

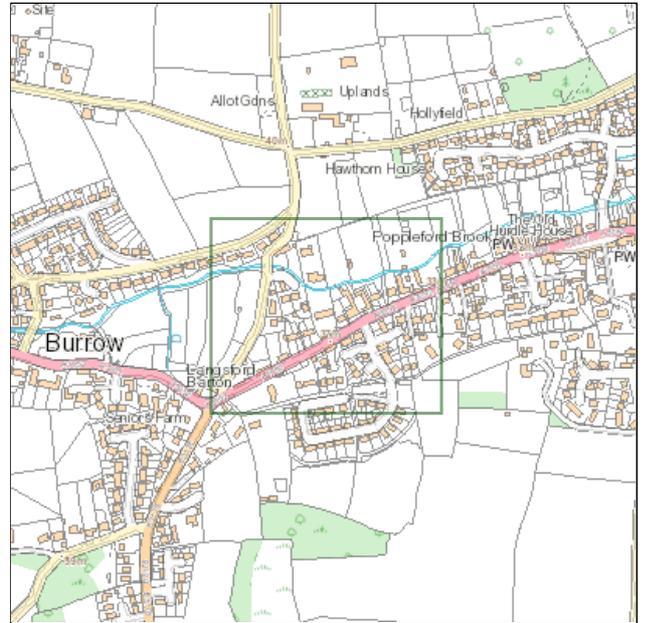
**Ward** Newton Poppleford And Harpford

**Reference** 21/3308/RES

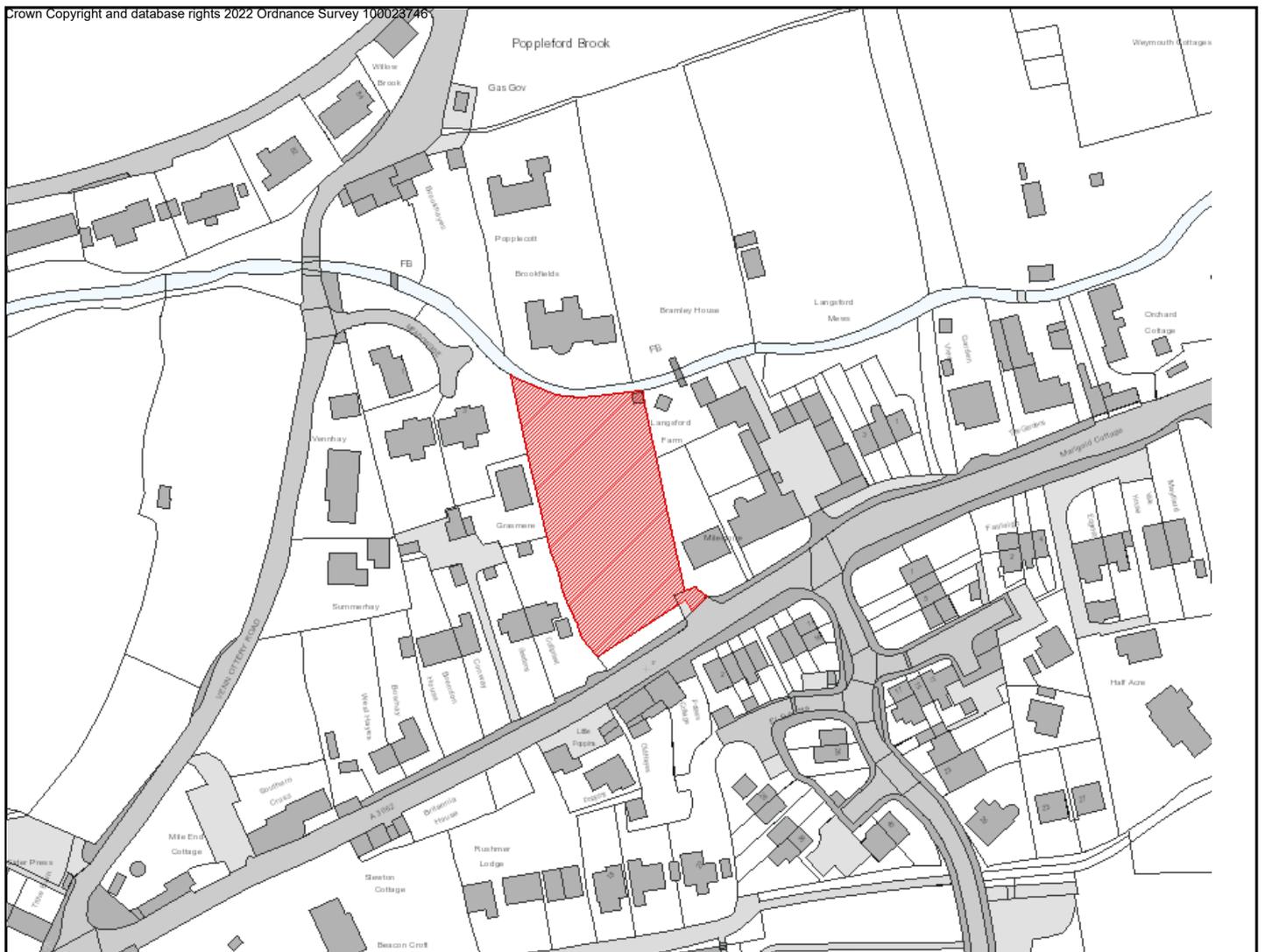
**Applicant** Mr S Tucker (OFAH)

**Location** Waterleat High Street Newton Poppleford Sidmouth EX10 0DU

**Proposal** Reserved matters application, pursuant to outline planning permission ref. 16/0218/OUT, for the approval of details of appearance, landscaping, layout and scale for the construction of 9no dwellings including the discharge of conditions 7, 10, 11, 12, 13 and 19 of planning permission 16/0218/OUT.



**RECOMMENDATION: Adopt the included appropriate assessment and Approve the application with conditions**



		<b>Committee Date: 29.11.2022</b>	
<b>Newton Poppleford And Harpford (Newton Poppleford And Harpford)</b>	<b>21/3308/RES</b>	<b>Target</b>	<b>Date:</b>
		<b>21.03.2022</b>	
<b>Applicant:</b>	<b>Mr S Tucker (OFAH)</b>		
<b>Location:</b>	<b>Waterleat High Street</b>		
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#### **EXECUTIVE SUMMARY**

**This application is brought before the Planning Committee as the officers recommendation is contrary to the comments of the former ward member.**

**The application relates to a site approximately 0.245 hectares in area, until recently occupied by a property known as Waterleat House, located on the northern side of High Street (the A3052) towards the western end of the built-up area of the village as defined in the adopted Villages Plan.**

**Outline planning permission was granted in October 2019 for redevelopment of the site with a 9-dwelling scheme. Although access details, including realignment works to both sides of the High Street road carriageway, were approved at that stage, the remaining detailed matters, comprising the layout of the scheme, the scale and appearance of the development and the landscaping of the site, were reserved for later approval.**

**A section 106 agreement relating to the payment of an off-site contribution towards affordable housing was entered into by the then applicant in conjunction with the grant of the outline permission. The obligations that it contains are binding upon successors in title.**

**Approval of the outstanding matters reserved at the outline stage is now sought.**

The submitted details, which have been amended following extensive officer negotiation, show a layout very similar to that submitted indicatively with the outline application, consisting of two pairs of two bedroom semi-detached units towards the front of the site with the remaining five dwellings, consisting of four two/three bedroom units and a further two bedroom dwelling, arranged in the form of a terrace behind them with a parking courtyard, comprising 19no spaces, laid out in between.

