

## **HISTORY OF SITE**

13/3961/31 - Screening opinion for proposed housing development.

13/4802/01 - 120 dwellings with associated infrastructure and open space (all matters reserved for future consideration apart from access). **This application was subsequently allowed on appeal following a Public Inquiry in September 2014.**

14/0789/01 - 120 dwellings with associated infrastructure and open space (all matters reserved for future consideration apart from access). Duplicate application – withdrawn by applicant following appeal decision above.

15/1176/03 - Deletion of Condition 12 and replacement with alternative conditions to reflect changes in the Government's position with regard to the Code for Sustainable Homes. (Minor material amendment to Planning Permission Ref No. 13/4802/01 granted on appeal by Inspector's decision letter dated 29/10/2014). Approved 23/02/2016.

16/1576/OUT - Outline application for the phased development of up to 120 dwellings (C3) with associated infrastructure and open space (all matters reserved for future consideration apart from access). Approved 12/06/17.

18/1177/RES - Approval of reserved matters for the appearance, landscaping, layout and scale for 30 dwelling units, which comprises the first phase of the development. This phase is the Southwestern parcel of the outline approved development site located between Bickleigh Close and Church Hill. (Pursuant to outline planning permission granted on 12th June 2017, reference 16/1576/OUT). Approved 16/01/2019.

## **DESCRIPTION OF SITE/PROPOSAL**

The application site comprises the larger part of a site that straddled Church Hill for which outline planning permission for residential development was granted under application reference 16/1576/OUT for up to 120 dwellings. This larger parcel of land extends to approximately 6.63 hectares and is located to the east of Church Hill. It is surrounded by existing residential development to the north-east, east (Bindon Road and Broadparks Avenue/Close) and south (Danesway), and to the west by Church Hill and a series of detached properties including the original complex of Home Farm buildings. To the north of the site lies open land. The site boundaries consist of predominantly of hedgerows between the previous agricultural land and surrounding dwellings, apart from where the buildings and boundary walls of the original Home Farm complex form the boundary.

The access arrangements to serve the residential development were approved as part of the outline consent and comprised access to the parcel subject of this application via a new junction off Church Hill along with improvements to Church Hill comprising partial widening and traffic calming measures. Phase 1 of the development (comprising 30 dwellings), which has detailed approval and is under construction, will ultimately be served off Bickleigh Close.

This application seeks 'reserved matters' approval for the layout, scale, appearance and landscaping for the remainder of the site (Phase 2) comprising 90 dwellings is now sought for 90 dwellings (14 x 2bed, 30 x 3bed, 24 x 4bed and 22 x 5 bed). The house types comprise a mix of detached, semi-detached and terraced dwellings with on-plot parking. The layout of the site is consistent in broad terms with the 'illustrative masterplan' submitted at outline stage. The new road into the site leads to a number of cul-de-sacs branching off it on

the northern part of the site, and then extends into the southern part of the site with dwellings on one side facing some of the open space before changing to have houses on both sides on the lower half of the site.

### **SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT**

The application is accompanied by the following supporting information -

- Design Compliance Statement

### **REPRESENTATIONS**

11 objections/representations have been received raising the following issues –

- Too much development in Pinhoe
- Boundary treatments/loss of hedgerows
- Separation distances between dwellings
- Planting between existing and proposed dwellings
- Overlooking/finished floor levels – lack of information
- Drainage arrangements, esp. surface water and impact on Church Hill with flooding
- Prominence of buildings in landscape setting – heights, roof pitch etc.
- Affordable housing provision
- Departure from illustrative Masterplan submitted at outline stage
- Contrary to surrounding character, esp. 3 storey dwellings
- Contrary to Planning Inspector's decision on outline
- Dwelling orientation – views, energy implications
- Impact on setting of Listed Buildings (Home Farm,
- Pedestrian linkages to Phase 1
- Implications of road closure upon residents
- Lack of consultation
- Access arrangements – increased traffic, road not wide enough, roads can't cope - impact on highway safety
- Access for potential disabled residents – levels
- Should include more bungalows to reduce impact on listed buildings and overlooking generally
- Design/layout not respect/reflect rural character of site
- Flooding
- Shouldn't be developed at all – meet demand for houses somewhere else

