

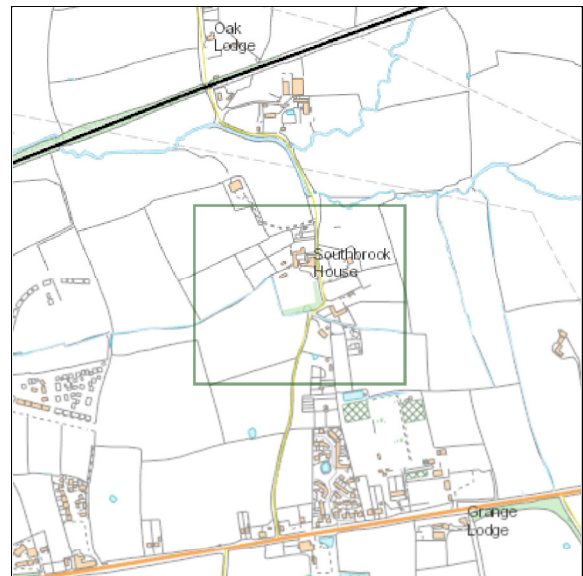
Ward Broadclyst

Reference 18/2588/OUT

Applicant Mr & Mrs A J Street

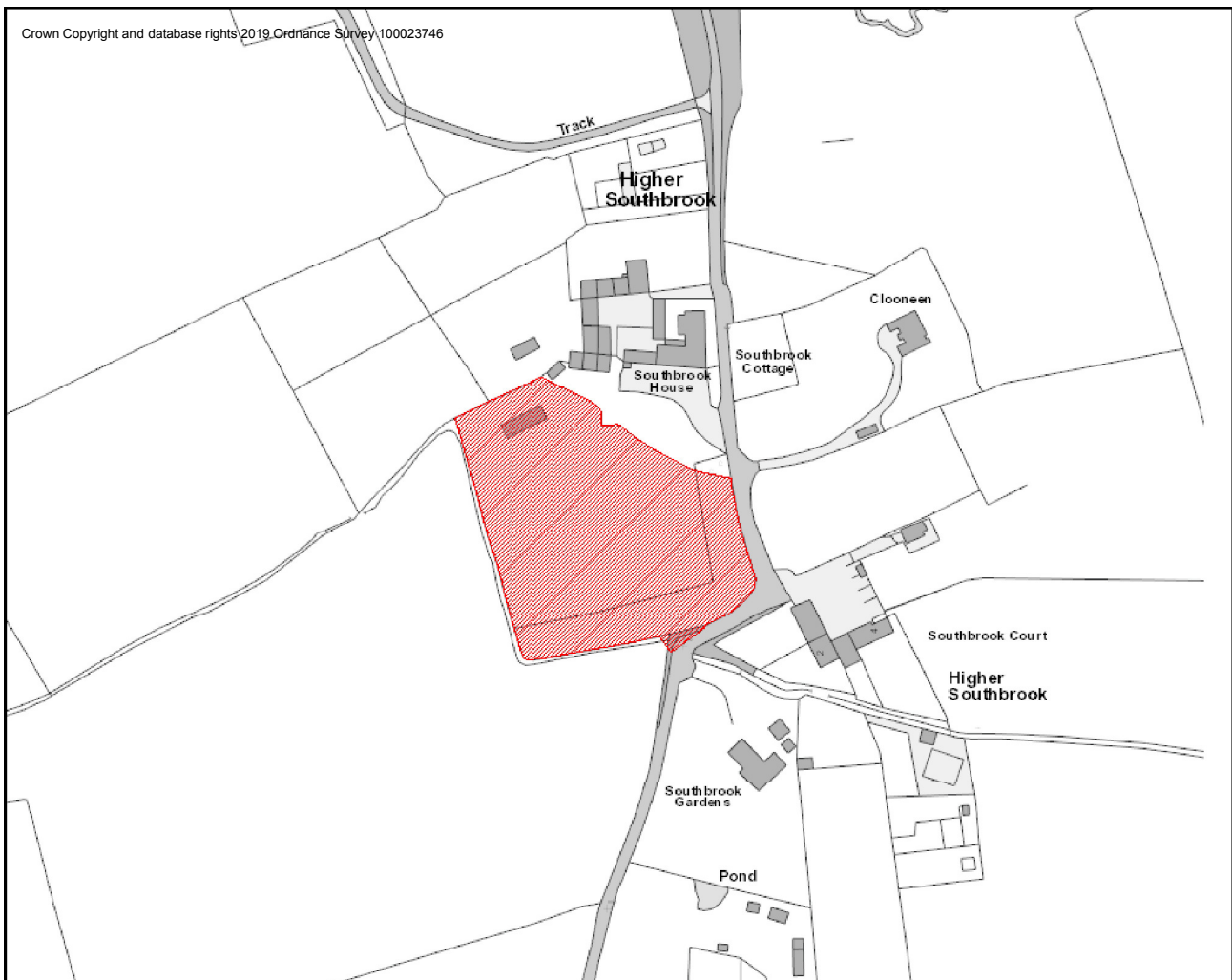
Location Land To The South Of Southbrook House
Southbrook Lane Whimple Exeter EX5 2PG

