

Report

Report to:	Planning Committee
Date of Meeting:	19 December 2017
Report by:	Executive Director (Community and Enterprise Resources)

Application No	EK/17/0161
Planning Proposal:	Residential Development of 155 Dwellinghouses, Associated Access Roads, Footpaths and Landscaping (Approval of Matters Specified in Conditions Relating to EK/12/0003)

1 Summary Application Information

- Application Type : Approval of matters specified in conditions
- Applicant : BDW Trading Limited and Paterson Partners
- Location : Land at East Overton, Glassford Road, Strathaven

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant approval of matters specified in conditions (subject to conditions – based on conditions attached)

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine this planning application.
- (2) If planning consent is granted, the decision notice should be withheld until an appropriate obligation under Section 75 of the Planning Act has been concluded between the Council, the applicants and the site owner(s). This would involve the varying of the existing Section 75 planning obligation to include details of the affordable housing provision and revise the development phasing of the overall Masterplan, approved under EK/12/0003.

In accordance with agreed procedure, should there be no significant progress, on behalf of the applicant, towards the conclusion of the Planning Obligation within 6 months of the date of the Committee, the proposed development may be refused on the basis that, without the planning control/developer contribution which would be secured by the Planning Obligation, the proposed development would be unacceptable.

If, however, this matter is being progressed satisfactorily the applicant will be offered the opportunity to enter into a Processing Agreement, if this is not already in place. This will set an alternative agreed timescale for the conclusion of the Planning Obligation.

All reasonable legal costs incurred by the Council in association with the above section 75 Obligation shall be borne by the developers.

3 Other Information

- ◆ Applicant's Agent: EMA Architecture and Design Limited
- ◆ Council Area/Ward: 05 Avondale and Stonehouse
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
 - Policy 1 - Spatial Strategy
 - Policy 4 - Development management and placemaking
 - Policy 5 – Community Infrastructure Assessment
 - Policy 6 - General urban area/settlements
 - Policy 12 - Housing Land
 - Policy 13 – Affordable Housing and Housing Choice
 - Policy 15 - Natural and Historic Environment
 - Policy 16 - Travel and Transport
 - Policy 17 - Water Environment and Flooding
Development management, placemaking and design supplementary guidance (2015)
 - DM1 - Design
 - DM13 - Development within general urban area/settlement

- ◆ Representation(s):
 - ▶ 0 Objection Letters
 - ▶ 0 Support Letters
 - 2 Comments Letters

- ◆ Consultation(s):

Strathaven Community Council

Countryside & Greenspace

Roads & Transportation Services (Flood Risk Management Section)

Scottish Water

Strathclyde Partnership for Transport

SP Energy Network

S.E.P.A. (West Region)

Leisure Services (Facility Manager)

National Grid UK Transmission

Environmental Services [e-consult]

Facilities, Waste & Ground Services

Community - play provision/community contributions (Judith Gibb)

Roads Development Management Team

Housing - planning consultations

Arboricultural Services

West of Scotland Archaeology Service

Planning Application Report

1 Application Site

- 1.1 The site, which extends to approximately 6.09 hectares, and is part of the larger East Overton Masterplan site of 22.6 hectares, is located on the northeast edge of Strathaven. It is bounded to the north by grazing land which will ultimately be developed potentially for industry and housing as part of future phases of the larger Masterplan site, to the east and south by the earlier Phase 1 of the Masterplan site (currently under construction) and to the west by an area of Council owned land, East Overton House and the established residential area of Strathaven. Glassford Road lies beyond to the south with the recently constructed roundabout. This site would take access from an arm of this roundabout.
- 1.2 The application site is irregularly shaped and consists of two enclosed former agricultural fields. The site is known as Phases 2 and 3 of the overall masterplan site.