### **Revised Plans**

Following the receipt of revised plans further consultation resulted in a further 7 objections/representations (mostly from people who had already submitted representations) raising the following issues –

- Loss of light due to proximity of buildings
- Re-iterate drainage concerns
- Extra noise and pollution
- Overlooking

- Materials muted colours
- Re-iterate concerns regarding visual impact of 3 storey dwellings
- Re-iterate impact on listed buildings
- Acknowledge some improvements in respect of overlooking issues
- Boundary treatments – need clarity
- Concerns about traffic impact on Church Hill and access remain

## **CONSULTATIONS**

**DCC (Lead Local Flood Authority - LLFA)** – Initially stated that insufficient information had been submitted to demonstrate that all aspects of the surface water drainage management plan have been considered. Further information was requested and discussions between the developer and the LLFA are on-going in relation to matters of detail. In this respect any matters of detail still outstanding can be addressed through the discharge of the relevant condition attached to the outline approval which requires details of the drainage to be agreed separate to this reserved matters application.

**County Head of Planning, Transportation and Environment (Highways)** – Highlights the following and raises no objection subject to suggested conditions –

“The internal road layout has been progressed in liaison with the Highway Authority and is broadly acceptable. It is pleasing to see that continuous footways have provided to serve properties within the site, with some of the principles of Phase 1 of the site being carried through from the adjacent site.”

Other detailed comments in relation to specific transportation related matters are referred to in the ‘Observations’ section later in this report.

**Environmental Health** – No comments.

**SWW** – Confirm drinkable water supply can be provided to site and comment on foul and surface water requirements.

**Police Architectural Liaison Officer** – No objections. Welcome fact that principles of ‘Secured by Design’ and ‘Safer Places’ have been considered. Comments on natural surveillance, boundary treatments, footpaths and window/door types. 19/09/19 – further comment provided in respect of the LEAP, referring to natural surveillance from adjacent plots, need for clear access routes which will encourage use and additional natural surveillance.

## **PLANNING POLICIES/POLICY GUIDANCE**

### **Central Government Guidance**

National Planning Policy Framework 2018

### **Exeter Local Development Framework Core Strategy 2012**

CP1 – Spatial approach

CP3 – Housing development

CP4 – Housing density

CP5 – Meeting housing needs

CP7 – Affordable housing

CP9 – Strategic transport measures to accommodate development

CP10 – Community facilities  
CP11 – Pollution and air quality  
CP12 – Flood risk  
CP13 – Decentralised energy networks  
CP14 – Renewable and low carbon energy  
CP15 – Sustainable design and construction  
CP16 – Strategic green infrastructure  
CP17 – Design and local distinctiveness  
CP18 – Infrastructure requirements and developer contributions  
CP19 – Strategic allocations for growth

### **Exeter Local Plan First Review 1995-2011 Saved Policies**

AP1 – Design and location of development  
AP2 – Sequential approach  
H1 – Housing land search sequence  
H2 – Housing location priorities  
H3 – Housing sites  
H6 – Affordable housing  
H7 – Housing for disabled people  
L4 – Provision of playing pitches  
T1 – Hierarchy of modes of transport  
T2 – Accessibility criteria  
T3 – Encouraging use of sustainable modes of transport  
T10 – Car parking standards  
C2 – Listed buildings  
C5 – Archaeology  
LS1 – Landscape setting  
EN2 – Contaminated land  
EN3 – Air and water quality  
EN4 – Flood risk  
EN5 – Noise  
DG1 – Objectives of urban design  
DG2 – Energy conservation  
DG4 – Residential layout and amenity  
DG5 – Provision of open space and children's play areas  
DG6 – Vehicle circulation and car parking in residential developments  
DG7 – Crime prevention and safety