Proposal Outline application (with all matters other than access reserved) of construction of upto 9no dwellings and other associated development



RECOMMENDATION:

- 1. That the Habitat Regulations Appropriate Assessment within this Committee report be adopted;**
- 2. That the application be APPROVED subject to conditions and a S106 agreement to secure an appropriate off-site financial contribution towards Affordable Housing.**



		Committee Date: 2nd April 2019
Broadclyst (CRANBROOK)	18/2588/OUT	Target Date: 17.01.2019
Applicant:	Mr & Mrs A J Street	
Location:	Land To The South Of Southbrook House Southbrook Lane	
Proposal:	Outline application (with all matters other than access reserved) of construction of up to 9no dwellings and other associated development	

RECOMMENDATION:

1. That the Habitat Regulations Appropriate Assessment within this Committee report be adopted;
2. That the application be **APPROVED** subject to conditions and a S106 agreement to secure an appropriate off-site financial contribution towards Affordable Housing.

EXECUTIVE SUMMARY

This application is before Members as the application represents a departure from Local Plan policy.

The application seeks outline consent for development of up to 9 dwellings with all matters reserved other than access reserve for future consideration. An indicative layout has been submitted as part of this application which demonstrates how nine dwellings can be accommodated on the site and how the access from Southbrook Lane would be achieved.

Whilst the site in planning policy terms is situated within the open countryside, it is acknowledged that it is bounded by the new town of Cranbrook to the north, east and west and therefore acts as a small pocket of in-fill development that would represent sustainable development resulting from the continued eastern expansion of the town.

The original outline application (03/P1900) for the first phase of Cranbrook includes some land to the east of Southbrook Lane but did not extend as far north as the houses and land that form the hamlet of Southbrook itself.

Land to the west of the site is covered by the existing outline planning application (reference 03/P1900) and land to the east of site is allocated in the adopted Local

Plan for the "Cranbrook Expansion" and has a live outline planning application on it which is yet to be determined.

The Cranbrook Plan Development Plan Document (The Cranbrook Plan) has been published by East Devon District Council and is currently out to pre-submission consultation before being submitted to the Secretary of State for examination. The submission version of The Cranbrook Plan includes Southbrook Lane within the proposed Built up Area Boundary for Cranbrook.

Having regard to these considerations, it is concluded that although the development is contrary to Strategy 7 of the Local Plan 2013-2031 and has been advertised as a departure, the location of the site, surrounded by existing or forthcoming development at Cranbrook is a material consideration and one which overrides the policy conflict and the proposal is deemed to meet the overall of objectives of sustainable development set out in Strategy 3 of the Local Plan and the NPPF.

The applicants have agreed to make the appropriate habitat contribution which has been secured under a Unilateral Undertaking. In addition, a draft Heads of Terms (HoTs) document has been submitted which seeks to secure the necessary off-site financial contribution towards affordable housing.

The application is therefore recommended for approval.

CONSULTATIONS

Local Consultations

Town Council

The Council noted that the site was located within the hamlet of Southbrook and therefore located in the countryside and subject to Strategy 7 of the East Devon Local Plan. As the location was wholly within the developing new town, it was considered that the location was sustainable in all respects with proximity to facilities, jobs and transport. Whilst the site fell within the terms of Strategy 7 of the Local Plan, the Council considered that development as proposed as being acceptable and that, at this stage in the application, there were insufficient grounds on which a refusal could be justified given the fact that the site would ultimately be wholly within the newly developed town of Cranbrook.

