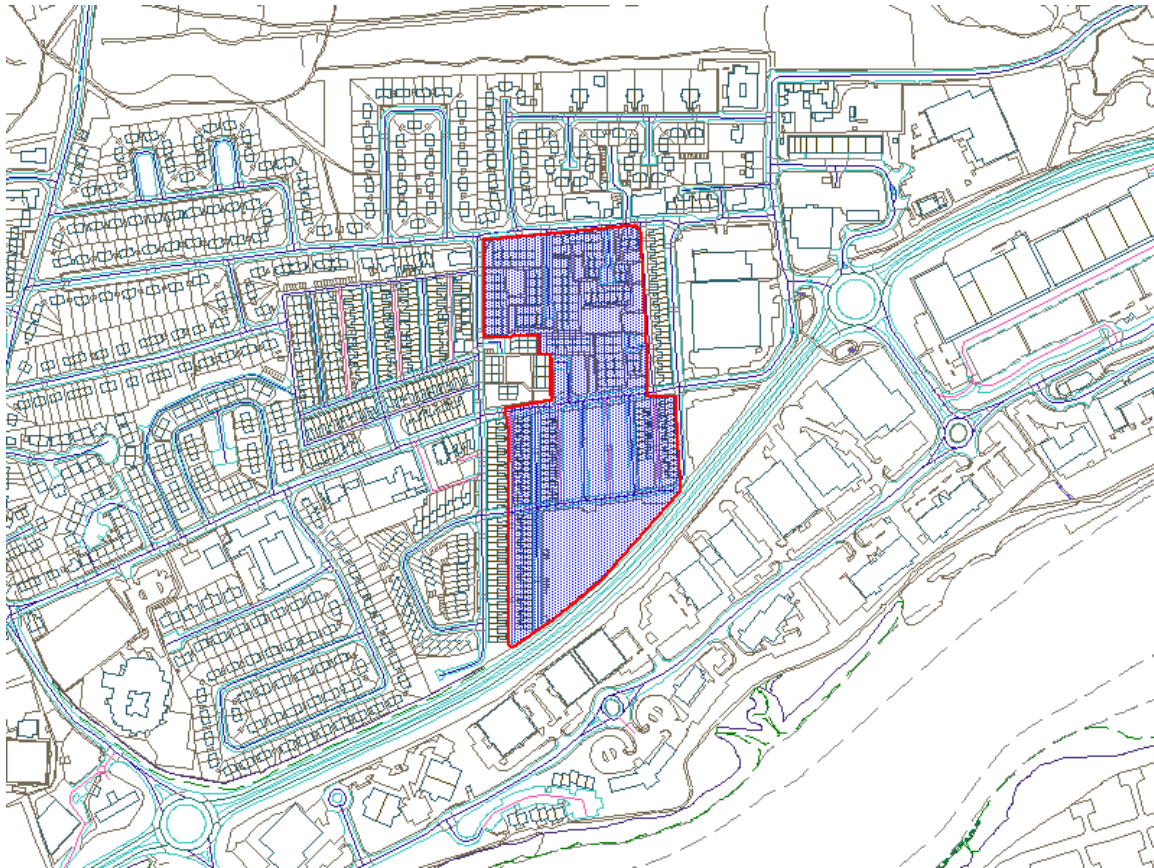
**Reference No.:** 09/02977/FUL Full Application

**Proposal:** Change of use from previous allotments and erection of 145 no. dwellings to include stopping up of existing highway.

**Location:** Land North and South Of Chaffinch Road Sunderland

**Ward:** Castle  
**Applicant:** Gentoo Sunderland  
**Date Valid:** 17 August 2009  
**Target Date:** 16 November 2009

### Location Plan



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### PROPOSAL:

The application to be considered is for the redevelopment of a 4.6 ha area of land located in Castletown, and comprises the Aviary housing estate to the north of the site and an area of allotments to the south. An established residential estate lies to the immediate north of the site with the Hylton Dene Nature Reserve beyond. To the west is a mixture of residential development and the Ethel Terrace commercial centre of Castletown.