In the light of the combined constraining effects of the inclusion of the northern portion of the site within flood zones 2 and 3, a sewer easement and the requirement, by condition attached to the outline permission, to provide a minimum of two spaces per dwelling, it is accepted that the developable space available in which to provide 9 dwellings is such that the submitted layout represents the most appropriate - indeed largely the only - option, bearing in mind the specific quantum of development approved at the outline stage.

The scale of the units, as amended, is equally not thought to be unduly excessive when considered in the context of that of other existing neighbouring and nearby dwellings. Indeed, it meets with the relevant neighbourhood plan policy relating to maximum dwelling floor space. (However, notwithstanding, it should be recognised that this maximum space requirement equates to the minimum prescribed by the Government's nationally described space standards.)

Furthermore, it is felt that the dwelling heights would relate well to neighbouring development such that they would not appear unduly unsympathetic within the wider street scene or detrimental to the general character or appearance of this part of the village which is defined by a mix of dwelling forms, sizes, layouts, materials, etc.

The negotiated revisions to the palette of external wall and roof finishes, essentially involving the substitution of face brick for Cedral weatherboarding originally proposed, are also considered to represent an improvement to the scheme that would better reflect the character and appearance of surrounding development.

Similarly, although there remain details of elements of the landscaping of the site to be supplied to address conditions attached to the outline permission, the details that have been submitted at this stage are thought to be acceptable.

The application also includes information submitted to discharge conditions of the outline permission relating to drainage, levels and the mitigation of flood risk. Having been duly considered, and having regard to the comments received from the Environment Agency in relation to the flood risk mitigation issues, it is accepted that these conditions can be appropriately discharged.

Overall, having regard to the submitted details, and being mindful of the limitations upon the scope of considerations that is material at the reserved matters stage, it is not thought that any of the significant number of detailed points of concern that have been raised by the parish council, former ward member or interested third parties could be substantiated.

## **CONSULTATIONS**

### **Local Consultations**

#### **Parish/Town Council (Comments re. second set of amended plans)**

As previously mentioned, the Parish Council look forward to the completion of the development at Waterleat. The Parish Council appreciates that the latest revised plans, which were reviewed at the PC meeting of 25th July 2022, show a move towards the more affordable housing aim of 2 bed properties. 5 of the properties are now shown as 2 bed with a further 4 as 2/3 bed.

However the Parish Council continues to object to these revised plans on the basis that they do not fully comply with the 'made' Neighbourhood Plan for the parish.

In an area where parking is increasingly difficult as more and more residents have their own cars, it is essential that sufficient parking is allowed for in this new development. The Neighbourhood Plan (NHP) stipulates that new properties should have 1 parking space per bedroom. If the properties are officially designated as all 2 bedroom properties, then the development will require a minimum of 18 parking spaces. As it is, with the properties designated as 5 x 2 bed and 4 x 'up to 3 bed', the parking proposed would be insufficient. It is noted that the outline planning permission granted in October 2019 stated that both the layout and scale of detailed development was clearly a reserved matter, irrespective of the proposal in that application.

In terms of layout the site plan shown extends beyond the building line from Collipriest to Milestone. The PC believes the street scene would be improved by moving plots 1-4 Northwards in line with these neighbouring properties.

Plot 9 is shown on the site plan document 0176/PI/PSP/01 as just 5 meters from the wall of Grasmere, giving great concerns that the West elevation of this 2 storey property will be overbearing to the neighbouring property & will obscure light. It should be pointed out that the outline planning layout document 834/100 in 16/0218/OUT, referred to in the approval notice, indicates that the Western elevation would be approximately 10m from Grasmere.

Whilst the 'Street Scene' document 0176/PI/SSD/01 shows the proposed ridge heights in respect of the neighbouring properties Collipriest and Milestone, the scene diagram does not show the ridge height of Grasmere which is much closer to the proposed properties.

Bicycle & bin storage facilities continue to be inadequate, with the three mid terrace properties needing to pull through the house from back garden areas. This is in contravention to the Parish's 2021 NHP Policy HQD1.

Swift bricks and bee bricks should be incorporated into the design in accordance with the NHP policy HQD1 (h).

#### **Parish/Town Council (Comments re. first set of amended plans)**

Councillors had the opportunity to review the revised plans at the Parish Council meeting on Monday 23rd May.

Whilst acknowledging that the developers have responded to some of the concerns expressed in February by making 'minor alterations' such as EV charging and the provision of (inadequate) nest boxes the Parish Council cannot support this application.

The principal issue stems from the fact that outline planning envisaged 5 x 2 bed and 4 x 3 bed affordable properties in line with the identified needs of the parish. Outline planning was granted prior to the Neighbourhood Plan (NHP) being 'made', but this should not lessen its importance and the new detailed application should adhere to the democratically agreed policies of the NHP.

NHP policy H1: the requirement for smaller (and therefore more affordable) dwellings is not being fulfilled. Gross internal areas of the (revised) designs are 115m<sup>2</sup>, 146m<sup>2</sup> and 190m<sup>2</sup>, far exceeding the guide 93m<sup>2</sup> of policy H1. 3-bed, 3-storey 'high-end dwellings' do not provide the easy access and adaptable living for all members of the community as required. Reducing the size of the properties and providing one and 2-bed houses would alleviate so many of these concerns and meet the intentions of the NHP.

The increased number of bedrooms (from 22 to 27) in the 9 houses drives an increase in required parking spaces (one space per bedroom in accordance with NHP policy T1 (a)) which the proposed layout does not accommodate. The inadequate number of parking spaces is anticipated to exacerbate parking issues elsewhere in the village in contravention of policy T2 (d).

There is no provision for bicycle parking in contravention with policy T1 (b).

The proposed layout of the scheme has pushed the development further West, too close to the neighbouring property 'Grasmere' (although the applicant's incorrect location plan does not show this) and the intention to build into the loft spaces has raised required ridge heights beyond those of the immediate neighbouring properties, making the scheme overbearing (in contravention with policy HQD1(e). In addition, the scheme puts the 4 semi-detached properties (plots 1 ' 4) in front of the 'building line' between 'Milestone' and 'Collipriest', the immediate neighbouring properties to the front of the plot.

A proper bin storage area needs to be designed in which would alleviate the problem of terraced houses having to store their rubbish in front of their properties to the detriment of the street scene.

The Parish Council is greatly concerned that the destruction of hedgerows and site clearance has occurred prior to any agreed (re)planting scheme in accordance with HQD1 (h) & (i). The removal of hedgerows requires them to be either reinstated or an equivalent amount replaced elsewhere on the plot.

At least 9 swift bricks should be included in the site, plus bee boxes, bee bricks and insect houses.