It was proposed by Cllr Kim Bloxham, seconded by Cllr Barry Rogers and resolved to support planning application 18/2588/OUT.

Technical Consultations

Environmental Health

I have considered this application and recommend that the following condition is attached to any permission granted:

A Construction and Environment Management Plan must be submitted and approved by the Local Planning Authority prior to any works commencing on site, and shall be

implemented and remain in place throughout the development. The CEMP shall include at least the following matters: Air Quality, Dust, Water Quality, Lighting, Noise and Vibration, Pollution Prevention and Control, and Monitoring Arrangements. Construction working hours shall be 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays, with no working on Sundays or Bank Holidays. There shall be no burning on site. There shall be no high frequency audible reversing alarms used on the site.

Reason: To protect the amenities of existing and future residents in the vicinity of the site from noise, air, water and light pollution.

County Highway Authority

Observations:

The site sits on Southbrook Lane (C422) in the hamlet of Southbrook adjacent to the emerging town of Cranbrook.

The transport statement notes the current traffic count of one vehicle every two minutes passing Southbrook House and the 85th percentile speed average of 20mph. I agree this is a low exiting traffic movement and believe this alongside the infrastructure of the adjoining services of Cranbrook (Train, bus service and improved cycle/footway facilities) will mean that the additional 9 dwellings will not cause a substantial traffic capacity impact.

However in saying that, the dwellings will mean a slight increase in traffic movements passing Southbrook House, so although the visibility splay length of 25m is acceptable with the 85th speed average of 20mph, which is self-restricting due to the geometry of the lane, the X distance should not be reduced to 2m as I believe the circumstances "2m may be considered in some very lightly trafficked and slow speed situations" will not reflect completely once the dwellings are in use. Therefore an X distance of 2.4m will be required.

The illustrative layout appears acceptable in its appearance although appreciate these are reserved matters and therefore are open to change.

In summary, should the visibility splay of 2.4m by 25m be founded, the County Highway Authority has no objection to raise against this planning permission.

Recommendation:

THE HEAD OF PLANNING, TRANSPORTATION AND ENVIRONMENT, ON BEHALF OF DEVON COUNTY COUNCIL, AS LOCAL HIGHWAY AUTHORITY, MAY WISH TO RECOMMEND CONDITIONS ON ANY GRANT OF PLANNING PERMISSION

1. Visibility splays shall be provided, laid out and maintained for that purpose at the site access where the visibility splays provide intervisibility between any points on the X and Y axes at a height of 0.6 metres above the adjacent and the distance back from the nearer edge of the carriageway of the public highway (identified as X) shall be 2.4 metres and the visibility distances along the nearer edge of the carriageway of the public highway (identified as Y) shall be 25 metres in both directions.

REASON: To provide adequate visibility from and of emerging vehicles.

South West Water

I refer to the above application and would advise that South West Water has no objection.

Other Representations

Two number representations were received that neither support nor object to the planning application. Comments raised concerns over access and impact on the local road network, overlooking and ecology.

POLICIES

Adopted East Devon Local Plan 2013-2031 Policies

Strategy 3 (Sustainable Development)

Strategy 7 (Development in the Countryside)

Strategy 12 (Development at Cranbrook)

D1 (Design and Local Distinctiveness)

D2 (Landscape Requirements)

EN14 (Control of Pollution)

EN22 (Surface Run-Off Implications of New Development)

EN5 (Wildlife Habitats and Features)

EN16 (Contaminated Land)

TC2 (Accessibility of New Development)

TC7 (Adequacy of Road Network and Site Access)

TC9 (Parking Provision in New Development)

Government Planning Documents

NPPF (National Planning Policy Framework 2019)

Site Location & Description

The application site is accessed directly from Southbrook Lane, on land to the south of Southbrook House. The site technically lies within the open countryside as designed by the Local Plan.

The site consists of an area of hard landscaping and two buildings which are positioned in the north western corner of the site.

