

## SECTION 1 – ITEM 6

**Application No:** 20/P/2347/RM

**Proposal:** Reserved Matters application for access, appearance, landscaping, layout and scale for the erection of 168no. dwellings with site wide infrastructure including primary roads, attenuation ponds, associated engineering works and safeguarding of future link road provision pursuant to outline planning permission 16/P/1677/OT2 (outline planning permission for residential and related development comprising the erection of up to 450 dwellings, means of access thereto, access roads, footways/cycleways, infrastructure works and associated community infrastructure including open space and landscaping. All matters reserved with the exception of the main site access point)

**Site address:** Land north of Youngwood Lane and east of Netherton Wood Lane, Nailsea

**Applicant:** Taylor Wimpey Bristol

**Target date:** 29.12.2020

**Extended date:** 31.01.2021.

**Case officer:** Sally Evans

**Parish/Ward:** Nailsea/Nailsea West End

**Ward Councillors:** Councillor James Tonkin

### **REFERRED BY COUNCILLOR TONKIN**

#### **Summary of recommendation**

It is recommended that subject to the resolution of consultee objections, and consideration of the amended plans and conditions the application be **APPROVED**. The full recommendation is set out at the end of this report.

#### **The Site**

The application site is the first phase of reserved matters relating to outline planning permission ref 16/P/1677/OT2 granted on appeal in 2019. The majority of the reserved matters site is 7 ha of greenfield agricultural land, laid out as one field with hedges at the boundaries, a section of low stone wall at the western boundary with Netherton Wood Lane and an area with ditches, trees and scrub at the south. The site slopes from the north downwards to the south.

At the northern boundary is a wooded and elevated bridleway/footpath, which adjoins The Uplands, a Council owned site allocated for 50 dwellings and on which there is a current planning application for residential development (20/P/2000/FUL). In close proximity to the east is the application site for 171 dwellings at Land west of Engine Lane, which was resolved for approval at committee in June 2020. There is a public right of way crossing the outline consent site at the east and outside the current reserved matters.

## **The Application**

Reserved matters consent is sought for:

- The construction of 168 dwellings;
- 118 open market units (16 x 2 bed; 56 x 3 bed; 41 x 4 bed and 5 x 5 bed.)
- 30% on site affordable housing (41 rented units, 14 x 1 bed; 14 x 2 bed; 7 x 3 bed; 6 x 4 bed)( 9 shared ownership units 3 x 1 bed; 6 x 2 bed);
- Mixture of 2 and 2.5 storey heights and four no 3 storey blocks of flats;
- Three character areas, with lower densities at the periphery to integrate with the semi-rural context;
- Character areas identified mainly through external materials and landscaping;
- New north-south vehicular Spine Route through road from the junction of Netherton Wood Lane and Engine Lane, to the junction of Netherton Wood Lane and Youngwood Lane;
- Secondary and tertiary roads/shared surfaces and foot/cyclepaths, creating a hierarchy of roads within the site;
- Landscape led design approach, retaining field boundaries, trees and streams except where breached by highways, new retaining walls;
- Central north-south and east-west green corridors for bats and public open space/village green, providing views to St Bridget's church at Chelvey;
- Equipped play area in central location;
- Green buffers with high levels of tree planting at the east and west boundaries;
- Primary and secondary highways planted with street trees;
- Biodiversity enhancement including the use of local flora species in grassland;
- Creation of surface water attenuation basins and swales to comply with SuDS principles, reduce water run off to greenfield rates, create diverse flora and fauna habitats and for flood protection.
- A route for a potential east-west link road through the site in accordance with condition no 21 of the Outline consent (not within the application red site outline) required to be available for potential future developments at south west Nailsea, currently under consideration as options in the New Local Plan.

The design and location of vehicular access was approved at the outline application stage and is from the north west and south west site corners from Netherton Wood Lane at the junctions with Engine Lane and Youngwood Lane.