The Parish Council reiterates its previous objections to this application and endorses recent comments made by other Consultees and members of the public.

#### Parish/Town Council (Comments re. original plans)

This proposal was discussed at a Parish Council meeting on 31st January 2022 and Councillors agreed unanimously to object on the following grounds:

#### High Quality Design ' Neighbourhood Plan Policy HQD1

It was noted that the development site layout differs from that approved under 16/0218/OUT with certain properties now sited closer to the A3052 and others closer to neighbouring properties. The building line and ridge height (10m) now appear to be out of keeping with neighbouring properties contrary to NHP Policy HQD1(e) and may adversely affect the amenity of those properties HQD1(s).

The size of the properties has increased from the original proposal with all 9 properties being 3 storey 3-bed dwellings of between 114 and 190 square metres which does not meet the demand in Newton Poppleford for small dwellings (max 93 square metres) contrary to NHP Policy H1. As 3 storey dwellings these properties do not provide easy access and adaptable living for all members of the community contrary to NHP Policy HQD1(r).

The developer has not provided sufficient information for proper consideration in the following respects:

HDQ1 (b) No information supplied as to how houses will be heated or insulated to mitigate fuel poverty. Similarly, the applicant has not indicated whether the development will incorporate carbon reduction measures HDQ1 (w).

HDQ1(e) Applicant has not submitted 'Streetscene' drawings to indicate how these properties incorporate a sense of place and how they have been informed by the character of the area.

HDQ1 (n) No information provided regarding the type of boundary with the A3052 or the materials to be utilised.

HDQ1 (q) No information provided regarding the construction methods to show how the developers will utilise sustainable construction methods and minimise the use of non-renewable resources. Similarly, no information has been supplied regarding the type or quality of the building materials that will be used and if these are sympathetic to the local area HQD1(x).

#### Trees and Hedgerows

Retention of individual trees and hedges is a priority for the Parish as all are beneficial to wildlife and help counter the effects of greenhouse gases and carbon emissions. They also soften the visual impact of new development. The Arboricultural Report prepared in 2016 indicates the removal of trees and hedgerows from the site with no indication on the site plan of reinstatement or replacement contrary to Policy TH1. The removal of trees/hedgerows will create breaks in the green linkages in and around the

site contrary to HQD1 (i). There is no indication that the developers intend to maximise opportunities for 'greening' the built environment as required under HQD1 (h).

#### Wildlife Habitats

Policy HQD1 (h) requires that developers maximise opportunities to protect and enhance existing wildlife habitats. The applicant has not provided any information as to whether items such as swift bricks, bee boxes, bee bricks and insect houses will be provided.

The proposal contravenes the Neighbourhood Plan in the following respects:

HQD1 (j) Schemes for more than 5 dwellings should include variation in design detail to maintain the variety of building that is characteristic of the village.

NH Policy T1 (a) There is inadequate provision of car parking spaces and secure bicycle spaces. The parking spaces as shown do not appear to be of sufficient size and there appears to be no provision for EV charging contrary to NHP Policy T1(c). Any shortfall of parking spaces in this development will exacerbate existing parking problems in the vicinity of the site contrary to NH Policy T2 (d).

#### Newton Poppleford and Harpford - Cllr V Ranger (Comments re. first set of amended plans)

In its current format I object to this application.

I fully endorse the comments made by the Parish Council and the comments from Mrs Gill Cameron-Webb of the Neighbourhood Plan Steering group in her very detailed objection, the RSPB officer and the other public contributors who raise environmental issues and impact on nearby Grasmere.

I note that at Outline planning in 2016, all matters were reserved except for Access so there is scope for change to ensure the village gets the sustainable housing it deserves.

H1 Neighbourhood Plan - in the current format and given the constraints of the flood risk to the site there is room for change the 9 x 3 bedroom, 3 storey proposed housing. This could be done either by reducing the height of the houses (from 3 storey to 2 storey) or reducing the number of properties to comply with the housing needs of the village, which is for smaller houses and those which can be adapted for those with changing needs and accessibility. This flat site would be most suitable for providing houses which comply with Policy H2 to cater for those with mobility issues being based close to bus stops to reduce the need for driving; although I fully accept the reduction in bus services in the village and the cost of buses does not encourage their use.

There is no variation in design with the exception of property 9. The fact that 4 of the houses are semi-detached and 5 are terraced is irrelevant. The layout is identical in these houses and visually they look the same.

Less or smaller houses would also help to address the issue of parking spaces. In order to comply with the adopted Neighbourhood Plan this site requires 3 parking

spaces for 3 bedroom properties owing to the well-established difficulty of parking within Newton Poppleford, acknowledged by the Neighbourhood Plan Inspector. They walked the village when considering whether the Neighbourhood Plan was sound and having witnessed for herself the folly of allowing new houses to be built without adequate parking (See King Alfred Gate where cars park on the pavement because of a lack of adequate parking on site) supported the inclusion of one parking space per bedroom for new properties. I accept the size of the proposed parking spaces are standard size, but this would not allow for the inevitable motor homes and work trucks that are more common now and does not allow for sufficient visitor parking. Will the parking spaces be designated or a free for all?

Policy HQD1 ' Given that there should be no sheds, fences or buildings put up in the gardens of houses 5-9 due to the risk of flooding ' where will houses 6-8 keep their lawn mowers and gardening equipment? Even if permitted development rights are removed I can see planning applications coming in at a later date for the erection of these as happened at Brook Meadows.

I am also concerned with chemical run-off from the gardens directly into Back Brook given the proximity of residential gardens and recent concerns about river pollution.

There should also be a condition forbidden the building of steps or 'jetties' down to Back Brook by properties 5-9 which has happened at the Holmdale development in Station Road and which subsequently caused a meander in Back Brook and bank erosion.

Ridge height/roof line ' as previously stated in my comments for outline planning, Langsford Mews further down the High Street shows how much more attractive two story houses are in the village, far less obtrusive to the street scene and fitting well into the existing housing. The aerial photo on page 9 of the FRA shows Langsford Mews and its 3 houses and I think demonstrates well how cramped this site will be with 9 houses and its associated service road and parking spaces. If the site is raised to reduce the flood risk to property, this will exacerbate the higher roof line.

FRA ' it is surprising to read that no searches produced evidence of flooding on site. A simple search Flooding Newton Poppleford 2008, 2009 and 2012 brings up photos of this. Here is an example from 2008:

Newton Pop hit by freak floods | Sidmouth Herald

EP1 Neighbourhood Plan - The applicant seems reluctant to provide the most basic of requests, for example swift bricks in ALL houses, not just most. There must be clear hedgehog highways and bee bricks. There is a lack of adequate greening on site with regard to trees and hedges to replace that which have been totally removed ahead of planning permission being granted and would also reduce flood risk and bank erosion which this area is very susceptible to. Hedges should be planted in preference to the proposed wooden fencing for the same reason.

I note the comments from the 2016 application from SWW and wish to be assured that the current sewage system can cope with the increase in housing numbers of this site and that surface water is being dealt with adequately.