To the east of the site, two storey terraced dwellings abut the site along East View with commercial development beyond taking the form of large scale retail warehouse buildings. The scale of these buildings obscures long views into the area when approaching the site from the east and presents a particularly poor gateway.

To the south of Chaffinch Road, which bisects the site on its east-west axis, is an area of land area which has until recently in part been the site of terraces of Sunderland cottages. A small portion of this area has also been used as allotment gardens. The A1231 Wessington Way lies beyond the southern boundary, on the other side which is extensive retail, office and industrial buildings which were developed in the 1990s.

At the time of the case officers site visit, the half of the site located to the south of Chaffinch Road has been cleared in order to facilitate the development. Work was ongoing with the vacation of premises on the northern portion of the site, known as the Aviary estate. The new development being considered briefly comprises of the following:-

- 5 no. 2 Bedroomed Bungalows
- 44 no. 2 Bedroomed 2 storey houses
- 81 no. 3 Bedroomed 2 storey houses
- 3 no. 4 Bedroomed 2 storey houses
- 2 x 6 unit apartment blocks (3-4 storey)

Providing 145 units in total.

Looking at the new arrangement of the site in more detail, the proposal involves retaining the east - west Chaffinch Road link from which new access roads will lead into the new development. Dwellings are arranged with continuous frontages overlooking the streets and footpaths. Where possible these take the form of a perimeter block with rear gardens backing onto each other providing privacy and security to residents. Active frontages provide animation and surveillance to the street further enhancing security.

Situated amongst the dwellings are four key landscape areas which have been introduced to help form character areas throughout the development. Combinations of materials, landscape design, road hierarchy, spacing and building form help to create a sequence of places through the development providing a sense of identity and legibility for residents and visitors. As part of this design intention, the scheme features elements such as gateways, landmarks and feature buildings to provide familiarity to the routes through the development and to add uniqueness to each of the character areas.

The existing lanes to the rear of East View and Oswald Terrace South will be maintained as through routes around the site perimeter. Environmental improvements are proposed to be undertaken to this surrounding area to raise the quality of roads, paths and boundary treatments.

The proposed scheme is the first of a number of 'kick start' schemes that Gentoo are responsible for implementing under a Joint Venture Agreement in conjunction with the City Council and the Homes and Communities Agency (HCA).

Members visited the site on 02 October 2009.

## **TYPE OF PUBLICITY:**

Press Notice Advertised  
Site Notice Posted  
Neighbour Notifications

## **CONSULTEES:**

Director of Community and Cultural Services

Northumbrian Water  
The Highways Agency

Final Date for Receipt of Representations: **16.09.2009**

## **REPRESENTATIONS:**

Neighbours

No representations have been received as a result of the consultation exercise undertaken in conjunction with this planning application. There has however been significant pre-submission community involvement. A focus group, the Community Delivery and Implementation Group (DIG) was established in July 2009 to focus upon the delivery of numerous projects within the Masterplan. The group consists of representatives from the local area, including residents, landlords, police and Elected Ward Members. A series of meetings have been scheduled, in order to give the public a wider understanding of the proposals and to receive feedback in order to ensure as many people as possible have been engaged to help shape the proposals.

At the initial meeting held on 30<sup>th</sup> July 2009, 96 people attended the event, out of which 55 completed a comment card. From these comments, 52 were in favour of the development and 3 were against.

Consultees

Northumbrian Water

Request that a detailed scheme for the diversion of 2 no sewers and a water main is submitted and agreed in writing by the Local Planning Authority (in conjunction with Northumbrian Water) prior to the commencement of development.

Highways Agency

Advise that whilst the proposal is generally acceptable, the Travel Plan submitted in support of the application requires updating.

County Archaeologist

An archaeological desk based assessment has been submitted in support of the application. A response is awaited from the County Archaeologist although it is anticipated that a programme of Archaeological works will be required, as recommended in the report.