Amended plans have been submitted and at the time of writing are the subject of further consultation. The application is subject to a Planning Performance Agreement (PPA) and has been brought to committee in accordance with the PPA timetable to allow the Committee to consider the principal issues.

## **Relevant Planning History**

**Year:** 2016

**Reference:** 16/P/1677/OT2

**Proposal:** Outline planning permission for residential and related development comprising the erection of up to 450 dwellings, means of access thereto, access roads, footways/cycleways, infrastructure works and associated community infrastructure

including open space and landscaping. All matters reserved with the exception of the main site access point.

**Decision:** Appeal Allowed.

### **Policy Framework**

The land proposed for housing is allocated for 170 new dwellings in the adopted Sites and Policies Plan part 2: Sites Allocation Plan and has outline planning permission.

The site is affected by the following constraints

- Approximately 100m of the site is adjacent to the settlement boundary for Nailsea. at the north west.
- North Somerset and Mendip Horseshoe Bat consultation zone B.
- Protected group of trees at centre and 3 no east of site (Various species – TPO 632)
- Proposed infrastructure roads and balancing ponds are within the setting of Grade II Listed Buildings (Four Gables and Bizley House) south of the site.
- Water courses at the centre east – west, surface water flood risk (not IDB controlled.)
- Public right of way crossing site north – south (outside this reserved matters area.)
- Environment Agency groundwater source protection area (zone 2c).
- Former coal mining area (low risk.)
- Landscape Character Assessment 2018 K1 Nailsea farmed coal measures.
- Vehicular access is from Netherton Wood Lane (class C highway.)
- Bristol Airport safeguarding zone (buildings exceeding 90 m in height).

### **The Development Plan**

#### **North Somerset Core Strategy (NSCS) (adopted January 2017)**

The following policies are particularly relevant to this proposal:

CS1	Addressing climate change and carbon reduction
CS2	Delivering sustainable design and construction
CS3	Environmental impacts and flood risk management
CS4	Nature Conservation
CS5	Landscape and the historic environment
CS9	Green infrastructure
CS10	Transport and movement
CS11	Parking
CS12	Achieving high quality design and place making
CS13	Scale of new housing
CS14	Distribution of new housing
CS15	Mixed and balanced communities
CS16	Affordable housing
CS20	Supporting a successful economy
CS25	Children, young people and higher education
CS26	Supporting healthy living and the provision of health care facilities
CS27	Sport, recreation and community facilities

- CS31 Clevedon, Nailsea and Portishead
- CS34 Infrastructure delivery and Development Contributions

Sites and Policies Plan Part 1: Development Management Policies (adopted 19 July 2016)

The following policies are particularly relevant to this proposal:

- DM1 Flooding and drainage
- DM2 Renewable and low carbon energy
- DM6 Archaeology
- DM7 Non-designated heritage assets
- DM8 Nature Conservation
- DM9 Trees
- DM10 Landscape
- DM18 Identification of Minerals Safeguarding Area for surface coal
- DM19 Green infrastructure
- DM20 Major Transport Schemes
- DM23 Bus interchanges and park and ride facilities at existing railway stations
- DM24 Safety, traffic and provision of infrastructure etc associated with development
- DM25 Public rights of way, pedestrian and cycle access
- DM26 Travel plans
- DM27 Bus accessibility criteria
- DM28 Parking standards
- DM32 High quality design and place making
- DM33 Inclusive access into non-residential buildings and spaces
- DM34 Housing type and mix
- DM35 Nailsea housing type and mix
- DM36 Residential densities
- DM42 Accessible and adaptable housing and housing space standards
- DM48 Broadband
- DM69 Location of sporting, cultural and community facilities
- DM70 Development infrastructure
- DM71 Development contributions, Community Infrastructure Levy and viability

Sites and Policies Plan Part 2: Site Allocations Plan (adopted 10 April 2018)

The following policies are particularly relevant to this proposal:

- SA1 Allocated residential sites (10 or more units)
- SA2 Settlement boundaries and extension of residential curtilages