Foul Sewerage Services - South West Water advised a Planning Condition to emphasise that: Foul drainage from the Development (and no other drainage) shall be connected to the public foul or combined sewer. Reason: To ensure the discharge of drainage from the Development shall not be prejudicial to the public sewerage system and ensure there are adequate public foul sewerage facilities to receive foul water flows, in order to safeguard the public and environment. Surface Water Services The statutory Water and Sewerage Undertaker supports the Planning Policy Guidance for Flood Risk & Coastal Change statement. To accompany its planning 16/0218/OUT application, the applicant must demonstrate how its proposed development will have separate foul and surface water drainage systems and not be detrimental to existing infrastructure, the public and environment (and that any provisions for protecting infrastructure have been agreed with SWWL as service-provider). The applicant should demonstrate to your LPA that its prospective surface run-off will discharge as high up the hierarchy of drainage options as is reasonably practicable (with evidence that the Run-off Destination Hierarchy has been addressed, and reasoning as to why any preferred disposal route is not reasonably practicable):

1. Discharge into the ground (infiltration); or where not reasonably practicable, Provide written evidence as to why Infiltration devices, including Soakaways, Swales, Infiltration Basins and Filter Drains do not meet the design standards as specified in either H3 Building Regulation standards for areas less than 100m<sup>2</sup>. Soakaways serving larger areas must meet the design standard specified in BS EN 752-4 (para 3.36) or BRE Digest 365 Soakaway Design.
2. Discharge to a surface waterbody; or where not reasonably practicable, Provide written evidence for refusal of discharge consent from owner of water body (Environment Agency, Local Authority, Riparian Owner etc.)
3. Discharge to a surface water sewer, highway drain, or another drainage system; or where not reasonably practicable, Provide written evidence for refusal of discharge to drainage system (Highway Authority, Environment Agency, Local Authority, Private ownership)
4. Discharge to a combined sewer.( Subject to Sewerage Undertaker carrying out capacity evaluation) South West Water will carry out a hydraulic capacity review of the combined sewerage network before permission will be granted to discharge to the combined sewer.

EDDC Trees ' I would like to see an updated report from the EDDC Trees officer on how more greening could be incorporated into the site given our new Climate Change Emergency policy.

Mrs Gillian Cameron Webb (Objects) (Comments attached to Cllr. Ranger's observations)

I was on the Steering Group for the Newton Poppleford and Harpford Neighbourhood Plan which was voted in by 87% on 6/5/21. I object to the updated Planning Application 21/3308/RES because it still fails to deliver many of the Neighbourhood Plan policies.

Relevant Neighbourhood Plan Policies and Objections:

T1 a)

There should be 27 off road car parking spaces (1 for each bedroom) so the application is still 7 spaces short.

Also, 9 secure bicycle parking spaces should be provided but there are none.

Although item 19 of the Outline Planning Application stipulates only 2 parking spaces per house this is superseded by the Newton Poppleford and Harpford Neighbourhood plan which is more recent.

It would be better if these were two bedroomed houses as the space available for parking would then be sufficient.

T2 d) - because the development only has 20 parking spaces this will exacerbate existing parking problems in the village.

The Objection Report (re Val Ranger comments) says residents won't have to park outside the development. However as these are 3 bedroomed family homes it's highly likely that there'll be more than 2 cars per house so additional family cars and visitor parking will have to park elsewhere.

The inadequate parking availability will result in cars parked haphazardly around the development which will be detrimental to the street scene. Any overflow parking on the side of the development's drive-in could impede visibility and access to the A3052 and cause congestion which could prevent access to the development by large vehicles (e.g. refuse trucks)

Overflow parking onto the A3052 will cause a danger. Also the central island referred to as a safe pedestrian crossing near the bus stop does not meet the national standard of 2m width, so cannot be considered safe.

TD1 b) and HQD1 s)

The new layout contravenes Section 8 of the decision notice which states that the details of the scale and site layout shown in the approved drawings, with the exception of the access layout, shall be treated as indicative.

However the 5 house terrace has been moved further west and house 9 is now too close to the neighbouring property

Grasmere where it will be imposing and result in a loss of light.

The Site Plan is wrong. It labels Grasmere house as being much further west than it really is, Grasmere actually abuts the site's western boundary and is directly adjacent to the dividing hedge.

H1 - the development does not meet the requirement for smaller dwellings requested in the Neighbourhood Plan (93sq m).

It would be preferable if these were one or two bedroomed houses as this would better deliver this requirement as well as alleviating the inadequate parking.

H2 - the development does not meet the requirement for housing which caters for those with mobility issues as none of the houses is single storey and none are one bedroomed.

HQD1 u) - No street lighting is shown on the layout. There should be street lighting near the car parking area to help prevent crime.

EP6 b) - However, need to make sure the light doesn't affect neighbouring properties.

HQD1 and BfL (12) - 12

The amended plan has moved bin storage into the back gardens for units 6, 7 and 8 where they will become wet and dirty, but residents will have to pull them through their houses to be collected as they have no side alleys. These bins will end up being kept at the front of the houses which will be detrimental to the street scene.

The Arboricultural Report was signed off in 2016 without any new trees or hedging being proposed, before the Neighbourhood Plan was 'Made'.

However, as the Arboricultural Report was resubmitted in 2022 it should have been updated to include replacement trees and hedging to meet requirements in the Neighbourhood Plan which was 'Made' on 6th May 2021.

TH1 b) - five new trees should be planted to replace those cut down but the Site Plan doesn't show any new trees being planted.

TH1 e) and 4) - The Site Plan doesn't show any new hedging being planted to replace the three areas cut down.

The site plan does show 15 un-numbered green circles which imply new planting, however there is no commitment in the application to plant anything within those green circles.

HQD1 b) - this policy requires the development to mitigate fuel poverty. However the Objection Report (Parish Council) shows that all 9 units will be fitted with gas boilers which at a time of escalating gas prices will significantly increase fuel poverty. A more sustainable energy solution should be provided.

HQD1 e) - It looks like the 10m ridge heights for the new houses will be higher than neighbouring properties especially as the houses will additionally be on raised ground because of flood risk. This will cause the new houses to be imposing to neighbouring properties, especially Grasmere.

EP2 - The updated application shows that re-profiling will raise the level of land within the development and the Flood Risk Assessment shows that the development will cause increased runoff. However the application doesn't show how the increased risk of flooding to neighbouring properties will be avoided even though they're extremely close and on lower land.

EP2 d) The Flood Risk Assessment recommends SUDS techniques to manage run off. However only 1 of the 7 possible techniques will be provided, not because this is the appropriate solution but because the site is too cramped to provide the other 6 SUDs techniques. This is unacceptable, the flood risk must be properly managed.

HQD1 g) - The planning application does not show how the power and telephone lines will be installed.