2 Proposal(s)

- 2.1 Planning permission in principle was granted in December 2014 (Application Ref. No. EK/12/0003) following Committee approval in March 2012. As stated above this application is the second and third phase of the East Overton Masterplan area. Approval of matters specified in conditions is sought for a residential development of 155 dwellings on the site. This application will not deal with all the conditions attached to the Planning Permission in Principle, only those which are relevant to the construction of the second and third phase and the associated infrastructure, roads and landscaping, however many will be dealt with in part.
- 2.2 More specifically the proposal comprises 10 different housetypes:
- 2 bed terraced
 - 3 bed semi detached
 - 4 bed detached
- 2.3 Within the layout two areas have been identified for affordable housing units (social rented) which would be constructed simultaneously with the overall development. 36 units are proposed comprising 2 bed and 3 bed units.
- 2.4 All the properties are two storey design some with integral garages or detached garages. The materials to be used are a mix of render finish and facing brick, precast cills and lintels. Concrete roof tiles together with upvc windows are also proposed.
- 2.5 The layout would link in to the first phase of the masterplan site via two access roads and also has its principal vehicular access from the newly constructed roundabout on Glassford Road. The layout includes the formation of an open space corridor running southeast to northwest creating a vista to East Overton House. A pedestrian/cycle link would be formed from the development to Hamilton Road and this path would also link with the informal recreational woodland walkway which runs around the periphery of the overall Masterplan site.
- 2.6 As required by the PPP, the development will incorporate the principles of Sustainable Urban Drainage (SUDS) with the development linking into a drainage pond located to the north of the site within the northeast corner of the Masterplan site.

3 Background

3.1 Relevant Government Advice/Policy

3.1.1 Relevant Government guidance is set out within the consolidated Scottish Planning Policy (SPP) which confirms the requirement for the Council to maintain a five year supply of effective housing land and also provides policy guidance relating to the provision of affordable housing. Planning authorities are required to promote the efficient use of land by directing development towards sites within existing settlements where possible to make effective use of existing infrastructure and services.

3.1.2 In terms of residential development, SPP advises that the planning system should enable the development of well designed, energy efficient, good quality housing in sustainable locations and allocate a generous supply of land to meet identified housing requirements across all tenures. New housing developments should be integrated with public transport and active travel networks, such as footpaths and cycle routes, rather than encouraging dependence on the car. New streets should connect well with existing streets and with walking and cycling networks, and allow for links into future areas of development.

3.2 Local Plan Status

3.2.1 In determining this planning application the Council must assess the proposed development against the policies contained within both the adopted South Lanarkshire Local Development Plan (2015) and Supplementary Guidance (SG) produced in support of the SLLDP.

3.2.2 In land use terms the application site is identified, within the adopted SLLDP, as being part of a Residential Masterplan Site (Policy 1 – Spatial Strategy), within both a general residential area (Policy 6) and as a forming part of the Council's housing land supply (Policy 12). Policy 6 requires that new proposals should not adversely impact on the amenity and character of such areas. In terms of those sites identified as part of the Council's housing land supply (Policy 12) their development for residential purposes is supported (subject to compliance with normal development management criteria), as this will assist the Council in meeting its housing needs.

3.2.3 With regard to normal development management criteria a number of other policies within the adopted SLLDP are considered appropriate to the determination of this application, namely Policy 4 - Development Management and Placemaking, Policy 5 - Community Infrastructure Assessment, Policy 13 - Affordable Housing and Housing Choice, Policy 15 - Natural and Historic Environment, Policy 16 - Travel and Transport and Policy 17 - Water Environment and Flooding.

3.2.4 These principle policies are supported by its specific policy guidance provided through approved Supplementary Guidance on the following topics,

- Development Management, Place Making and Design SG 3
Policy DM 1 – Design and Policy DM13 – Development within General Urban Area/Settlement),
- Affordable Housing and Housing Choice SG 7
- Natural and Historic Environment SG 9
Policy NHE18 - Walking, Cycling and Riding Routes and Policy NHE19 - Protected Species
- Community Infrastructure Assessment SG4
- Sustainable Development and Climate Change SG 1

Policy SDCC 2 - Flood Risk, Policy SDCC 3 - Sustainable Drainage Systems, Policy SDCC 4 - Water Supply and Policy SDCC 5 - Foul Drainage and Sewerage.