### **Exeter City Council Supplementary Planning Documents**

Affordable Housing SPD 2013  
Archaeology and Development SPG 2004  
Planning Obligations SPD 2009  
Public Open Space SPD 2005  
Residential Design SPD 2010  
Sustainable Transport SPD 2013  
Trees and Development SPD 2009

### **Exeter Draft Development Delivery Development Plan Document 2013**

DD9 - Housing on unallocated sites  
DD21 - Accessibility and sustainable movement  
DD30 - Protection of landscape setting areas

## **OBSERVATIONS**

The principle of residential development of this land, and the means of vehicular access to serve it including works to Church Hill, were considered and agreed/approved as part of the outline consent granted. Therefore these matters are not open for reconsideration as part of this reserved matters application which only seeks approval for the detailed design of the development with regard to the scale and layout of the development, its appearance and the associated landscaping. The Design Compliance Statement submitted in support of the application sets out how the details of the proposal have been developed having regard to the outline planning permission granted and the site constraints. The site levels vary considerable across the site, both in an east-west and north-south direction and this has heavily influenced the proposed layout, particularly the gradient of the road into the site from the agreed access off Church Hill.

### Scale and Layout

The outline approval was for up to 120 across the entire site and didn't set any specific maximum or minimum numbers of dwellings for the two distinct parts of the overall site. The 1<sup>st</sup> phase on the other side of Church Hill comprises 30 dwellings. The proposed layout for this 2<sup>nd</sup> phase delivers the remaining 90 dwellings. Therefore, in considering the scale of development proposed within this phase the proposal is in principle consistent with the outline approval and the scale of development proposed across the overall site, in respect of number of houses. The details will be considered in the context of the Council's Residential Design SPD advice and other relevant material planning considerations.

Although the means of vehicular access to serve the site have already been approved and do not form part of the details for which approval is now sought, the internal road layout and parking arrangements are elements of the layout that require approval. The means of access into the site comprises a new T-junction onto Church Hill just above the existing access to Home Farm. Due to Church Hill itself being at a significantly lower level than the site at the point of access, the access road has to rise as it goes into the site to catch up with existing ground levels. A series of further internal estates roads will lead off this section of road to serve the properties on the northern and southern parts of the site. In respect of the access and internal road layout DCC as Highway Authority commented as follows in their consultation response –

“There is one primary point serving this parcel, a T-Junction off Church Hill has been accepted and agreed through the S278 process. In addition to this primary access point, there are dropped kerb access points serving driveways. The roads designed are curved in nature together with tight radii (it is noted that drawing 17076 - PH2 - SPA - 01 B {displaying refusing tracking} shows 4m radii), thereby reducing the speeds of vehicles on the internal road layout and shortening crossing distances for pedestrians, something that is promoted by Manual for Streets.”

Following comments at the Delegation Briefing meeting the Council's Cleansing and Fleet Manager was consulted on the proposals and provided clarification of the Council's policy regarding refuse collection and vehicles used. The applicant has since provided tracking drawings demonstrating that refuse vehicles (and other similar sized large vehicles) can successfully manoeuvre throughout the site, and get to within the required 25 metres of all designated refuse collections points. The Highway Authority are satisfied with the tracking details submitted.

Parking provision at a ratio of a minimum of 2 spaces per dwelling has been provided predominantly on plot with some smaller areas of courtyards/communal parking areas. This approach and level of provision is considered acceptable having regard to the site's location, relevant advice in the Council's Residential Design and Sustainable Transport SPD, and the site's constraints.