HQD1 h) - The planning application does not show how it will protect and enhance wildlife habitats:

i) The 5 artificial house martin nest boxes shown for units 5 - 9 are welcomed but are less than the full requirement of 9 swift bricks. Therefore an additional 4 swift bricks should also be installed within the development.

ii) The boundaries are now shown as feather edged fencing but this has no environmental benefit. As a minimum gateways should be raised and gaps made through fences to provide hedgehog highways. However hedge boundaries would be far preferable as they would replace the hedging previously removed, provide hedgehog highways and contribute to the greening and sustainability of the development.

iii) no solitary bee boxes, bee bricks and 'insect houses' are shown

iv) no green walls or living roofs are shown

v) no proof that there are no panels of glass dangerous to birds

vi) 5 existing trees and 2 areas of hedging have been taken down and not replaced

HQD1 i) It's clear from the Arboricultural Report that there big breaks in the green 'linkages', some of the breaks caused by removal of trees and hedging to facilitate the development. New hedging should be planted to provide continuous green linkages.

HQD1 j) - There are more than 5 houses but from the elevation diagrams there are no variations in design detail which is required by this policy

HQD1 n) and HQD1h) ii) - The planning application shows that the boundaries will be feather edged fencing but doesn't state the height of the fencing. Also the fencing is shown as reaching down to Back Brook despite the Environment Agency requirement that 'this area to be kept as open green space free of development such as sheds or fences and left to function as natural flood storage area'.

HQD1 w) - There is an acknowledged climate emergency but the planning application does not show how the development will implement sustainable measures such as rain water capture and carbon reduction measures (e.g. solar panels or water heating panels).

HQD1 x) - The planning application does not show that the materials to be used are sympathetic to the local area.

#### Newton Poppleford and Harpford - Cllr V Ranger (Comments re. original plans)

I note the comments of the EA and share their concerns. These comments should be added to my previous comments which have not yet been addressed.

I am very concerned about the undue haste in raising everything on site to the ground without full pre-demolition approval, I cannot see for example a protected species survey. Is a CEMP in place? I hope the LPA will ensure that no attempt will be made to start work on foundations and footings without prior approval of design and layout.

I would like to see how a safe crossing of the A3052 will be incorporated into the plans; this may rely on some goodwill on the part of the applicant to work with DCC to ensure this happens.

I will comment further as plans come forward.

Further to my previous comments, please see ED adopted Local Plan, which is now well established, Strategy 38. This is in addition to the more recently adopted Neighbourhood Plan and comments from the Parish Council and the public. These policies urgently need addressing before any further work takes place on site and I hope the LPA will ensure this is the case.

All potential applicants need to be aware that it is easy to check on Google Earth what demolition has taken place historically. It does not just show the current situation. There is very superficial information provided at the current time in order to comment on this application. I am unable to ascertain at present if the original access has been created as agreed at Outline.

In terms of reserved matters, I am unclear about road widths, parking space sizes which match the number of bedrooms new properties have, visitor parking, ridge height, finishing materials, refuse arrangements, landscaping including Climate Emergency considerations nor compliance with a number of the most recent neighbourhood Plan policies.

Once more information comes forward, I will comment further. Thank you.

### **Technical Consultations**

Environment Agency (Comments re. original plans/FRA; comments re. amended plans/FRA awaited)

Thank you for consulting us on this proposal.

Response

We object on the grounds of flood risk.

Reason

As part of the development site is within Flood Zone 3 the sequential test is required to be passed.

Ground elevations and finished floor levels (FFL) should be marked on plans and drawings. It is also not completely clear if the ground levels are being raised or if it is just the individual floor levels of the properties that are being raised. We would recommend that ground levels of the site are raised including the car parking and paths to ensure safe access and egress during a flood event.

Although 600mm freeboard had been previously agreed with the Environment Agency for past applications, climate change allowances and relevant guidance have since been updated. The FRA has compared increase in fluvial flow against the 0.1%AEP modelled levels and has, as a result, taken the 0.1%AEP level to be the 'worst case event' and used in the place of the 1%AEP climate change level.

In general we accept this approach but there is low confidence and as the area has previously flooded before we therefore recommend FFL to be set 900mm above the flood level of 35.55mAOD rather than 600mm.

It is presumed that riparian responsibility for the watercourse will be passed to the property owners of the retrospective land parcels 5 to 9.

The outline proposals show an area of land to be lowered adjacent to the watercourse and condition 13 links to this re-profiling work, however no detail has been provided for the re-profiling of northernmost part of the site.

There are no details to the landscaping of the northern area of the site. Property gardens are in the flood zone area and there is no mention of boundary fences. This area should be kept as open green space free of development such as sheds or fences and left to function as natural flood storage area.

Advice to the LPA

We will maintain our objection until the applicant has supplied information to demonstrate that the points above are address and the flood risks posed by the development can be satisfactorily addressed.

#### Devon County Highway Authority

The County Highway Authority (CHA) has visited the site and reviewed the application.

There are a couple of questions that I picked up from this project.

One is that I am not sure if the bin store layout is just indicative or if all of the bins are accessible, even if the adjacent parking space is occupied. A re-location or engineering/mechanical solution may be possible if not.

Another question I had was whether electric charging points were going to be provided for vehicles as this is now a requirement for residential developments.

A construction and environment management plan (CEMP) will be needed to help mitigate activity disruption during the construction process. In addition to secure cycle storage though these two requirements can be conditioned to be implemented at later stage.

Recommendation:

THE HEAD OF PLANNING, TRANSPORTATION AND ENVIRONMENT, ON BEHALF OF DEVON COUNTY COUNCIL, AS LOCAL HIGHWAY AUTHORITY, IS LIKELY TO RECOMMEND REFUSAL IN THE ABSENCE OF FURTHER INFORMATION

Officer authorised to sign on behalf of the County Council  
29 March 2022

#### Other Representations

Representations of objection have been received from five interested third parties across three rounds of consultation. A further 'neutral' representation has been received from the RSPB.

#### Summary of Grounds of Objection

1. Contrary to Policies T1, T2, EP2, H1, H2 and HQD1 of the Newton Poppleford Neighbourhood Plan.
2. Too close to existing properties which will cause unacceptable privacy, noise and light pollution problems.
3. Application is not accompanied by a protected species survey.

#### Summary of Further Comments

1. Ecological mitigation measures fall short of what is required under best practice and the Newton Poppleford Neighbourhood Plan.

### **PLANNING HISTORY**

<b>Reference</b>	<b>Description</b>	<b>Decision</b>	<b>Date</b>
16/0218/OUT	Demolition of the existing dwelling and construction of 9no. dwellings and highway alterations (outline application with all matters reserved except for access)	Approval with conditions	07.10.2019

### **POLICIES**

#### Adopted East Devon Local Plan 2013-2031 Policies

Strategy 6 (Development within Built-up Area Boundaries)

Strategy 27 (Development at the Small Towns and Larger Villages)

Strategy 46 (Landscape Conservation and Enhancement and AONBs)

D1 (Design and Local Distinctiveness)

D2 (Landscape Requirements)

D3 (Trees and Development Sites)

EN5 (Wildlife Habitats and Features)

EN7 (Proposals Affecting Sites which may potentially be of Archaeological Importance)

EN19 (Adequacy of Foul Sewers and Adequacy of Sewage Treatment System)

EN21 (River and Coastal Flooding)

EN22 (Surface Run-Off Implications of New Development)

TC9 (Parking Provision in New Development)

Made Newton Poppleford & Harford Neighbourhood Plan 2020-2031 Policies

T1 (Adequate Parking)

EP1 (Conservation and Enhancement of the East Devon AONB and Natural Environment)

EP2 (Minimising Damage to Existing Properties)

EP4 (Surface Water Runoff)

EP5 (SuDS Design and Management)

H1 (Meeting Demand for Smaller Dwellings)

TD1 (Infill and Garden Developments and Extensions Within the Built-up Area Boundary)

HQD1 (Maintain the Built Character of our Parish through High Quality Design)

TH1 (Trees and Hedgerows)

Government Planning Documents

NPPF (National Planning Policy Framework 2021)

**ANALYSIS**

Site Location and Description

The site, which extends to approximately 0.245 hectares in area and is now vacant, is located on the northern side of High Street (the A3052) towards the western end of the village as defined in the adopted Villages Plan.