Southbrook Lane is a narrow rural road running north from the B3174, which serves a small cluster of large residential dwellings and further links to the village of Broadclyst. Development of the new town of Cranbrook has now reached the boundaries of Southbrook Lane to the west and land to the east of the lane is allocated in the Local Plan for the expansion of the town.

The site itself is within the curtilage of Southbrook House, an existing white washed large dwelling. The site is bounded by Southbrook Lane to the east and the existing outline planning application for Cranbrook (reference 03/P1900) to the south and west.

The site has an existing vehicular access to the south. This is a separate access to that used for the main dwelling house.

Description of Proposal

The outline application seeks permission for residential development of up to 9 dwellings on a site of approximately 0.69ha with all matters reserved other than access. Access is proposed to be derived from an upgrade of an existing access to the site.

Planning History

The application site was subject to pre-application advice in July 2016 seeking advice for 5 number units on land at Southbrook House. At that point in time when the pre-application response was written, it was considered that the Council would be unable to support a planning application on the site. The site did not form part of the allocation for Cranbrook as defined under Strategy 12 (Development at Cranbrook) and was considered to be too remote from the developing town of Cranbrook to be considered as a site that had the potential to support sustainable development.

Following this, the applicant proceeded to promote this site through representations to the emerging development plan document for Cranbrook (The Cranbrook Plan).

ANALYSIS

The main considerations in assessing the proposal focus on the location of the site in relation to policy, as well as other considerations comprising accessibility and sustainability, the impact on the road network, and the potential impact on the landscape, character and amenity of the neighbouring properties and ecology. Each will be assessed in the report below.

Principle

In planning terms, the site is within the "open countryside" as identified by the adopted East Devon Local Plan and Strategy 7 (Development in the Countryside), which defines the countryside as 'all parts of the plan area that are outside the built up area boundary and outside of site specific allocations shown on the proposals map'. As a result the application has been advertised as a departure from the development plan.

The Local Planning Authority are currently in the process of finalising the submission version of The Cranbrook Plan which will aid the development of Cranbrook and deliver the required expansion (including additional allocations) as set out within the adopted East Devon Local Plan. The submission version of the Plan is currently out to a statutory round of public consultation with submission to the Secretary of State for public examination anticipated later in the year. As previously discussed, land to the east and west of Southbrook Lane is covered by the existing outline application (west) and the expansion allocation of Cranbrook (to the east), whilst existing development off Southbrook Lane itself remains outside of that allocation. As such it is recognised that this section of the lane will in the future become surrounded by built development associated with Cranbrook at which time the application site would therefore represent a logical infill to Cranbrook. The submission version of The Cranbrook Plan includes the application site within the proposed built up area boundary of Cranbrook but at the time of writing limited weight can be given to that proposed policy.

An outline planning application for land to the north of Southbrook Court (to the east of the application site) which sought approval for up to 5 number dwellings was approved on the 10th August 2018 (application reference 18/0936/OUT).

A second planning application for a dwelling in the garden space of a property known as Clooneen (to the north of that site) was also approved (application reference 17/2354/FUL) on the 25th May 2018.

Similarly to this application, both sites as detailed above, were classified by local policy as being within the open countryside but were considered to one day be incorporated into the new town of Cranbrook. Importantly recent progress of development within the town and in particular the fact that permission which now straddles Southbrook Lane has recently been granted permission (under reference 18/0391/MRES) demonstrates the ability for future residents of this site to access a range of services and facilities. As a result it is considered that despite the location of this site which sits outside of the allocated area (and previously consented development area), additional dwellings in this location would appear to accord with the overarching principle of delivering sustainable development as set out in Strategy 3 of the Local Plan and the National Planning Policy Framework.

Access

The site sits on Southbrook Lane (C422) in the hamlet of Southbrook adjacent to the emerging town of Cranbrook.

Access is proposed to be taken from an existing access point off of Southbrook Lane which is proposed to be upgraded in association with the application.

County Highways have been consulted on the application and have raised no objection to the principle of development on this site, however, within their comments they stated that an X distance of 2.4m would be required instead of the 2m which were shown on the proposed plans. Negotiations were had with the applicant following on from DCC comments which have resulted in amendments to the plans to show a 2.4m visibility splay.

The transport statement notes the current traffic count of one vehicle every two minutes passing Southbrook House and the 85th percentile speed average of 20mph.