**Other material policy guidance**

National Planning Policy Framework (NPPF) (February 2019)

The following sections are particularly relevant to this proposal:

- 1 Introduction
- 2 Achieving Sustainable Development
- 3 Plan-making
- 4 Decision-taking

- 5 Delivering a sufficient supply of homes
- 6 Building a strong, competitive economy
- 8 Promoting healthy and safe communities
- 9 Promoting sustainable transport
- 10 Supporting high quality communications
- 11 Making effective use of land
- 12 Achieving well designed places
- 14 Meeting the challenge of climate change, flooding and coastal change
- 15 Conserving and enhancing the natural environment

**Supplementary Planning Documents (SPD) and Development Plan Documents (DPD)**

- Residential Design Guide (RDG1) Section 1: Protecting living conditions of neighbours SPD (adopted January 2013)
- Residential Design Guide (RDG2) Section 2: Appearance and character of house extensions and alterations (adopted April 2014)
- North Somerset Parking Standards SPD (adopted November 2013)
- North Somerset Landscape Character Assessment SPD (adopted September 2018)
- Biodiversity and Trees SPD (adopted December 2005)
- Creating sustainable buildings and places SPD (adopted March 2015)
- Travel Plans SPD (adopted November 2010)
- Affordable Housing SPD (adopted November 2013)
- Development contributions SPD (adopted January 2016)
- North Somerset and Mendip Bats Special Area of Conservation (SAC) Guidance on Development: SPD (Adopted January 2018)
- Accessible Housing Needs Assessment SPD (Adopted April 2018)

**Consultations**

Copies of representations received can be viewed on the council's website. This report contains summaries only.

**Third Parties.**

19 no. letters of objection have been received on the plans as originally submitted. The principal planning points made are as follows:

- Conflicts with the Local Plan and contrary to Council's Green Emergency declaration. Developments at Nailsea should be bought forward in a planned way.
- Adverse impacts to local ecology.
- Out of keeping with the character of the area, development is too high and too close to adjacent property. Adverse impacts to the local landscape and landform.
- Increase in pollution.
- Insufficient information relating to construction traffic access, adjacent lanes are narrow and unsuitable for HGV's.
- Cumulative traffic impacts of the other new developments in the neighbourhood required, new road widths too narrow, inadequate public transport provisions.
- Reliance on new residents to cycle or walk is unreasonable. Netherton Wood Lane should be downgraded to a bridle/cycleway

- Increased traffic impacts at the Station Road/A370 crossroad in Backwell, requires substantial highway improvements. Disabled access at the railway station requires improvement.
- Inadequate access to amenities including schools, employment, medical facilities and convenience shopping.
- Loss of recreational green open space, outlook and wildlife habitats.
- Increased flood risk.

The committee will be updated on any new issues which arise as a result of the ongoing consultation on the amended plans.

**Nailsea Town Council:**

On the basis of the plans as originally submitted:

“Recommend Refusal on the basis the Town Council is opposed to the development. The following points are raised in relation to this application:

- The Council supports the issues raised by Brian Hanson in his letter to NSC.
- Whilst the plans indicate the new roads, particularly the main road access road through the site will be built as part of phase 1, it is essential this road is complete and in use prior to occupation of the first property.
- There is concern about the cumulative impact of this development along with other approved housing for the area. The generation of additional traffic in the West of Nailsea as well as routes towards the M5 through the lanes at West End and towards the A370 through Chelvey will have a major impact on the road network.
- It must be a condition of any approval that works traffic uses appropriate routes to and from site which are adequately signposted from major roads.
- The design and materials proposed for the new homes do not take into account the location and surroundings of the site. There is little variation from home to home and the extensive use of red brick will create an incongruous view of the site from a distance. The inclusion of lighter stone, particularly on corner properties could help to break up the block of dark tones.
- It is unclear from the landscaping plans what size trees and hedging will be planted, but this should be specified to mature trees with adequate protection of the trunks.
- The Council supports the comments of the archaeologist in relation to seeking recognition of the former tramline across the site.
- It is understood money had been allocated to upgrade the PROW between the development site and Nailsea and Backwell Station. It is important improved paths are suitable for shared use by cyclists as well as walkers and are suitable lit for safe use by commuters.”