- 3.2.5 The aim of these policies and guidance is to seek well designed development which is located in appropriate locations, appropriately serviced and result in no adverse impact.
- 3.2.6 In addition the Council has prepared a Residential Design Guide. The aim of the associated policies and guidance is to seek well designed development which is located in appropriate locations and is appropriately serviced.
- 3.2.7 An assessment of the proposal against these specific policies is contained in Section 6 of this report.

3.3 **Planning History**

- 3.3.1 In land use terms, the site is identified within the adopted South Lanarkshire Local Development Plan as part of the East Overton Residential Masterplan . Planning permission in principle (PPP) was granted in December 2014 (Application Ref. No. EK/12/0003) following Committee approval in March 2012. As stated above this proposal forms the second and third phases of the approved PPP. The principle of residential development is therefore established.

4 **Consultation(s)**

- 4.1 **Strathaven Community Council** – No response to date.

Response: Noted

- 4.2 **Countryside and Greenspace** – confirmed that the proposals are generally acceptable, however sought clarification on indicative footpath links shown on the landscape drawings and the specifications for the paths.

Response: Noted. The footpath link referred to is part of the overall peripheral footpath which was approved as part of the original PPP Masterplan. A condition would be attached to require the detailed specification of the path to be submitted and approved by the Council.

- 4.3 **Roads and Transportation Services (Flood Risk Management Section)** - have offered no objections to the proposal subject to compliance with the Council's SUDs Design Guidance, the undertaking of a Flood Risk/Drainage Assessment and advise that that the application will also require the approval of both Scottish Water and SEPA.

Response: These requirements can be addressed, where appropriate, through the use of appropriately worded conditions/informatives should consent be issued.

- 4.4 **Scottish Water** - have offered no objections to the proposal.

Response:Noted.

- 4.5 **Strathclyde Partnership for Transport** – No response to date.

Response:Noted

- 4.6 **SP Energy Network** – No objections, but advise that they have an underground cable, overhead line and an operational sub-station within the vicinity of the site.

Response: Noted. The applicants are aware of this and that any alteration or deviation of SPEN apparatus would be at the applicants' expense.

- 4.7 **S.E.P.A.(West Region)**-No objections.

Response:Noted

- 4.8 **Leisure Services (Facility Manager)** – No response to date.

Response: Noted.

- 4.9 **National Grid UK Transmission**-No response to date

Response:Noted

- 4.10 **Environmental Services**- offer no objections subject to the inclusion of conditions and/or informatives relative to noise control, air quality, waste control, dust mitigation and contamination.

Response: Noted. Appropriate conditions and advisory notes would be attached to any approval.

- 4.11 **Facilities, Waste and Ground Services** – advised that a shelter belt of trees has been accessed to install services to the residential site under construction resulting in easier access to the adjacent Council depot.

Response: Noted. I would confirm that the first phase of development at East Overton has routed a service connection along this corridor of trees to Hamilton Road. This is the proposed route of the footway/cycle link from the residential development and therefore this area will be subject of change as the development is progressed.

- 4.12 **Community - play provision/community contributions (Judith Gibb)** – accept the principle of the proposal and have advised that any open space/play area progressed as part of this development would not be adopted for future maintenance by the Council.

Response: Noted. Future maintenance of the open space areas would be undertaken through a factoring arrangement between the developer and the future householders.

- 4.13 **Roads Development Management Team** – no objection subject to standard conditions relating to site lines, driveways, surfacing and surface water trapping. In addition, it is noted that a condition would be required relating to the widening of Berebriggs Road as required previously, under the original PPP approval (EK/12/0003) for the overall Masterplan.

Response: Noted. Appropriate conditions would be attached to any approval.

- 4.14 **Housing and Technical Resources** – confirmed that the developer shall provide on-site provision of affordable housing within this development proposal, and that they are satisfied with the proposed housetype mix.

Response: The applicants have proposed the provision of 36 affordable housing units within their development which exceeds the requirements of the Council's affordable housing policies and guidance.

- 4.15 **Arboricultural Services:** advises that the juxtaposition of trees and development are crucial to the overall design concept of the development and from reviewing the plans these design and tree protection issues require to be fully addressed, taking account of the good practice recommended in BS 5837:2012.