A pedestrian/cycle connection will be provided from the lower section of the site linking into Broadparks Avenue and this will provide an alternative route for pedestrians and cyclists that avoids the majority of Church Hill. Approval of the detailed design of this connection will be secured via an appropriate condition as recommended by the Highway Authority. The new main access road into the site has footpaths on either side. Other than this there is no opportunity to provide a direct connection to Church Hill due to intervening land ownerships and prohibitive level changes. In terms of pedestrian permeability the Highway Authority commented as follows in their consultation response –

“It is particularly pleasing that a high level of pedestrian permeability has been provided within the site. To ensure North-South permeability 2m footways are provided throughout the site. Where a footpath isn’t provided on one side of the road, such as between plots 37-44, suitable crossing points have been provided to ensure pedestrians have an appropriate facility.”

The Highway Authority have considered the road layout within the site, along with the level of parking provision, and have raised no objection to the details proposed. Cycle storage is provided within sheds within gardens, as well as potentially within the garages on larger plots.

Existing ground levels vary significantly across the site, both east to west and north to south, and have been a major constraint upon the layout in terms of providing roads of acceptable gradient and suitable access to individual dwellings. The majority of the dwellings are 2 storey in height apart from two wheelchair accessible bungalows and a run of 3 storey houses as originally proposed on the northern part of the site. There have been extensive negotiations in respect of the relative levels of the proposed dwellings to surrounding land and existing properties from both a visual impact and residential amenity perspective. Visually confirmation was sought that the dwellings on the higher part of the site, and particularly the 3 storey units proposed, would not be significantly higher than surrounding properties and hence be unduly prominent from distant vantage-points back to the site. Whilst sections based on accurate survey information on ground levels and ridge heights of existing properties have demonstrated that this will not be the case, in response to concerns about the visual dominance of the 3 storey units (including representations from the public), the scheme has been amended to replace some of those units with 2 storey properties. It is considered that this improves the visual impact of this part of the site introducing variety on height and greater interest. Given the topography of the site it is inevitable that the development will be prominent on this hillside location but based on the information submitted the proposals are considered acceptable in this respect.

Through a combination of the positioning and orientation of the proposed dwellings, location of windows and careful consideration of finished floor levels, it has, following extensive negotiations, been possible to achieve a satisfactory relationship between the proposed houses and existing dwellings surrounding the site. Developing these previously agricultural fields for housing will inevitably change the outlook for existing residents and mean that they won’t have the same degree of privacy or open outlook that they have enjoyed to date. However, acknowledging the difference in levels between the proposed and existing dwellings surrounding the site, given the separation distances achieved, and the relative orientation of the properties the proposed relationships are considered acceptable from a residential amenity perspective.

In terms of internal space standards the house types proposed in this application are broadly in accordance with the National Space standards published by the DCLG in March 2015. Consequently the proposal is considered acceptable in this respect.

All of the dwellings, apart from the single FOG (flat over garage) are provided with private gardens, the majority of which comply with the space standards advocated in the Council's adopted Residential Design SPD. In the context of achieving an overall layout that is acceptable in design terms the level of private amenity space provision across the scheme is considered acceptable.

The layout includes affordable housing provision spread across the site in line with the requirements of the S106 agreement entered into at the time the outline permission was granted.

Open space is provided in 3 locations across the site, with one on the southernmost part of the site, one approximately in the middle (which incorporates a belt of existing vegetation running down through the site) and the largest area at the top on the most northern part of the site. The latter two incorporate surface water attenuation features consistent with the surface water drainage strategy set out as part of the outline permission. The largest open space on the northern part of the site also includes an equipped children's play area, and this and the open spaces will be maintained by a Management Company.

#### Setting of the listed buildings.

The site is adjoined by two listed buildings, Home Farm and Jonas Pyne (No. 22 Church Hill). Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires special regard to be had to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. Paragraph 193 of the NPPF requires great weight to be given to the conservation of heritage assets, including listed buildings. Paragraph 194 advises that the significance of the asset can be harmed or lost through development within its setting.

This issue was considered by the Planning Inspector when the outline permission was granted on appeal. In respect of Home Farm the Inspector commented as follows –

“The existing curtilage buildings within Home Farm largely screen the house in views from the north and east. Due to the height of the hedges and banks, views from the west are limited to the access point. The land to the south of the access does not form part of the appeal site and would be retained in its current open form. The illustrative plan shows an area of open space to the north of the existing access. Therefore the open aspect that contributes to the setting of Home Farm in views from the west would be retained.”