*Officer comment: The issues raised have been addressed in the report and/or in the amended plans which are currently being considered. The committee will be updated on any further comments on the amended plans*

**Other Comments Received:**

Natural England

The green corridors through and around the northern part of the site and the advance areas of planting in the wider site are welcomed.

Environment Agency

No comments received.

*Officer comment: The Environment Agency requirements were addressed through the outline permission.*

North Somerset Levels IDB.

Additional details of drainage and surface water proposals are required prior to determination ensuring: acceptable water standard prior to discharge to protect attenuation features and the off-site SSSI; accessibility for future management, maintenance; high quality landscaping; naturalistic pond design suited to the landscape; acceptable treatment of smaller ditches; reduction in the 'over engineered' design; construction and delivery phasing and off site works.

*Officer comment: Amended plans have been submitted to address these issues and the committee will be updated.*

Avon and Somerset Police (Designing out crime)

Paragraphs 91, 95 and 127 of the National Planning Policy Framework (adopted July 2018) require crime and disorder and the fear of crime to be considered in the design stage of a development. Boundary treatment provisions are inconsistent and should provide appropriate security, further details required. Each dwelling should be provided with secure cycle storage facilities.

*Officer comment: Amended plans have been submitted to address these issues and the committee will be updated.*

Avon Fire and Rescue

A total of 13 fire hydrants are required to be installed for fire-fighting purposes. A sum of £1,500 each is sought for future maintenance.

*Officer comment: a plan showing the proposed layout of hydrants has been sought. However, this is a reserved matter application and further financial contributions cannot normally be sought at this stage.*

**Principal Planning Issues**

The principal planning issues in this case are (1) principle of development, (2) sustainability and climate change, (3) highways and transport, (4) design, appearance and

impact on trees, (5) impact on listed buildings, (6) flooding and drainage, (7) environmental protection and risks from coal mining and (8) archaeology.

### **Issue 1: Principle of development**

The principle of development has been established through outline permission 16/P/1677/OT2 following appeal against non-determination. Furthermore, the northern seven ha of the outline application site area, including the area covered by this reserved matter application, is allocated for 170 dwellings in the adopted Site Allocations Plan. The site is therefore a designated development site and permitted in principle.

In terms of design detail, policy CS31 of the Core Strategy states that:

*“Clevedon, Nailsea and Portishead will maintain and enhance their roles in providing facilities, employment opportunities and services for their populations and local catchments. At these towns, new housing development within and adjoining settlement boundaries which is of an appropriate scale and of a high-quality design that respects each town’s distinctive character and local environment, delivers necessary infrastructure improvements and enhances overall sustainability will be supported. Residential proposals must have regard to local housing needs.”*

It also requires that proposals must be capable of being integrated into the existing fabric of the settlement, not create significant adverse impacts in relation to services facilities and infrastructure including any cumulatively significant adverse impacts and that it must have safe and convenient walking routes to schools and other services and facilities within the town within a reasonable walking distance. The S106 agreement delivered with the outline permission provides significant improvements to the surrounding highway, foot/cyclepath networks and bus services which the Planning Inspector considered sufficient to comply with this requirement.

The amended plans which have been submitted are intended to address these policy requirements. They have improved the proposals since the application was originally submitted but assessments are still taking place at the time of writing and the committee will be updated.

### **Issue 2: Sustainability and climate change**

The site is allocated in the local plan and has outline planning permission. The sustainability of its general location was addressed and accepted as part of those processes. The S106 agreement secured through the outline permission requires that the overall outline site development is to provide a high level of green open spaces including in excess of 1ha of woodland, 0.77 ha of orchard and 0.25 ha of allotments (parts of which are secured in the current proposal with the rest to be provided in subsequent phases).