Devon County Highways agree that the lane evidences low traffic movement and foresee that the additional 9 dwellings would not cause a substantial traffic capacity impact due to the infrastructure of adjoining services at Cranbrook, (i.e. train, bus and improved cycleway and footways) in accordance with Policy TC7 (Adequacy of Road Network and Site Access) of the adopted East Devon Local Plan.

The planning statement that was submitted as part of the planning application states that a total of 18 parking spaces will be provided across the scheme. The illustrative site layout shows 2 spaces per dwelling and 6 visitor spaces which is in accordance with Policy TC9 (Parking in New Developments) of the adopted East Devon Local Plan.

Design, Layout and Appearance

Southbrook Lane is a rural lane which provides access to a number of properties. The small cluster of dwellings represent a hamlet with its own pocket of unique character.

To the north of the application site lies the property known as Southbrook House, which is a large, whitewashed, relatively high quality house that appears to be 18th century. To the east of the application site lies the garden area for a property known as "Clooneen" which benefits from planning approval for a new dwelling. This new property was designed to represent a more traditional looking dwelling house aiming to reflect the agricultural and rural ties of the area.

This small cluster of dwellings within Southbrook Lane are considered to be of a high quality and any new development should reflect the surrounding character and appearance within its design. Whilst this application is outline in nature and no details of the design and appearance has been submitted at this point in time, it is recommended that consideration should be taken at the detailed design stage in order to achieve a high quality scheme that reflects the character of the local area in accordance with Policy D1 of the adopted East Devon Local Plan. Consideration should also be taken for neighbouring properties with regard to overlooking and loss of privacy and should be reflected in the proposed layout and landscaping of the scheme.

An illustrative site layout has been submitted as part of the application which demonstrates how 9 dwellings can be achieved on the site. The layout represents a more intimate development of a lower density to what is evidenced out at Cranbrook. The scheme comprises a mix of 3, 4 and 5 bedroom detached houses with substantial gardens much like existing dwellings along Southbrook Lane.

Plots 1 and 2 have been orientated on the parcel taking into account the trees to the north in order to overcome potential over-shadowing.

The northern part of the site is excluded from the red line boundary and is retained as the domestic garden for Southbrook House. Plot 3 is the nearest property to Southbrook House and is distanced approximately 35 metres away. It is considered

that this is an acceptable distance with regard to overlooking and privacy, however, it is noted that the recommendation within the Ecological Appraisal for a new hedge to be planted which create a strong visual screen and further limit and overlooking in accordance the Policy D1 (Design and Local Distinctiveness) of the adopted East Devon Local Plan. A boundary treatment of this nature is also considered to reflect the surrounding character of Southbrook Lane where hedgerows/trees provide a nature screen between properties. Further details of said boundary treatments will be required at reserved matters stage.

Some concerns were raised regarding overlooking of development upon existing properties. This application is in outline only and does not seek to determine layout or appearance at this stage and therefore no conclusions can be reached on such a matter. However, the site is considered to be of adequate size to accommodate 9 dwellings without detriment to the privacy or amenity of neighbouring properties.

Ecology and Trees

The site has a number of mature trees within and on its boundaries. A tree survey, including a Tree Protection Plan and a tree constraints plan has been submitted as part of this application.

The tree report refers to the large mature trees are located on the eastern and southern boundaries, with the key trees being located in the north western corner of the site.

Some of the lower quality trees which are of limited significance are proposed to be removed in order to accommodate the proposed development. The trees that are proposed to be removed are category C and U trees in accordance with BS 5837:2012.

The tree report notes that the loss of such trees can be compensated in future landscape proposals for the site. Noting that the removal would only affect trees of lower categories, this approach is broadly accepted as it ensure that the next generation of trees can be woven into the landscaping for the site, which will benefit the site in the long term. These can be secured at detailed design stage.

An ecological report commissioned by Richard Green Ecology Ltd. was submitted as part of this planning application.

The surveys checked for evidence of bats, dormice, badgers, birds, great crested newts, reptiles and invasive species and revealed none of the above to be found on site.