Response: There are no mature trees within the site and within the control of the applicants. The adjacent mature trees are outwith the site, i.e. within the policies of East Overton House. In terms of the newly proposed units along the western boundary of the site, they are between approximately 7 metres and 18 metres from the mature belt of trees. Any householder will be aware that the trees exist prior to occupying the new dwellings. A PPP consent already exists on the site for residential development and landscape drawings have been submitted as part of the proposal which are acceptable.

- 4.16 **West of Scotland Archaeology Service** – advise that no archaeological trenching appears to have been carried out for this part of the masterplan site. As a result, a condition should be attached to require the implementation of a programme of archaeological works in accordance with an approved written scheme of investigation, prior to any development taking place on the site.
Response: Noted and the required condition would be attached to any consent.

5 Representation(s)

- 5.1 Statutory neighbour notification was undertaken and the proposal advertised in the East Kilbride News for non-notification of neighbours. One comments letter was received. Subsequently, due to a revised layout being submitted, re-neighbour notification was undertaken with another non-notification advert placed in the East Kilbride News. Another comments letter was received and the points raised have been summarised below:

- 5.2 The comments made are summarised as follows:

(a) Is it the case that with this residential development social housing will be provided.

Response: 36 No. social housing units will be provided within this layout. The standard of housing will be the same quality as the private housing being developed.

(b) If granting consent please ensure that the applicants are aware of their legal obligation in respect of protection of wildlife, flora and fauna.

Response: Advisory notes would be attached to any consent regarding the above.

6 Assessment and Conclusions

- 6.1 The application relates to the erection of a residential development (155 units) and associated works at East Overton, Glassford Road, Strathaven. The main determining issues in assessing this proposal are whether it accords with local plan policy, its impact on amenity and road safety matters.
- 6.2 In terms of Section 25 of the Town and Country Planning (Scotland) Act 1997, planning applications have to be determined in accordance with the development plan unless other material considerations indicate otherwise.
- 6.3 Scottish Planning Policy (2014) highlights that where a proposal accords with up-to-date development plans, it should be considered acceptable in principle. The site is identified within the adopted local plan as a housing site and therefore the proposed use raises no issues from a land use perspective and is therefore considered to accord with national planning policy.
- 6.4 This application is for the matters specified in condition. In this regard, the principle of residential development has been firmly established by approval of planning permission in principle (PPP), approved in December 2014. Consequently, this application deals with the approval of the matters conditioned in the PPP.
- 6.5 The adopted South Lanarkshire Local Development Plan (2015) (SLLDP) identifies the application site as being within a general residential area (Policy 6) and as a residential masterplan/proposed housing site (Policies 1 and 12.) Again the principle of the use is acceptable in this regard, subject to compliance with normal development management criteria.
- 6.6 In terms of the detailed design of the development, it is considered that the proposed layout for the development is acceptable and that it meets the main standards set out

in the Council's Residential Design Guide, particularly in relation to road layout, house to plot ratios, rear garden depths, open space and car parking provision. It is further considered that the proposed development will be in keeping with the existing residential development in the surrounding area. The proposal therefore accords with Policies 4, DM 1, DM13 of the SLLDP and supplementary guidance.