## **POLICIES:**

In the Unitary Development Plan the site is subject to the following policies;

B\_2\_Scale, massing layout and setting of new developments  
B\_12\_Preservation of scheduled ancient monuments  
B\_13\_Sites and monuments of local importance affected by development  
EN\_10\_Proposals for unallocated sites to be compatible with the neighbourhood  
EN\_12\_Conflicts between new development and flood risk / water resources  
EN\_14\_Development on unstable or contaminated land or land at risk from landfill/mine gas  
H\_1\_Provision for new housing  
L\_9\_Retention of land used for allotments  
NA\_10\_Seek improvements to the environment of older private residential area  
NA\_24\_Improvements to existing allotment sites  
T\_1\_Promote the development of a varied, balanced, integrated & sustainable transport system  
T\_2\_Promote the role of public transport, improving quality, attractiveness and range  
T\_14\_Accessibility of new developments, need to avoid congestion and safety problems arising  
T\_22\_Parking standards in new developments  
R\_1\_Working towards environmentally sustainable development  
R\_2\_Taking account of spare infrastructure / reduced travel / vacant & derelict land

## **COMMENTS:**

The key issues to consider are as follows:-

- The principle of the development.
- The appearance and layout of the development.
- The impact upon neighbouring properties.
- Sustainability
- Environmental Considerations
- The potential archaeological implications for the site.
- Highways Issues
- Play Space Provision

The principle of the development.

The proposed scheme has been the subject of extensive pre-application discussions, which have resolved a number of issues which might otherwise have arisen. The site falls within the Castletown Masterplan Area, for which the masterplan was approved as an interim Supplementary Planning Document in December 2008. The Masterplan includes guidelines for the development of the site, incorporating the requirements of the City Council and the HCA.

The scheme consists of a varied range of mixed-tenure housing, designed to meet occupiers differing needs, whether they wish to purchase or to rent. In addition, the scheme provides accessible open-space to provide recreational

opportunities for the prospective residents. As such, the scheme appears to meet the Masterplan's following aims:-

- Restructure the housing market to create a better balance of type and tenure;
- Improve the physical condition of the neighbourhood;
- Improve and enhance the image of Castletown.

As well as the Masterplan having set a number of aims, it also identifies 3 main redevelopment options for the area. The proposed scheme closely resembles that which is set out in Option 3. Page 21 of the Masterplan document also identifies either side of Chaffinch Road as being required for housing development, which indicates that the proposed scheme is acceptable in principle.

From a UDP perspective, the portion of the site north of Chaffinch Road has no specific policy designations on the Proposal Map and as such, accords with policy EN10, which requires new developments to be consistent with the prevailing land use of the area, which in this instance is residential. The majority of the southern section of the site is designated as a "housing improvement area" with the remainder identified as "new and upgraded open space/leisure space"

Policy NA10.7 states that the City Council will seek to improve the environment in the older residential areas of Castletown, such as those to the South of Chaffinch Road. As this part of the site has now been cleared to make way for new housing, the proposal is considered to achieve the objectives of NA10.7.

Policy NA24.6.A requires the existing allotment site to the south to be upgraded and improved. Policy L9 states that land used for allotments will be retained for allotment uses unless:

- i) Alternative provision is made in the locality;
- ii) The site is allocated for another purpose elsewhere in the plan;
- iii) The site is identified by the Council, as surplus to requirements;
- iv) A site has become disused or significantly under used through lack of local demand. In this case the Council will give prior consideration to the need for public open-space or other recreational uses of the site.

Prior to the submission of the application, the allotments had fallen into a poor state of repair and were underused. Provision was made for those occupiers of allotments to relocate to the adjacent allotment site at East View South, which will undergo improvements to access and landscaping as part of the Castletown Masterplan. The proposal therefore is considered to accord with the requirements of UDP policies NA24.6A and L9.