The site infrastructure proposes a sustainable urban drainage scheme (SUDS) incorporating five attenuation ponds designed to be of natural appearance . The S106 also provides a high level of contributions towards sustainable travel including the costs of extended bus services and improved foot/cycleway links to Nailsea town centre and railway station. There is a requirement under planning condition 14 of the outline permission for up to 15% of future energy needs to be generated on site as required by policies CS1 and CS2 of the Core Strategy and electric vehicle charging points will be



secured via a condition as recommended below. The site will also provide 30% on site affordable housing, as required by policy CS16, a relatively high level of which (up to 80%) will be rented. On this basis the application is concluded to be a sustainable development and comply with the relevant policies.

### **Issue 3: Highways and Transport**

The majority of the highway, footpaths, shared surface roads and pedestrian/cycle routes are satisfactory and policy compliant. Although the majority of car parking is provided on plot, further assessments are being made of vehicle and cycle parking provision to establish compliance the adopted standards within the North Somerset Parking Standards SPD and Core Strategy Policy CS11. Full details are required by condition of the new footpath link to the northern off site bridle/cycleway, as recommended below,

Condition no 21 of the outline permission requires that if a reserved matters application relates to the land allocated for development in the adopted Sites and Policies Plan, then if the Authority has not formally identified an alignment for the potential east-west link road then a safeguarded 20 m wide route shall be shown on the plan. The plans comply with this. It is recognised that construction traffic must be carefully controlled to avoid the narrow lanes south and west of the site and condition 13 of the Outline consent requires that a Construction Environmental Management Plan is implemented prior to commencement of development.

Provided these details are submitted the application is concluded to be acceptable.

### **Issue 4: Design and Appearance and impacts on protected trees**

Core Strategy policies CS12 and CS31 require that new developments provide high quality and locally distinctive designs, creating an individual character and identity. Policy DM32 of the Sites and Policies Plan requires that new developments should be high quality, distinctive, functional and sustainable places and comply with the Council's Residential Design Guide in respect of overlooking, overshadowing and overbearing impacts. Planning condition no 15 and policy DM42 requires that new developments comply with the DCLG "Technical housing standards – nationally described space standards". Condition no 16 and policy DM35 requires that major housing developments provide a range of housing sizes and not more than 20% will have four or more bedrooms. There are TPO'd trees at the northern, eastern boundaries and in the centre of the site. The application has been informed by the input of a Design Review Panel and amended plans are being assessed.

In some instances further information may be required to demonstrate compliance with these policies. Additional details have been sought and impacts will be explained on the Committee Update Sheet.

### **Issue 5: Setting of Listed Buildings or other Heritage assets**

The proposed development of Phase 1 within this application does not affect the setting of any listed buildings and views to Chelvey Church will be protected through vistas across the green open space. Future phases will bring new development closer to Listed Buildings at Youngwood Lane and potential impacts will be addressed at that stage. However, in this case, the proposal is in accordance with policies CS5 and ECH/4 of the

North Somerset Replacement Local Plan, policy DM4 of the Sites and Policies Plan (Part 1), section 16 of the NPPF and section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

**Issue 6: Drainage and flooding**

Policies DM1 and CS2 require that the potential for site flooding and drainage requirements are properly addressed. The site is at low risk of fluvial or tidal flooding but is a groundwater source protection area. There is a SSSI to the west which requires protection from water run-off. The drainage design details are required to be approved at this stage of development and have been amended and at the time of writing are being reviewed. Provided the details are satisfactory, the proposed SUDS scheme and Construction Management Plan, required under outline planning conditions will address these concerns.

**Issue 7: Environmental protection and coal mining**

The site lies within an area of Low Level coal mining risks. A full risk assessment is not required and an advice note is proposed notifying the developer that if any evidence of coal mining activities is found they should notify the Authorities. Condition no 13 of the outline permission addresses other Environmental Protection matters.