- 6.7 No specific concerns, subject to conditions, have been raised by the various consultees. The site is classed as an urban location, albeit that it is on the edge of Strathaven. Sewerage and water infrastructure is accessible. On this basis it is considered that the proposal accords with Policies 17, SDCC 2, SDCC 3, SDCC 4 and SDCC 5 of the SLC LDP and supplementary guidance.
- 6.8 The proposal will result in the development of the 2nd and 3rd phases of a larger Masterplan site, with phase 1 already well under construction. I am satisfied that the proposed development has been designed in such a manner that it takes cognisance of the surrounding area and has properly assessed any impact on the adjacent historic building known as East Overton House. The proposal therefore accords with Policies 15 and 16. Furthermore, the site is capable of integrating well with the adjacent footpath network and amenity areas with the formation of a footway/cycle link from Phase 3 into the peripheral woodland walkway and through to Hamilton Road. (Policy NHE18 applies).
- 6.9 The Council's adopted policy on Community Infrastructure Assessment (Policy 5) advises that a financial contribution from developers will be sought where it is considered that a development requires capital or other works or facilities to enable the development to proceed. In this instance the community infrastructure contributions were agreed at the earlier planning permission in principle (PPP) stage, under EK/12/0003. Staged payments were secured through the original Section 75 legal Agreement associated with this PPP. In terms of this proposal, the applicants are proposing 36 affordable housing units within the development.
- 6.10 The third party comments letter received raised a pertinent issue and has been responded to. Any requirements of the various consultees can be addressed through the use of conditions, when appropriate to do so.
- 6.11 In conclusion, the proposed development has been considered against the relevant policies in the Adopted South Lanarkshire Local Development Plan and its appropriate supplementary guidance. In terms of detailed design and layout, the proposed dwellings are of a similar style and in keeping with those of the previous BDW units within phase 1 which is currently under construction. In terms of the Council's Residential Design Guide (2011), each property/plot can meet the requirements in terms of window to window distances, plot ratios and parking requirements. I am therefore satisfied that the proposed scheme will integrate successfully with the surrounding area, as the overall residential development is constructed. It is therefore considered that the proposal accords with Policies 1, 4, 6 and 12, DM1 and DM13 of the adopted local development plan.
- 6.12 On this basis I would recommend that approval of this matters specified in conditions application is granted subject to conditions. The remaining conditions of the PPP will be met by future applications and as mentioned above, the overarching Section 75 legal agreement would be varied to include details of the affordable housing provision and to adjust the development phasing of the overall Masterplan, approved under EK/12/0003. This will ensure that all planning obligations are met appropriately.

7 Reasons for Decision

- 7.1 The proposal will have no adverse impact on residential or visual amenity and raises no road safety concerns. The development complies with the applicable provisions of the South Lanarkshire Local Development Plan (adopted 2015) namely (Policies 1 - Spatial Strategy, 4 - Development Management and Placemaking, 5 - Community Infrastructure Assessment, 6 - General Urban Area /Settlements, 12 - Housing Land, 13 - Affordable Housing and Housing Choice, 15 - Natural and Historic Environment, 16 - Travel and Transport and 17 - Water Environment and Flooding. In addition the proposal accords with the relevant Development Plan Supplementary Guidance.

Michael McGlynn

Executive Director (Community and Enterprise Resources)

11 December 2017

Previous References

- ◆ EK/12/0003 – Residential Masterplan (PPP) – Approved 24/12/2014

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan (adopted 2015)
- ▶ Development management placemaking and design supplementary guidance (2015)
- ▶ Neighbour notification letter dated 18.05.2017
- ▶ Neighbour notification letter dated 14.11.2017

- ▶ Consultations

Facilities, Waste & Ground Services	29/05/2017
S.E.P.A. (West Region)	06/06/2017
Scottish Water	01/06/2017
SP Energy Network	24/05/2017
Community - play provision/community contributions	07/06/2017
Roads & Transportation Services (Flood Risk Management Section)	02/06/2017
Roads Development Management Team	05/12/2017
Environmental Services	12/06/2017
Countryside & Greenspace	23/05/2017
Arboricultural Officer	02/06/2017
Housing & Technical Resources	05/12/2017
West of Scotland Archaeology Service	06/06/2017

► Representations

Representations from : Joe Allan, 94 Franklin Place
Westwood
East Kilbride
G75 8LS, DATED 06/06/2017 & 11/11/2017

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

Maud McIntyre, Planning Officer, Montrose, 154 Montrose Crescent, Hamilton ML3 6LB
Ext 5043 (Tel : 01698 455043)
E-mail: maud.mcintyre@southlanarkshire.gov.uk