In terms of density, the development does not achieve the requirements of the Interim Strategy for Housing Land (ISHL) policy SP5, which would seek 232 dwellings (at 50 dwellings per ha), due to the site being in close proximity to Wessington Way, a 'quality bus corridor' and link road to the proposed SSTC as opposed to the 145 being proposed. The policy, however, does make exceptions where:

- i) the proposal is for high value housing; or where;
- ii) it is important to compliment local character; or where,
- iii) it is appropriate to lower the overall density of an area so as to improve the environment and quality of life of residents

Taking into account the fact that the redevelopment of the site is a distinct move away from the high-density Victorian terraced form of development that existed previously and that the proposals will result in a much higher quality environment with the types of open spaces that are usually expected of modern developments; the proposal is considered to be acceptable and of benefit to both residents and the other members of the Castletown community that pass through the development.

Taking all of the above factors into account, on balance, for the reasons set out above, the redevelopment of this site for residential purposes is considered to positively contribute towards the regeneration of the Castletown area. The submitted scheme is considered acceptable in principal in land use terms and accords with the Castletown Masterplan, UDP Policies EN10, NA10.7, NA24.6A, L9 and the ISHL.

The appearance and layout of the development.

Policy B2 of the UDP requires that the scale massing layout or setting of new developments should respect and enhance the best qualities of nearby properties and the locality, relating harmoniously to adjoining areas.

The design and access statement which has been submitted with the application provides useful background information in relation to the design concept and justification for the proposed design approach. The layout of the proposed scheme has evolved through numerous pre-application discussions which have taken place between Gentoo and Council Officers. It is considered the layout submitted includes good urban design solutions including perimeter blocks and adequate levels of natural surveillance, interspersed by green spaces and key feature areas across the site. The Council's recommended spacing standards between dwellings are also met throughout. That said, a number of issues remain outstanding with regard to the proposed layout and discussions are ongoing with the developer in this respect. It is considered that many of these issues can be mitigated through the careful selection and use of materials and façade and boundary treatments.

In terms of scale, the application proposes a range of building types and heights varying from 1 storey bungalows to 2 storey family housing, punctuated by two 4 storey apartment buildings. This is considered to be compatible within the surrounding context. It would appear efforts have been made to ensure that street and roofscapes are varied to add visual interest, and key primary vistas and entrances are suitably animated. The scale and massing of the scheme therefore appears to be appropriate and acceptable.

The elevational treatment of building facades is considered as being a fundamental component of any new housing scheme and has a significant impact upon the success of an area and how it is used. For a scheme of the scale of Castletown this is especially relevant. A good mix of housetypes throughout the scheme has been shown, with additional features, such as bay windows and "sawtooth" roofs being used on dwellings at key junctions / vistas. Additionally, a

number of dwellings are indicated as being dual aspect with “prime facades” to both the front and rear elevations to aid surveillance down rear streets which otherwise would be used as service roads. The consequence of this approach is that additional attention has been focussed upon the treatment of relevant rear elevations. Whilst strip elevations of some of the prime façade treatments have been submitted, others remain outstanding and it is envisaged that these will have been submitted prior to the Sub-Committee Meeting. Similarly, details of boundary enclosures have to be agreed which can be achieved via the imposition of conditions, should Members be minded to approve the application.

As with scale and elevational detailing, landscaping also plays a significant part to the success of an area. Details with regard to the treatment of open spaces, planting, and boundary treatments all need to be specified and justified to demonstrate how they relate to their corresponding character areas and context and contribute to creating the required high quality and connected public realm spaces. Following discussions with the applicants landscape architect, an initial landscaping plan has been received during the course of the application, which sets out the general principals for the landscaping for the development. Primarily, the layout shows three key “village green” amenity areas, spread out amongst the development, providing a setting for the different areas of the development, whilst also allowing opportunity for informal outdoor recreational activities. An interesting feature of the green spaces as shown on the initial plans is that they are proposed to feature low-level grass mounding, which will add interest. Final details of the landscaping layout are to be agreed, which can be achieved via the imposition of conditions, should Members be minded to approve the application.