**Issue 8: Archaeology**

Policy DM6 and condition no 18 of the outline permission requires that archaeology interests will be fully considered and an archaeological written scheme of investigation is approved prior to commencement, then fully implemented. There is evidence of a former tramway associated with local coal mining crossing the site and the aim is to include site interpretation materials in the development.

**Community Infrastructure Levy**

The Council's Community Infrastructure Levy (CIL) Charging Schedule took effect on 18 January 2018. This means that the development may be liable to pay the CIL. The Charging Schedule and supporting information can be viewed on the website at [www.n-somerset.gov.uk/cil](http://www.n-somerset.gov.uk/cil).

**Natural Environment and Rural Communities (NERC) Act 2006 and Habitat Regulations Assessment.(HRA)**

These issues were addressed as part of the outline planning permission and HRA carried out at that time and relevant conditions imposed to secure compliance. Provided the site lighting plan complies with the HRA, the proposed development will be in accordance with those requirements. The site is within Environmental Zone E2 (Rural, low district brightness) details of street lighting will need to be agreed under condition no 12 of the outline permission and should be as low as practical, and HRA compliant.

## **The Town and Country Planning (Environmental Impact Assessment) Regulations 2017**

An EIA was submitted with the outline planning application. There have been no significant changes to the site and the neighbourhood which would require the current EIA to be reassessed.

## **The Crime and Disorder Act 1998**

The Crime and Disorder Act places a Duty on Local authorities to have regard to crime and disorder issues in exercising their functions. Provided the amendments to the proposals address the concerns raised by the Avon and Somerset Police this issue will have been addressed.

## **Local Financial Considerations**

The Localism Act 2011 amended section 70 of the Town and Country Planning Act 1990 so that local financial considerations are now a material consideration in the determination of planning applications. This development is expected to generate New Homes Bonus contributions for the authority. However, it is considered that the development plan and other material considerations, as set out elsewhere in this report, continue to be the matters that carry greatest weight in the determination of this application.

## **Conclusion**

The principle of this application has been established through the grant of outline permission and local plan allocation. The site design is landscape led, incorporating a large proportion of green and blue open space, street trees and ponds. Designs have been informed by the Design Review Panel, and are acceptable in principle, although some details are currently still being negotiated and assessed but it is considered highly likely that the proposals will provide a good quality development.

**RECOMMENDATION:** Subject to –

- (a) further consideration of drainage, design, landscape and arboricultural issues in relation to the amended plans, and the receipt of additional amendments if necessary;
- (b) the resolution of outstanding matters in relation to road safety audits and phasing of highways accesses roads.
- (c) confirmation of compliance with S106 requirements, and
- (d) consideration of any new issues raised in response to the consultation on the amended plans

the application be **APPROVED** (for the reasons stated in the report above) subject to the following conditions and any other additional or amended conditions as may be required in consultation with the Chairman and Vice Chairman and local member:

1. The development hereby permitted shall be carried out in accordance with the approved plans and documents to be listed on the decision notice.

Reason: For the avoidance of doubt and in the interest of proper planning.

2. No dwelling shall be occupied until details of electric car charging points have been submitted to and approved in writing by the Local Planning Authority and implemented in full.

Reason: In order to secure sustainable modes of travel and in accordance with policies CS1 and CS10 of the North Somerset Core Strategy.

3. No dwelling shall be occupied until details of the design and construction of the foot/cycle path link to be located between plots 90 and 91 and which shall link to the existing bridlepath at the northern boundary, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.

Reason: In the interests of pedestrian and highway safety in accordance with policies CS3 and CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan (Part 1).

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), no extensions resulting in an increase to the height of the dwellings hereby permitted shall be carried out without the permission, in writing, of the Local Planning Authority.

Reason: The Local Planning Authority wish to retain control over extensions in order to maintain the integrity and appearance of this development, to reduce landscape impact in accordance with the outline planning permission and in accordance with policy CS12 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).

5. All means of enclosure shall be in strict accordance with the approved details and, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), no additional gates, fences, walls or other means of enclosure shall be erected or constructed forward of any wall of any dwelling which fronts onto a highway without the prior written permission of the Local Planning Authority.