Whilst there were no presence of protected species bats found on site, the report has provided a number of recommendations following the phase 1 surveys. Due to the outline nature of the application, no such details have been provided which show the proposed mitigation measures in place for ecology and this is something that would as a requirement be needed at reserved matters stage. The recommendations as included within the Ecological Appraisal and which can be secured via a planning condition to ensure compliance with policy EN5 of the Local Plan should the application be approved comprise the following:

- A sensitive lighting scheme that incorporates low level lighting;
- Any tree felling or shrub clearance to be undertaken outside of the bird nesting season;
- Production of an 'Invasive Species Management Plan' to prevent the spread of invasive species during site clearance.
- 5 number bird nest boxes in addition to 5 number bat boxes to be provided on each new dwelling;
- A new hedge to be planted along the boundary of the domestic garden of Southbrook House.

Drainage

The application is an outline application with all matters reserved apart from access. The detailed design stage will include the final drainage proposal for the scheme. Nonetheless, a flood risk and drainage technical note was submitted to support the planning application.

It is understood from the supporting information, that there are no public surface water or foul water sewers within the locality of the site.

Percolation tests have been carried out with the findings being documented in the report. The testing confirmed that infiltration drainage is not suitable for the site and therefore attenuation combined with offsite discharge is proposed.

The flood risk and drainage technical note proposes the foul sewage to drain to a new package treatment plant which would discharge to a drainage mound.

The preliminary drainage layout shows the attenuation tanks under the car parking spaces serving plots 7, 8 and 9. This is then discharged to an existing watercourse along the western boundary of the site via an S98 sewer requisition.

An email from SWW has been submitted as part of the application which provides evidence of their confirmation to discharge into the existing watercourse.

The sewage package treatment plant is proposed within the green open space at the North West corner of the scheme which is then intended to discharge to a drainage mound, acting as a mounded filter system.

The final details of any drainage will be considered at Reserve Matters stage but in the event that outline planning permission is granted, if at the time of a reserved matters submission mains foul and surface water drainage has been laid closer to the site as a result of development at Cranbrook then the Local Planning Authority will expect the development to connect to such infrastructure or for it to be conditioned to do so as and when possible in the future.

Habitats Regulation Assessment and Appropriate Assessment

The nature of this application and its location close to both the Pebblebed Heaths and Exe Estuary and their European Habitat designations is such that the proposal requires a Habitat Regulations Assessment. This section of the report forms the

Appropriate Assessment required as a result of the Habitat Regulations Assessment and Likely Significant Effects from the proposal.

In partnership with Natural England, the Council and its neighbouring authorities of Exeter City Council and Teignbridge District Council have determined that housing and tourist accommodation developments in their areas will in-combination have a detrimental impact on both the Exe Estuary and Pebblebed Heaths through impacts from recreational use. The impacts are highest from developments within 10 kilometres of these designations. It is therefore essential that mitigation is secured to make such developments permissible.

This mitigation, which has been identified through the South East Devon European Mitigation Strategy prepared by Footprint Ecology and their related work, is secured via a combination of funding from the Community Infrastructure Levy and contributions collected from residential developments within 10km of the designations. This development will be CIL liable and the relevant financial contribution has been secured. On this basis, and as the joint authorities are working in partnership to deliver the required mitigation in accordance with the South-East Devon European Site Mitigation Strategy, this proposal will not give rise to likely significant effects.

Other matters

A draft heads of terms document was submitted as part of the planning application which covers any contributions in association with the development. The outline application seeks permission for up to 9 dwellings which is under the threshold for on-site affordable housing delivery as per paragraph 63 of the NPPF and the National Planning Practice Guidance and therefore an offsite affordable housing financial contribution is sought instead.

The figure for the off-site contribution was calculated using the below formula on the basis of the site being within such close proximity to Cranbrook:

12,448 (East of Exeter & 25% Policy Target) x 9 = £112,032.

It is also noted that the section 106 that would need to be agreed as part of this scheme should include a clause which seeks to secure two affordable housing units alongside a financial contribution of £3,112 (rather than the financial contribution above) should the reserved matters scheme exceed 1000sqm in total residential floor space, as per National policy.

Conclusion

Whilst the site in planning policy terms is situated within the open countryside by virtue of Strategy 7, it is acknowledged that it will one day be in close proximity to the new town of Cranbrook and therefore acts as a small pocket of in-fill development that in the near future would represent sustainable development resulting from the continued eastern expansion of the town and the accessibility to services and facilities that this will provide. It is considered that up to 9 number dwellings in this location would accord with the overarching principle of delivering sustainable development as set out in Strategy 3 of the Local Plan and the National Planning Policy Framework.