To conclude issues relating to design and layout, the proposal is considered on the whole to be well-conceived and in accordance with policy B2 of the UDP. Some further details are required however for clarification purposes, which are anticipated to be submitted prior to the sub-committee meeting. Should any matters remain outstanding; these can be secured post-determination by the use of conditions.

The impact upon neighbouring properties.

Expanding upon UDP Policy B2, the Council also has additional guidance, in the form of Supplementary Planning Guidance (SPG) and a Supplementary Planning Document (SPD). These documents contain further recommended standards and examples of good design practise in which to inform proposals.

As mentioned in the design and layout section above, the Councils recommended spacing standards between dwellings has been met throughout the new development. With regards to the relationship between the new development and the existing properties around the periphery of the site, these standards are also achieved, with one exception, which is where there is a 12 metre separation distance between the side-gable of plot number one and rear offshoot extension of 1 Oswald Terrace South. On balance, taking into account the general lower density of the development compared with that which was there previously, combined with the general overall improved environment that will be the result of the proposals, this relationship is considered as being acceptable and as such accords with Policy B2 of the UDP and SPG / SPD guidance.



## Sustainability.

UDP Policies R1 and R4 help guide the agenda on encouraging sustainable forms of development, both in terms of methods of construction and with respect to how a development functions, once it is complete. The applicant has advised that the proposed scheme is to be designed and registered under BREAM Code for Sustainable Homes to achieve at least a Code Level 3 standard, which is considered to be acceptable and meets the requirements of the Housing Corporation. The applicant has also indicated that solar panels are going to be used on a high percentage of the proposed dwellings and consideration has been given to the orientation of each plot in order to maximise solar gain, in order to try and achieve a renewable energy quota of beyond the 10% which is recommended in Policy 39 of the Regional Spatial Strategy (RSS). The achievement of such standards is welcomed and in order to ensure such targets are met, conditions can be attached to any consent issued requiring such, should Members be minded to approve the application. To conclude on sustainability matters, for the reasons set out above, the proposals are considered to achieve the requirements of the UDP Policies R1 and R4 and Policy 39 of the RSS.

The scheme appears to provide more than adequate open-space to support the number of proposed dwellings and should the dwellings be built to either of the national sustainable construction standards stated in the above paragraph, the scheme will provide more than adequate sustainability benefits to the Castletown area.

## Environmental Considerations.

Policy EN14 of the UDP requires remedial works to be undertaken to re-development sites prior to construction works, particularly where previous use of the site may have involved industrial processes which may have contaminated the land.

Due to the perceived “clean” nature of the site, which until recently has comprised a small allotment area and dwellings, it was not deemed necessary for a geoenvironmental report to be submitted in support of the application. During the course of the application procedure however, the Councils Environmental Health (Pollution Control Section) have advised that some concerns were raised recently during the period that the allotment portion of the site was being cleared, as some of the structures that were present had asbestos-sheeted roofs. Whilst the removal of this form of asbestos can be undertaken safely provided the correct procedures are adhered to, there is still a small possibility that some fragments of roofing may have been left on-site. As such, as a precautionary measure, the Pollution Control section have requested that a desk-top study is undertaken and submitted for approval, prior to the commencement of development. Such requirements can be achieved via the imposition of a suitably worded condition, should Members be minded to approve the application.

The potential archaeological implications for the site.

UDP Policies B12 and B13 of the UDP seek to ensure the adequate safeguarding, preservation or recording of any archaeological remains found in areas of archaeological importance.

As stated in the consultee responses section earlier, a response is awaited from the County Archaeologist in respect of the archaeological desk based assessment that has been submitted in support of the application. It is anticipated that a response to such should have been received in time to report further at the sub-committee meeting, although it is anticipated that a programme of Archaeological works will be required, a condition for such is set out at the end of the report.

#### Highways Issues.

Policies T14 and T22 of the UDP cover matters relating to ensuring that developments are easily accessible and have adequate levels of parking.