Reason: The Local Planning Authority wish to retain control over means of enclosure in the interests of the character and appearance of the area and in accordance with policy DM32 of the North Somerset Sites and Policies Plan and policies CS5 and CS12 of the North Somerset Core Strategy.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), no garages other than those expressly authorised by this consent, shall be erected without the permission, in writing, of the Local Planning Authority and the approval by them of the design, siting and external appearance of such garage and of the means of access thereto.

Reason: The Local Planning Authority wish to retain control over new garages in order to maintain the integrity and appearance of this development and protect the

living conditions of neighbouring residents/, and in accordance with policy CS12 of the North Somerset Core Strategy and policies DM38 and DM32 of the North Somerset Sites and Policies Plan (Part 1), and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order, with or without modification), no garages hereby permitted shall be converted to living accommodation without the prior written permission of the Local Planning Authority.

Reason: In order to ensure that adequate parking provision is made in the interests of preserving highway safety and in accordance with policies CS10 and CS11 of the North Somerset Core Strategy, policies DM24 and DM28 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD.

8. No dwellings shall be occupied until details of the design and location of fire hydrants to be added to the site have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the occupation of the final dwelling on site.

Reason: To maintain the integrity and appearance of this development and protect the living conditions of neighbouring residents, and in accordance with policy CS12 of the North Somerset Core Strategy and policies DM38 and DM32 of the North Somerset Sites and Policies Plan (Part 1), and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).

9. No dwelling shall be occupied until the access, parking spaces and turning spaces shown on the approved plans have been constructed in such a manner that each dwelling unit is served by a properly consolidated and surfaced footpath and vehicle access between the dwelling and the existing highway, in accordance with the approved plans.

Reason: To ensure adequate parking is available for each occupier and in accordance with policy CS10 of the North Somerset Core Strategy and policy DM24 of the North Somerset Sites and Policies Plan Part 1.

10. No dwelling shall be occupied until secure parking facilities for bicycles have been provided for it in accordance with plans and specifications to be first submitted to and approved in writing by the Local Planning Authority. The approved facilities shall thereafter be permanently retained and kept available for the parking of bicycles at all times.

Reason: To ensure that secure cycle parking are provided in order to encourage the use of more sustainable transport choices and in accordance with policies CS1 and CS11 of the North Somerset Core Strategy, policies DM 28 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Parking Standards SPD

11. No building construction work above ground level shall be commenced

until full details of the proposed treatment for all retaining structures including materials, design, and land levels and a phasing scheme for implementation have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details and phasing scheme.

Reason: In the interests of the visual appearance of the area, the protection of important trees and neighbour's amenity in accordance with policies DM3, DM9 and DM32 of the North Somerset Sites and Policies Plan Part 1 and policy CS12 of the North Somerset Core Strategy.

12. The finished floor, ground and ridge height levels shall not exceed those shown on the approved plans.

Reason: In order to ensure that the height of the development is appropriate in the interests of the character and appearance of the area, and in accordance with policy CS12 of the North Somerset Core Strategy and policy DM32 of the North Somerset Sites and Policies Plan (Part 1).

13. Notwithstanding the approved plans development shall be commenced above ground level until sample panels of the materials to be used in the construction of the external surfaces of the buildings to which they relate have been constructed on site and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. These details may be submitted for the whole, or part of a phase.

Reason: In the interests of the visual appearance of the area and in accordance with policy DM32 of the North Somerset Sites and Policies Plan Part 1 and policy CS12 of the North Somerset Core Strategy.

14. Provisions for the storage of refuse shall be constructed and made available for use in accordance with details to be submitted and approved by the Local Planning Authority prior to the occupation of each dwelling that they serve and thereafter shall be made permanently available for use for the storage of refuse only.

Reason: In the interests of the local environment and in accordance with policy DM32 of the North Somerset Sites and Policies Plan Part 1 and policy CS12 of the North Somerset Core Strategy.