CONDITIONS

- 1 That before any development commences on site or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.
- 2 That the introduction of carriageway widening along Berebriggs Road shall be undertaken to permit two way flow along its length prior to completion of the 38th dwellinghouse, or otherwise agreed by the Council as Planning Authority.
- 3 That before the dwellinghouses hereby approved are completed or brought into use, a private vehicular access or driveway of at least 6m metres in length shall be provided and the first 2 metres of this access from the heel of the footway/service strip shall be hard surfaced across its full width to prevent deleterious material being carried onto the road.
- 4 That before the dwellinghouse hereby permitted is occupied, 2 car parking spaces for a 3 bedroom property and 3 parking spaces for a 4 bedroom property shall be provided within the curtilage of the plots and outwith the public road or footway and shall thereafter be maintained to the specification of the Council as Planning Authority.
- 5 The surface of the driveways and accesses shall be so trapped and finished in hardstanding as to prevent any surface water or deleterious material from running onto or entering the highway.
- 6 That a suitable system of site drainage shall be required to prevent surface water flowing onto the public road, details of which shall be submitted for consideration and approval to the Council as Planning and Roads Authority.
- 7 That appropriate wheel wash facilities/road cleaning systems shall be introduced within the site to ensure that mud and debris is not deposited on the public road.
- 8 That all construction and/or other vehicles shall be able to access and exit the site in forward gears, therefore a turning area must be provided, together with sufficient parking within the site boundary to accommodate all site staff/operatives parking requirements, details to be submitted for approval in writing by the Council as Planning and Roads Authority.
- 9 That all new residents within the approved site shall be issued by the applicant with a Residential Travel Pack.
- 10 That the surface water from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland and with the Council's Sustainable Drainage Design Criteria (or any subsequent updated version of this guidance) and shall be agreed in writing with the Council as Planning Authority in consultation with SEPA.
- 11 That before any dwelling houses hereby approved are occupied, the approved

details for the storage and collection of refuse within the development shall be provided in accordance with the approved scheme and thereafter maintained all to the satisfaction of the Council as Planning Authority.

- 12 That the applicant shall adopt and implement the Flood Risk Management measures as outlined in the submitted Flood Risk Assessment and Drainage Strategy Report dated August 2014 (Sections 4.15 to 4.17). These measures shall be implemented prior to the completion of the site.
- 13 That the landscaping scheme relating to the development hereby approved shall be carried out simultaneously with the development, or each phase thereof, and shall be completed and thereafter maintained and replaced where necessary to the satisfaction of the Council as Planning Authority.
- 14 That prior to any work commencing on the site, a maintenance management schedule for the landscaping scheme approved under the terms of Condition 13 above shall be submitted to and approved by the Council as Planning Authority. Thereafter, the landscaping shall be maintained in accordance with the approved management schedule to the satisfaction of the Council.
- 15 That the developer shall arrange for any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at his or her own expense.
- 16 That no development shall commence on site until the applicant provides written confirmation from Scottish Water to the Council as Planning Authority that the site can be satisfactorily served by a sewerage scheme designed in accordance with Scottish Water's standards.
- 17 That notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, a change of use of any garage (whether integral or detached) to living accommodation associated with the dwellinghouse on the plot shall be subject to a further planning application to the Council as Planning Authority.
- 18 That details of the construction and makeup of the recreational footpath shaded orange linking the development with Hamilton Road shall be submitted for approval in writing by the Council as Planning Authority within 3 months of the date of this consent. Thereafter the path shall be constructed and maintained to the satisfaction of the said Authority.
- 19 The footpath referred to in condition 18 above shall be implemented and operational prior to the completion of the last dwellinghouse.
- 20 That a footpath link, shaded blue on the approved plan, shall be provided to the western side of Plot 88, to the satisfaction of the Council as Planning and Roads Authority, unless otherwise agreed.
- 21 That no development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority.