The proposal demonstrates a range of parking solutions throughout the development, achieving the requisite number of spaces required. The overall concept and layout of the roads and footpaths throughout the development is generally considered to be acceptable in principle, subject to details being agreed via the imposition of conditions.

In order to facilitate the development, some changes will have to be made to existing traffic calming measures, along with the introduction of addition of further controls at key junctions throughout. Whilst it is anticipated that details of such measures will have been received prior to the Sub-committee meeting, it is proposed that a condition requiring such details to be formally agreed, should Members be minded to approve the application.

A Travel Plan (TP) has also been submitted in support of the application, in order to encourage new residents to establish sustainable travel habits. The TP proposes the appointment of a Travel Plan Coordinator (TPC) to develop site specific Travel Plan measures (e.g. travel guides) before the development becomes occupied. The TP indicates that the developer will be fund the TPC for a 2 year period, post completion of the development. Highways Agency guidance however advises that such measures should be funded for a minimum of 5 years for the full benefits of the Travel Plan to be realised and it is considered crucial that the Travel Plan is heavily embedded in the culture of the residents prior to the developer responsibility for it being withdrawn. As such, the developer has been asked to consider extending the time period for TPC funding. Other matters that have been queried with regards to the TP include;-

- Identify the quality of provision for sustainable modes of travel;
- Identify Travel Plan measures that the developer is committed to implementing;
- Include 'encouraging sign up to the Tyne and Wear Share Smarter scheme and associated promotion' as a key measure;

- Set person trip generation targets by mode from the outset and identify commitment to monitoring these by way of site access counts;
- Include a commitment to sign up to the Tyne and Wear iTrace system of Travel Plan monitoring.

It is anticipated that a response to such should have been received in time to report further at the sub-committee meeting.

### Play Space Provision

Policy H21 of the UDP sets out the requirements for open space provision within new developments. As the scheme proposes over 10 dwellings with 2 bedrooms, the applicant is required to provide children's play equipment. As the submitted scheme does not provide any on-site facilities, the applicant has agreed to make a financial contribution for off-site play provision (£101,645). This will be dealt with by way of an agreement under section 106 of the Town and Country Planning Act 1990, which will be required to be completed by the last date of determination for the planning application, which is 16 November 2009. The Director of Cultural and Community Services has confirmed that the monies would contribute towards the facilities sited at the Billy Hardy, Hylton Castle and Castletown Primary School Play Areas.

### Conclusion

Taking the above into consideration, the proposal is considered to contribute positively to the regeneration of the Castletown area, providing some much-needed environmental improvements, close to the main retail / community core of the area. In design terms, the proposal is considered to be a well conceived solution to the redevelopment of this brownfield site, introducing a varied range of housing stock into the area. Provided the outstanding matters referred to in the report are resolved to the satisfaction of the Local Planning Authority and the section 106 agreement in lieu of on site children's play facilities is completed prior to the last date for determination, it is recommended that the application be delegated for approval subject to the conditions as set out below:-

### **RECOMMENDATION: Delegate to the Deputy Chief Executive to:-**

- 1) Grant Permission subject to the following conditions and subject to completion of a Section 106 agreement by 16 November 2009 or such other date as is agreed by the Deputy Chief Executive.
- 2) Refuse permission should the legal agreement not be completed by 16 November 2009 or such other date as is agreed by the Deputy Chief Executive.

The legal agreement to secure the following:-

Off site play provision at, Billy Hardy Play Area, Hylton Castle Play Area and Castletown Primary School Play Area, Castletown, Sunderland.