Until it was demolished earlier this year, it housed a large detached property known as Waterleat House that had been vacant for some time. It was positioned around midway back within the plot and occupied a considerable part of its width. The entirety of the site area surrounding it comprised its curtilage with the rear garden extending northwards to the Back Brook, which formed its northern boundary.

The 'front' boundary comprises a brick wall, set back from the road and footway alongside it by a grassed strip of land - that extends across much of the width of the site - that is in separate ownership. Vehicular access into the site off High Street is positioned at its south eastern corner and shared with the neighbouring residential property to the east, Milestone.

The site is not itself the subject of any specific designations or constraints. However, the whole of the village is within the designated East Devon Area of Outstanding Natural Beauty (AONB). In addition, a portion of the rear part of the site alongside the Back Brook, amounting to approximately one quarter of the overall site area, is within flood zones 2 and 3.

### Background

Outline planning permission was granted, in October 2019, for the demolition of Waterleat House and the redevelopment of the site with nine dwellings.

Although details as to the layout and landscaping of the site and the scale and appearance of the dwellings were reserved for later consideration, access details - involving alterations to the entrance and the re-alignment of kerbs on both sides of the High Street road carriageway - were approved at the outline stage.

However, the application submissions did also include an indicative layout for the scheme. This showed the dwellings arranged in two parallel rows across the site in the form of two pairs of semi-detached units nearer to the front of the site with the remaining five units laid out in a terrace in a position set slightly to the rear of the footprint of Waterleat House with one end of the terrace adjacent to part of the western site boundary with Grasmere, a neighbouring chalet bungalow.

The position of the terrace was also shown to be outside of the area of a 9 metre easement to both north and south of the position of mains sewer running through the site from west to east.

The plan also indicated a layout of 18 parking spaces within the area between the two groups of houses.

Despite the policy (Local Plan Strategy 34) requirement for the payment of an off-site financial contribution towards affordable housing, in lieu of on-site provision, an open book viability assessment was provided with the application to demonstrate that the scheme would not be viable if the full contribution were required.

However, given the indicative nature of the scheme, the assessment contained several scenarios and, with its scale not being finalised until the reserved matters stage, it was acknowledged that the viability of the final proposals could be very different to that of the indicative scheme.

In line with practice in relation to other residential development schemes elsewhere, a section 106 agreement was therefore entered into with the then applicant setting out obligations requiring the carrying out of a review of the appraisal at the post-reserved matters determination stage in order to establish if the scheme is viable and therefore able to sustain the payment of an affordable housing contribution via a calculation that takes overage into account.

The application was referred to the then Development Management Committee in October 2016 with the recommendation to approve (subject to the section 106 agreement being entered into) being agreed.

### Proposed Development

Approval is now sought for the approval of the details of the development that were reserved at the outline stage; namely those relating to the scheme layout, the scale and appearance of the dwellings and the landscaping of the site referred to above.

Following extensive negotiations, these now show a layout very similar to that shown indicatively under application 16/0218/OUT. It comprises two pairs of semi-detached dwellings (plots 1-4) positioned nearer to the front of the site and a terrace of five units (plots 5-9) set further back with a total of 19 parking spaces laid out, in two rows, between the two groups of houses.

The internal layout incorporates a turning head of sufficient size for the manoeuvring of waste and other larger service vehicles together with a new vehicular entrance off of the principal estate road to provide access to the rear garden of Milestone in place of the present front entrance which would be encompassed within the proposed realigned and widened entrance to the development.

All of the dwellings would be two storey in height. Five would be two bedroom with the remaining four incorporating a 'third bedroom/office'.

The layout details show bin and recycling storage facilities and water butts for each plot alongside 'allowance for an electric vehicle charger'. Air source heat pumps and solar panel arrays would be installed, respectively, with and on the principal (south-facing) roof planes of, each unit.

Measures to enhance biodiversity have also been incorporated into the scheme, comprising the installation of bat boxes, bee bricks and swift bricks on each unit together with seven access holes for hedgehogs within fencing throughout the site.

### Considerations/Assessment

The submitted details are considered against the various reserved matters as follows. Where appropriate, the comments of the parish council and ward member are addressed in the assessment.

### Layout

As stated, the layout largely reflects that shown indicatively with the outline application. Whilst the approval of layout details was not sought at that stage, the indicative layout was commented upon by officers in the report presented to the Committee as follows:

'Through negotiation, the scheme has been reduced to 9 dwellings (having originally been submitted as a scheme for 12 units arranged in two terraces and including only 20 parking spaces) and 18 parking spaces (2 per dwelling). The new indicative layout reduces the rear terrace to 5 dwellings and allows for a gap of about 10 metres between the end of the terrace and Grasmere. The terrace of 4 houses and 2 flats at the front has been reduced to 4 dwellings arranged as two pairs of semi-detached houses. They have also been moved further into the site so that they are more in alignment with the dwellings on the adjacent plots.

The revised scheme demonstrates that 9 dwellings can be accommodated on the site without harming neighbour amenity. The splitting up of the front block and moving it

back also results in a form of development which is more compatible with the pattern of dwellings on that side of the road. Although tandem development is not a characteristic of the area, it represents an efficient use of the land and is not dissimilar to the way in which King Alfred Way and Capper Close have been developed on land behind the road-fronting development.'

The acceptance of this analysis of the indicative layout is reflected in Members' resolution to grant permission for a development of nine dwellings on the site. The proposal for consideration involved this specific number of units and was not made on the basis of 'up to' this number with some degree of flexibility built in to enable both developer and Local Planning Authority to review this at the later stage.

It is also highlighted that the portion of the site that is within the flood zone and the easement, both referred to above, together represent a significant constraint upon the developable area within the site. They effectively sterilise around one quarter of it, thereby leaving a considerably reduced area within which to accommodate nine dwellings, as approved.

These matters were presented to Members at the time of the original resolution to grant permission and, were it not thought possible to accommodate this quantum of development within the remaining area of the site, it must be considered unlikely that this would have been forthcoming.

In the light of this, in general terms it is difficult to envisage how a scheme for nine dwellings could otherwise be laid out within the site than as presented whilst also incorporating the level of associated vehicle parking provision required to meet condition 19 of the outline permission which stipulates a level based upon two parking spaces per dwelling.