Consideration should be taken at the detailed design stage in order to achieve a high quality scheme that reflects the character of the local area in accordance with Policy D1 of the adopted East Devon Local Plan. Consideration should also be taken for neighbouring properties with regard to overlooking and loss of privacy and should be reflected in the proposed layout and landscaping of the scheme. Opportunities to connect to any main sewers and services should also be taken at any Reserve Matters stage.

Taking account of the assessment above, the proposal is considered to be acceptable and is therefore recommended for approval subject to a legal agreement to secure affordable housing obligations and subject to conditions.

RECOMMENDATION

- 1. That the Habitat Regulations Appropriate Assessment within this Committee report be adopted;**
- 2. That the application be APPROVED subject to a S106 agreement to secure an appropriate off-site financial contribution towards Affordable Housing and subject to the following conditions.**

1. Reserved Matters

Approval of the details of the layout, scale and appearance of the building and the landscaping thereof (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

(Reason - The application is in outline with one or more matters reserved.)

2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

(Reason - To comply with section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3. CEMP

Prior to the commencement of development a Construction Environmental and Management Plan (CEMP) to manage the impacts of construction including traffic, shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Secretary of State for Transport).

For the avoidance of doubt, the CEMP shall include:-

- i. measures to regulate the routing of construction traffic
- ii the times within which traffic can enter and leave the site;

- iii. the importation and/or dispersal of spoil and soil on and off site;
- iv. measures to control dust from earthworks and construction activities;
- vi. the location of the site compound(s);
- vii. specified on-site parking for vehicles associated with the construction works and the provision made for access thereto;
- viii. expected number of construction vehicles per day.

(Reason - To minimise the impact of the works during the construction of the development in the interests of highway safety and the free-flow of traffic, and to safeguard the amenities of the area in accordance with Policy EN14 (Control of Pollution) and TC7 (Adequacy of Road Network and Site Access) of the adopted East Devon Local Plan.

4. Drainage

No works shall begin until details of a Sustainable Urban Drainage System (SUDS) for the disposal of the surface water for the scheme has been submitted to and approved in writing by the Local Planning Authority, including a timetable for its implementation and details of any construction phase SUDS. The scheme shall be carried out and thereafter retained in accordance with those approved details.

(Reason - To avoid pollution of the environment and/or flooding in accordance with Policy EN14 (Control of Pollution) and EN22 (Surface Run-off Implications for New Development) of the adopted East Devon Local Plan).

5. Hedgerow Protection Plan

No works shall begin until a Hedgerow Protection Plan for the protection of all hedges and shrubs, shall have been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved details. The Hedgerow Protection Plan shall adhere to the principles embodied in BS 5837:2012.

(Reason: Details are required at the earliest opportunity to ensure the continued wellbeing of retained trees in the interests of the amenity of the locality in accordance with Policy D3 (Trees and Development Sites) of the adopted East Devon Local Plan).

6. Ground Infrastructure

No development shall begin on the site until details of the location and design of any below and above ground infrastructure installations for that part of the site and a timetable for their installation have been submitted to and approved in writing by the Local Planning Authority. The details shall include the design and layout (with positions, dimensions and levels) of service trenches, ditches, drains, pipes, cabling, electric vehicle charging points and other excavations.

The relevant infrastructure shall be installed in accordance with the approved details.

(Reason - To facilitate the development of high speed broadband communication networks for the development, and in the interests of amenity, to ensure that above ground landscaping is not compromised by arrangements for below ground infrastructure in accordance with Strategy 3 (Sustainable Development), Strategy 11 (Integrated Transport and Infrastructure Provision at East Devon's West End), Strategy38 (Sustainable Design and Construction) and policy D1 (Design and Local Distinctiveness) of the East Devon Local Plan 2013 - 2031 and with paragraph 42 of the National Planning Policy Framework 2012).

7. Garages

No dwelling shall be occupied until the garage(s) and/or parking spaces agreed to serve that dwelling have been provided in accordance with details that previously shall have been approved in writing by the Local Planning Authority. Such garages and parking spaces shall thereafter be retained for the parking of vehicles unless otherwise agreed in writing with the Local Planning Authority.