## CONDITIONS

1. The development to which this permission relates must be begun not later than three years beginning with the date on which permission is granted, to ensure that the development is carried out within a reasonable period of time.
2. Prior to the commencement of works, the following details shall be submitted to and agreed in writing by the Local Planning Authority: Samples of all external materials and finishes, comprising roof cladding, wall facing materials, window glass, door and window frames (including a colour schedule), decorative features and rainwater goods etc. Sample panels of brickwork, demonstrating the colour, texture, face bond and pointing. Thereafter, the development shall not be carried out other than in accordance with the approved details; in the interests of visual amenity and in order to comply with policies B2 of the Unitary Development Plan.
3. Notwithstanding any specifications on the submitted plans details of all walls, fences or other means of boundary enclosure shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The agreed boundary treatment(s) shall be completed before occupation or in accordance with an agreed timetable and be maintained as per the agreed details thereafter, in the interests of visual amenity and to comply with policy B2 of the Unitary Development Plan.
4. Prior to the commencement of development a plan shall be submitted to and approved in writing by the Local Planning Authority providing details of proposed ground level sections across the site and details of the finished slab levels of each property. Once agreed the development shall be built in complete accordance with these details, unless otherwise agreed in writing with the Local Planning Authority, in order to achieve a satisfactory form of development and to comply with policy B2 of the Unitary Development Plan.
5. No ground works or development work shall take place until a programme of archaeological work (to include evaluation trenching and where appropriate, mitigation) has been completed. This shall be carried out in accordance with a specification(s) provided by the County Archaeologist. The archaeological report(s) shall be submitted to and approved by the Local Planning Authority before the development commences, in order to ensure that any archaeological remains on the site can be preserved wherever possible and recorded and to accord with Policies B12 and B13 of the Unitary Development Plan.
6. No development shall be commenced until the application site has been subjected to a detailed desk study and site investigation and remediation objectives have been determined through risk assessment, and approved in writing by the Local Planning Authority and detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the "Remediation Statement") have been submitted to and approved in writing by the local planning authority, in the interests of residential amenity and to comply with policy EN14 of the Unitary Development Plan.

7. No development approved by this permission shall be commenced until the works specified in the Remediation Statement have been completed in accordance with the approved scheme and a report validating the remediated site has been approved in writing by the Local Planning Authority, in the interests of residential amenity and to comply with policy EN14 of the Unitary Development Plan.
8. Should any contamination not previously considered be identified during construction works a method statement regarding this material shall be submitted to the local planning authority for approval, in the interests of residential amenity and to comply with policy EN14 of the Unitary Development Plan.
9. Prior to the commencement of development, a detailed scheme for the diversion of Northumbrian Water apparatus (including sewers and water mains) or confirmation that the proposal will not result in building over by the development hereby approved will be submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water. Once agreed, the development will be constructed in complete accordance with the approved details, in order to achieve a satisfactory form of development and to comply with Policy EN12 of the Unitary Development Plan.
10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of traffic calming. All works shall be completed in accordance with the approved details before the first house is occupied in the interests of highway safety and to comply with policy T14 of the Unitary Development Plan.
11. Prior to development commencing on the site precise details (and samples where necessary) of all surfacing materials to be used on footway areas throughout the development shall be submitted to and approved in writing by the Local Planning Authority, In the interest of highway safety and to achieve a satisfactory form of development on site and to comply with the requirements of Policies T14 and B2 of the Unitary Development Plan.
12. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping and treatment of hard surfaces, which shall include details of all proposed hard surfacing, (including he precise layout and location of footways, means of enclosure, lighting columns, bollards and any other street furniture) and planting (including a schedule of the sizes and species of plants), in the interests of visual amenity and to comply with policy B2 of the Unitary Development Plan.
13. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation, in the interests of visual amenity and to comply with policy B2 of the Unitary Development Plan.