Indeed, the intended accommodation of 19 spaces represents a very slight over provision. As such, it is not thought that the concerns that have been expressed regarding lack of adequate parking provision could reasonably be upheld in opposition to the submitted details on this ground. Despite the level of provision not meeting the requirements of the Neighbourhood Plan, these cannot override the condition attached to the extant outline permission which sets out the requirement for two spaces per dwelling.

Moreover, no comments relating to the number or size of parking spaces have been made by the Highway Authority in its consultation response. However, its observations relating to the provision of electric charging points have been addressed through the submitted revisions to the details. Furthermore, in response to the query regarding the accessibility of the bin/recycling storage facilities to the three central units within the rear five-dwelling terrace (i.e. plots 6, 7 and 8), it has been confirmed, via reference to the submitted floor plans, that ground floor passageways separating plots 6 and 7 and 7 and 8, enabling rear access to all three plots, would be provided. (In elevation, these passages are shown with gated front entrances.)

The issue of the close proximity of plot 9 to the site boundary with Grasmere is duly acknowledged. However, the revisions to the scheme show it repositioned further from

this boundary than previously and largely in line with the indicative layout presented at the outline stage.

Furthermore, it is felt that the intervening presence of the existing hedge that defines the western site boundary would help to a degree to mitigate the level of impact that would be caused in this regard.

The general positioning and orientation of the terrace comprising plots 5-9 is, as stated above, largely consistent with the indicative layout given consideration at the outline stage.

Drawing together these various factors therefore, it is considered that the submitted layout details are acceptable.

### Scale

The submitted revised details now show the five two bedroom units to be of identical footprint area to each other; likewise with each of the two/three bedroom dwellings. Plots 1-4 and 7, the two bedroom dwellings, would all be of slightly narrower width than plots 5, 6, 8 and 9, which would comprise the three bedroom units.

However, all of the dwellings would be of an identical height with no variation in roof ridge levels across plots 1-4 or 5-9.

Street elevation and levels details that have been provided that also illustrate that the roof ridge height of plots 1-4 would be around 1.4 metres lower than that of Collipriest, the immediate neighbouring property to the west of the front part of the site. Although shown as being 2.1 metres higher than Milestone to the east, it should be noted that this property is a chalet bungalow. Plots 5-9 would be set at a slightly lower level.

As stated above, the units would all be two or two/three bedroom properties in line with Policy H1 of the Neighbourhood Plan. Each would also comply with the maximum 93 square metres gross internal floor space applied by the policy. (It is highlighted that this standard set out in Policy H1 equates to a median figure within the 84 - 102 square metres range set out as a minimum within the Government's technical housing standards nationally prescribed space standards.)

In terms of footprint area, none of the proposed units would exceed that of any of the existing two storey properties adjacent to and in the vicinity of the site.

As such, it is considered that the overall scale of the proposed dwellings, again allowing for the site constraints, would be acceptable.

### Appearance

The palette of external wall and roof finishes has also been the subject of negotiation through the course of the application and it is now proposed that these comprise Terca Ashington Red Multi face brick up to ground floor window head level with Limestone White K Rend render above beneath Smooth Grey Marley Plain concrete roof tiles. Windows and bi-folding doors would be PVCu and aluminium-framed respectively and

of Anthracite colour whilst front doors are to be composite and Olive in colour and the window heads and cills would be formed in 'Bath' colour Serene Wetcast stone.

This represents a revision to the original details that incorporated blue/grey Cedral weatherboarding, at first floor level, over render as the external wall finishes. However, the use of weatherboarding was not considered to be characteristic of existing development in the vicinity of the site and the inclusion of a part brick finish was therefore negotiated given the proximity of the site to the converted former farm buildings attached to Langsford Farm to the east of the site.

These are thought to represent an improvement to the appearance of the development and, taken together with the form and design of the units themselves, area considered to be acceptable in the light of the existing variety of dwelling and building forms within this part of High Street.

### Landscaping

The submitted details show the retention of the existing hedge, together with a Beech tree, along the western boundary of the site along with five existing smaller trees - 3no Apples, a Hazel and a Mulberry - positioned towards the north western corner of the site that would form parts of the rear gardens of plots 8 and 9.

Condition 6 of the outline permission, requiring the submission for approval of details of the means of protection of these, was discharged in January this year and some protective fencing - in line with the approved details - has since been put in place.

Elsewhere, a vertical boarded timber fence, to replace a very similar fence, has been constructed along the eastern site boundary whilst a tarmac surface finish is envisaged for the access road, turning head, entrance to Milestone and the parking spaces.

These details aside, it is proposed that the internal plot boundary treatment(s) and the intentions for the 'front' boundary wall be reserved for consideration in conjunction with the discharging of condition 14 of the outline permission. However, it has been suggested by the applicants that the latter could possibly be replaced with a stone wall. However, no further details as to these elements of the landscaping for the site have yet to be provided.

It is also noteworthy that the form, design and appearance of the proposed treatment of the rear garden boundaries between plots 5-9 may well be required to take into account the need to facilitate the maintenance of flood flow paths given their partial location within the flood zone.

However, the details that have been supplied in relation to the hard and soft landscaping of the site to date are considered to be acceptable.

### Discharge of Conditions

The application also seeks the discharge of a number of the conditions attached to the outline permission as follows:

Condition 7 (Schedule of Materials and Finishes) - This has been provided and is duly considered under the 'Appearance' reserved matter above. As stated, the negotiated

revised palette of external materials and finishes is thought to be acceptable and, as such, this condition may be regarded as being discharged.

Condition 10 (Written Scheme of Investigation of Programme of Archaeological Work) - A document, prepared by South West Archaeology, has been provided setting out a programme of archaeological works. It has been referred to the Historic Environment Team (HET) at Devon County Council and found to be acceptable. Written confirmation from the HET has been provided to this effect.

Condition 11 (Details of Surface Water Drainage Scheme) - A Drainage Strategy plan has been supplied that shows details proposing an attenuated discharge of surface water drainage to the Back Brook via the installation of an attenuation tank to meet the requirements for a 1 in 100 year plus climate change (40%) event.

There is no objection to these details.

Condition 12 (Details of Finished Floor Levels) - These details have been provided and, in conjunction with the revised flood risk assessment, referred to the Environment Agency (EA) for further comments. In response, the EA have confirmed that these details are acceptable.

Condition 13 (Details of Re-profiling of Site adjacent to Back Brook) - As per condition 12 above.

It has been agreed that the discharge of conditions 5 (Highway Engineering Details) and 14 (Details of Boundary Treatments) of the outline permission is to be applied for separately from this reserved matters application.

#### Other Matters

The following issues, raised by the parish council, ward member and interested third parties, that are not specifically addressed elsewhere within the report are considered in turn below.

Lack of affordable housing as envisaged at outline stage - Under the provisions of Local Plan Strategy 34, the direct provision of affordable housing was not required. A financial contribution towards off site provision was therefore sought. However, a viability appraisal was submitted that demonstrated that a full, policy compliant level of contribution could not be provided without affecting scheme viability. In the light of this, the section 106 agreement was entered into with the applicant to enable the viability of the scheme to be re-examined after approval of the reserved matters and any overage payment duly calculated. This would be in lieu of any direct affordable housing provision and would be entirely compliant with the Local Plan strategy. There is therefore no requirement for such provision through the approval of the reserved matters.