(Reason - To ensure required parking facilities are provided and available for use upon occupation of the dwellings and thereafter in accordance with Policy TC9 (Parking Provisions) of the adopted East Devon Local Plan).

8. Any reserved matters submissions shall include details of the External Lighting Scheme taking account of the ecological constraints of the site as identified in the Assessment, recommendations and mitigation of the Preliminary Ecological Appraisal dated March 2018 produced by Richard Green Ecology. Such provision is to be implemented and thereafter retained in accordance with the approved plans prior to first occupation, unless subsequently otherwise agreed in writing by the Local Planning Authority.

(Reason - To ensure that an appropriate lighting scheme is secured which takes into consideration the ecology and wildlife on the site in accordance with Policy EN5 (Wildlife Habitats and Features) of the adopted East Devon Local Plan).

9. Landscaping Scheme

Landscaping details submitted for approval in respect of the associated reserved matter, shall adhere to the Assessment, recommendations and mitigation of the Ecological Appraisal dated May 2017 prepared by Richard Green Ecology and received by East Devon District Council on the 12th November 2018.

The landscaping scheme shall include details of the proposed new hedgerow to be planted to the north east of the scheme to provide a natural boundary

between plots 3 and 4 and the domestic garden of Southbrook House that is proposed to be retained.

The approved landscaping scheme shall be completed for each plot in the first planting season following the completion of the plot development, or in accordance with the approved implementation and management schedule. The landscaping scheme shall be maintained for a period of 5 years from the time of the planting of the last elements of the approved landscaping scheme . Any trees or other plants which die, are damaged or become no longer viable before or during this 5 year period shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.

(Reason - In the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 (Design and Local Distinctiveness) and D2(Landscape Requirements) of the adopted East Devon Local Plan and with the guidance contained within the National Planning Policy Framework).

10. Finished Floor Levels

Details in relation to the reserved matters in compliance with Condition 1 shall include finished floor levels where relevant and existing and proposed ground levels. Development shall then be carried out in accordance with those approved details.

(Reason - To ensure that adequate details of levels are provided to enable assessment of the relative heights of ground and buildings in relation to the landscape, the proposed development and existing structures in accordance with Policy D1 (Design and Local Distinctiveness) of the adopted East Devon Local Plan).

11. The development hereby permitted shall be carried out in accordance with the recommendations and mitigation measures contained within the Ecological Appraisal report dated May 2017 prepared by Richard Green Ecology and received by East Devon district Council on the 12th November 2018.

(Reason: In the interests of ecology and biodiversity in accordance with the provisions of policy EN5 (Wildlife Habitats and Features) of the adopted East Devon Local Plan).

12. Provision for Refuse Storage

Any reserved matters submission for the development shall include detailed plans showing provision for any relevant external refuse and recycling storage facilities. Such provision is to be implemented for each dwelling prior to first occupation of the respective dwelling and thereafter retained in accordance with the approved plans, unless subsequently otherwise agreed in writing by the Local Planning Authority.

(Reason - To ensure this amenity is satisfactorily integrated into the design of the development in accordance with Policy D1 (Design and Local Distinctiveness) of the adopted East Devon Local Plan).

13. Materials

a. Any reserved matters submissions shall include a schedule of materials and finishes for buildings and hard landscaping

b. Samples of the materials and finishes to be used for the external walls and roofs of the proposed development and the hard landscaping shall where requested by the Local Planning Authority be supplied to accompany the submission. The development shall be carried out in accordance with the approved details unless subsequently otherwise agreed in writing by the Local Planning Authority.

(Reason: To ensure that the materials are sympathetic to the character and appearance of the area in accordance with Policy D1 (Design and Local Distinctness) of the Adopted East Devon Local Plan.

NOTE FOR APPLICANT

Informative:

In accordance with the aims of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 East Devon District Council works proactively with applicants to resolve all relevant planning concerns; however, in this case the application was deemed acceptable as submitted.

Plans relating to this application:

PL01 Rev B	Location Plan	12.11.18
PL03 Rev E	Layout	12.11.18
PHL-101 Rev B	Layout	12.11.18

List of Background Papers

Application file, consultations and policy documents referred to in the report.