14. No operations shall commence on site in connection with development hereby approved (including soil moving, temporary access construction or any other operations that involve the use of motorised vehicles or construction machinery) until all areas for new tree planting have been plotted onto a site layout plan indicating such tree constraints. These areas shall then be protected from damage (especially soil compaction) by the erection of barriers and / or ground protection. The size and specification of these barriers is to be agreed in writing with the Local Planning Authority prior to its implementation, in the interests of visual amenity and in order to comply with policy B2 of the Unitary Development Plan.
15. Unless otherwise agreed in writing with the Local Planning Authority, the construction works required for the development hereby approved (including deliveries made to the site) shall only be carried out between the hours of 08.00 and 18.00 Monday to Friday and between the hours of 08.00 and 13.00 on Saturdays and at no time on Sundays or Bank Holidays in order to protect the amenities of the area and to comply with policy B2 of the Unitary Development Plan.
16. No development shall take place until a scheme of working has been submitted to the satisfaction of the Local Planning Authority; such scheme to include, siting and organisation of the construction compound and site / sales cabins, routes to and from the site for construction traffic, and measures to ameliorate noise, dust, vibration and other effects, and so implemented, in the interests of the proper planning of the development and to protect the amenity of adjacent occupiers and in order to comply with policy B2 of the Unitary Development Plan.
17. Before the development commences details of the method of containing the construction dirt and debris within the site and ensuring that no dirt and debris spreads on to the surrounding road network shall be submitted to and approved by the Local Planning Authority. These details shall include the installation and maintenance of a wheelwash facility on the site. All works and practices shall be implemented in accordance with the agreed details before the development commences and shall be maintained throughout the construction period in the interests of the amenities of the area and highway safety and to comply with policies B2 and T14 of the approved Unitary Development Plan.
18. Notwithstanding the submitted plans, none of the dwellings shall be occupied until the estate roads which give access to them have been completed to at least base coarse level in accordance with the submitted plans, in order to achieve a satisfactory form of development and to comply with policy B2 of the Unitary Development Plan.
19. Prior to the completion of the development, a Green Travel Plan, based upon the submitted Travel Plan Framework (dated 22 September 2009) shall be submitted to and agreed in writing by the Local Planning Authority. Prior to the occupation of the development, the developer shall appoint a Travel Plan co-ordinator to implement the Green Travel Plan, once approved and thereafter its effectiveness shall be monitored and reviewed for a period of not less than 5 years after completion of the

development. The implementation, monitoring and review of the Green Travel Plan is to ensure that the site is accessible by alternative modes of travel, in the interests of traffic mitigation and environmental sustainability and to comply with Policies T1, T2 and T14 of the Unitary Development Plan.

20. Within 6 calendar months of the completion of the development, a Post Construction Review Report undertaken by a licensed assessor and a BRE Final Code Certificate shall be submitted to and approved in writing by the LPA. For the avoidance of doubt, the results of the report shall conclude that the development has been constructed to a minimum standard of Code Level 3, in the interests of sustainability and in order to comply with Policies R1 and R4 of the Unitary Development Plan and Policies SPDF1 and SPDF2.
21. Prior to the completion of the development, details of energy efficiency and/or renewable energy measures should be submitted to and agreed in writing with the Local Planning Authority. For the avoidance of doubt, such details shall include a justification for the type of measures chosen, including estimations of energy saved / created by such measures. Following the approval of such details, the agreed measures shall be implemented prior to the occupation of each building and maintained as such thereafter, unless otherwise agreed in writing with the Local Planning Authority, in the interests of sustainable development and in order to comply with policy R1 of the Unitary Development Plan.
22. Notwithstanding the provisions of the current Town and Country Planning General Permitted Development Order; no gates, fences, walls or other means of enclosure, extensions to the dwellings or other development shall be undertaken within the curtilages of the dwellings hereby permitted without the prior written consent of the Local Planning Authority, in order that the Local Planning Authority may retain control over the development and to comply with policy B2 of the Unitary Development Plan.
23. Prior to the occupation of the development, details of any "Welcome Pack" information should be submitted to and agreed in writing with the Local Planning Authority. For the avoidance of doubt, such details shall include information about the following:-
  - a. The existence of and the aims and objectives of the site Green Travel Plan
  - b. An explanation about the removal of Permitted Development rights, with particular regard to the alteration of boundary enclosures.

Once such details have been approved, a copy shall be made available at each apartment / dwelling, prior to their occupation, in the interests of achieving a sustainable and satisfactory form of development, in order to comply with Policies T1, T2 and B2 of the Unitary Development Plan.