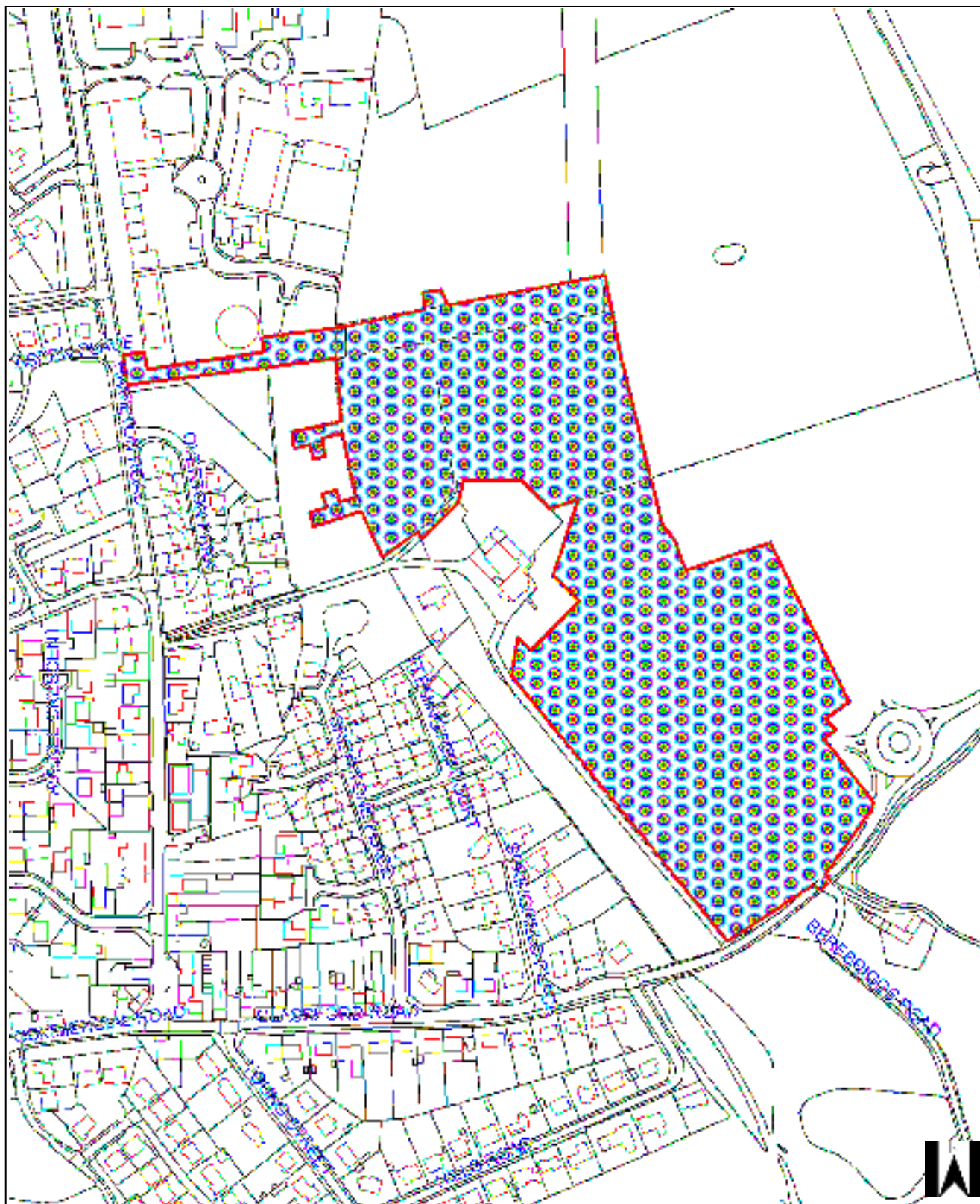
Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.”

REASONS

- 1.1 In the interests of amenity and in order to retain effective planning control.
- 2.1 In the interests of traffic and public safety.
- 3.1 In the interests of traffic and public safety.
- 4.1 To ensure the provision of adequate parking facilities within the site.
- 5.1 To prevent deleterious material being carried into the highway.
- 6.1 In the interests of traffic and public safety.
- 7.1 In the interests of traffic and public safety.
- 8.1 In the interests of traffic and public safety.
- 9.1 To encourage the use of public transport, walking and cycling.
- 10.1 To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.
- 11.1 In the interests of amenity.
- 12.1 In the interests of amenity.
- 13.1 In the interests of amenity.
- 14.1 In the interests of amenity and to retain effective planning control.
- 15.1 In the interests of amenity.
- 16.1 In order to retain effective planning control.
- 17.1 In order to retain effective planning control.
- 18.1 These details have not been submitted.
- 19.1 To encourage walking and cycling.
- 20.1 To encourage walking and cycling.

21.1 In order to safeguard any archaeological items of interest or finds.

For information only



For information only