Insufficient ecological mitigation - Condition 17 of the outline permission requires the development to be carried out in accordance with the recommended measures for mitigation set out in updated and extended phase 1 habitat survey and bat and breeding bird update survey reports that were provided at that stage.

As such, taken together with the submitted biodiversity enhancement measures set out above (i.e. the provision of bat boxes, swift bricks, bee bricks and permeability through the site for hedgehogs), it is considered that the scheme does now incorporate sufficient ecological mitigation to meet the requirements of neighbourhood plan policy.

Absence of crossing of the A3052 - A crossing has never been required as part of the development by the Highway Authority. Indeed, there is a crossing point, adjacent to bus stops on both sides of the road carriageway, with a central pedestrian island around 90 metres to the east of the site.

Failure to address Local Plan Strategy 38 – It is thought that the incorporation of a sufficient level of sustainable design and construction methods, climate change resilience, mitigation of adverse effects and biodiversity improvements within the submitted proposals has now been incorporated within the scheme to the extent that refusal of the details on grounds to the contrary could not reasonably be sustained.

Future requirement for outbuildings - Permitted development rights for the construction of ancillary outbuildings were only removed (by condition attached to the outline permission 16/0218/OUT) from the area of the northern portion of the site where re-profiling of the land immediately adjacent to the Back Brook is required. It is anticipated that sufficient space would be retained within the rear gardens of plots 5-9 to enable these rights to be exercised.

Chemical runoff from gardens into the Back Brook - There is no evidence to support concerns regarding any potential increase in the incidence of runoff as a result of the development. No objections were raised by the Environment Agency on such grounds at the outline application stage.

Provision of steps or 'jetties' running down to Back Brook – No development of this type is proposed at this stage and any future such proposals would remain within the control of the Local Planning Authority owing to the likelihood of their requiring a grant of planning permission in their own right.

Failure to address sustainability issues – The revised proposals incorporate electric charging points, cycle storage facilities, air source heat pumps and solar panels for each of the units.

Specific details, specifications, etc. relating to all of these measures, aside from the air source heat pumps, have now been provided. The applicants have advised that any condition to secure submission of details of the air source heat pumps would be acceptable.

Whilst there is always room for additional measures to be incorporated, and there is an acknowledgment that provision would, in some cases, in any event meet current mandatory standards relating to new dwelling provision, it is nevertheless considered that any perceived shortfall in seeking to address matters of sustainable construction, the use of renewable energy resources and the inclusion of biodiversity enhancement measures would not, on its own, now amount to sufficient grounds upon which to resist the detailed proposals in the wider planning balance.

### Habitat Regulations Assessment and Appropriate Assessment

The nature of this application and its location close to the Pebblebed Heaths and its 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 the Pebblebed Heaths through impacts from recreational use. The impacts are highest from developments within 10 kilometres of this designation. It is therefore essential that mitigation is secured to make such developments permissible. This mitigation is secured via a combination of funding secured via the Community Infrastructure Levy and contributions collected from residential developments within 10km of the designations. The 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.

### **RECOMMENDATIONS**

1. That the Habitat Regulations Appropriate Assessment be adopted.
2. That the application be APPROVED subject to the following conditions:
  1. East Devon District Council as Local Planning Authority HEREBY APPROVE THE FOLLOWING RESERVED MATTERS of the above described development proposed in the application numbered as shown above and in the plans and drawings attached thereto:-
    - (a) Appearance
    - (b) Landscaping
    - (c) Layout
    - (d) Scale

This Reserved Matters application numbered as shown above is made pursuant to the Outline Planning Permission 16/0218/OUT granted on 7th October 2019.

The following reserved matters have yet to be approved:

None

The following Conditions attached to the Outline Planning Permission (ref. 16/0218/OUT) referred to above are discharged:

1, 7, 10 (11, 12 and 13 to be confirmed)

The following Conditions attached to the Outline Planning Permission referred to above remain to be complied with but do not require submission of any additional details:

2, 3, 4, 9, 15, 16, 17, 18, 19

The following Conditions attached to the Outline Planning Permission referred to above remain to be complied with and include requirements for submission of additional details:

5, 14

The following additional conditions are attached to this reserved matters approval:

2. The development hereby permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice.  
(Reason - For the avoidance of doubt.)
3. Provision shall be made for secure cycle storage facilities for each of the dwellings hereby permitted in accordance with details that shall previously have been submitted to and approved in writing by the Local Planning Authority.  
(Reason - In the interests of facilitating sustainable transport options within the development in accordance with Policy TC4 (Footpaths, Bridleways and Cycleways) of the adopted East Devon Local Plan 2013-2031 and Policy T1 (Adequate Parking) of the made Newton Poppleford and Harpford Neighbourhood Plan 2020-2031.)
4. Air source heat pumps shall be provided within each plot in accordance with details that shall previously have been submitted to and approved in writing by the Local Planning Authority.  
(Reason – In the interests of facilitating the use of renewable energy technology within the development in accordance with Strategy 38 (Sustainable Design and Construction) of the adopted East Devon Local Plan 2013-2031 and Policy HQD1 ((Maintain the Built Character of our Parish through High Quality Design) of the made Newton Poppleford and Harpford Neighbourhood Plan 2020-2031.)
5. The energy efficiency and biodiversity enhancement measures for each plot detailed on the approved plans/documents shall be carried out in full prior to the first occupation of that plot, unless alternative phasing details have first been agreed in writing by the Local Planning Authority.  
(Reason – In the interests of facilitating the use of renewable energy technology and biodiversity enhancements within the development in accordance with Strategies 5 (Environment) and 38 (Sustainable Design and Construction) and Policy EN5 (Wildlife Habitats and Features) of the adopted East Devon Local Plan 2013-2031 and Policy HQD1 ((Maintain the Built Character of our Parish through High Quality Design) of the made Newton Poppleford and Harpford Neighbourhood Plan 2020-2031.)

#### NOTE FOR APPLICANT

Informative:

In accordance with the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 in determining this application, East Devon District Council has worked positively with the applicant to ensure that all relevant planning concerns have been appropriately resolved.

Plans relating to this application:

Water Butt	Other Plans	17.10.22
Swift Eco Habitat	Other Plans	17.10.22
Bee Brick	Other Plans	17.10.22
0176/PI/E5-9/01	Proposed Elevation	17.10.22
0176/PI/P1-4/01 : Floor plan and Elevations	Proposed Combined Plans	17.10.22
0176/PI/P5-9/01	Proposed Floor Plans	17.10.22
0176/PI/PSP/01	Proposed Site Plan	17.10.22
0176/PI/SSD/01	Sections	17.10.22
0176/P/LP/01	Location Plan	24.01.22
0176/PSP/01	Proposed Site Plan	13.07.22
0176/P1/PDS/01: Drainage Strategy	Other Plans	13.07.22

List of Background Papers

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