Whilst the layout now submitted includes dwellings on the land north of the access they are located with gardens backing onto the access to Home Farm and a new hedgerow boundary. It is considered that this approach maintains appropriate views of Home Farm from the west and does not have a significant adverse impact on the setting of this listed building in this respect. In respect of the proposed development around the other boundaries of Home Farm, having regard to the design/layout proposed, existing curtilage buildings to Home Farm, relative levels and separation distances achieved, it is considered that the development as now proposed would not cause significant harm to the setting of Home Farm as a listed building and is acceptable in this respect.

In respect of Jonas Pyne the Inspector commented as follows –

“Jonas Pyne fronts onto Church Hill. It dates from the early 19<sup>th</sup> century. It has a roughcast finish with thatched roof. Views of this listed building are confined to Church Hill and the appeal site does not make a significant contribution to its setting. Consequently the appeal proposal would not harm the setting of this building.”

The submitted layout is broadly consistent with Illustrative Masterplan submitted at outline stage in terms of the location and form of development to the rear (north) of both Home Farm and Jonas Pyne. There will inevitably be a change in the character of the land surrounding these buildings, from agricultural land to built development in the form of housing. However, having given special regard to the desirability of preserving these listed buildings and their setting, in the context of this changing character resulting from the granting of the outline approval it is not considered that the proposals would have a significant adverse impact on the setting of these listed buildings. Thereby the proposals are considered acceptable in this respect.

### Appearance and Landscaping

In terms of appearance the submitted details demonstrate a traditional design approach comprising pre-dominantly 2 storey dwellings with gable ends. There are a small number of 3 storey properties on the northern part of the site.

A mix of brick and render external finishes are proposed for the exterior walls of the dwellings, with a mix of tile and slate roof finishes. A proportion of dwellings across the site will also incorporate chimneys providing further visual interest to the roof scape of the development. The design and external appearance of the proposed dwellings is considered acceptable having regard to the context of the site's location

A variety of boundary treatments will be utilised across the site. Perimeter hedgerows around the site are to be retained as the rear boundaries to properties backing onto them. A condition is proposed requiring approval of the details of the works to/management of those hedgerows and erection of associated boundary treatments. Other boundaries will comprise a mix of brick screen walls, timber fencing, hedges and metal railings.

Within the site front garden areas to all dwellings will be provided with landscaping, along with additional trees, new hedgerows and shrub planting to public areas including trees to soften the visual impact of the parking provision and enhance the overall appearance of the development. Rear gardens will comprise a mix of patio areas and grass.

Embankments within the site and public areas forming part of the layout, along with the surface water attenuation features will be landscaped with trees, grass and wildflower planting. The attenuation feature itself will be landscaped with appropriate swale/pond planting.

This development has been screened in respect of the need for an Appropriate Assessment (AA) and given the nature of the development it has been concluded that an AA is required in relation to potential impact on the relevant SPA's. This AA has been carried out and concludes that the development is such that it could have an impact primarily associated with recreational activity of future occupants of the development. This impact will be mitigated in line with the South-east Devon European Site Mitigation Strategy prepared by Footprint Ecology on behalf of East Devon and Teignbridge District Councils and Exeter City Council (with particular reference to Table 26), which is being funded through a proportion of the CIL collected in respect of the development being allocated to funding the mitigation strategy.

### Delegation Briefing (27/08/19)

Members were advised that the application would be presented to a forthcoming Planning Committee for determination due to the level of representations received in respect of both the originally submitted and revised plans. Members noted that this proposal comprised phase 2 of development originally allowed on appeal following a Public Inquiry, with



construction of phase 1 already well underway. It was also noted that levels were a significant constraint to the layout design. Members discussed pedestrian/cycle connectivity and requested that the layout be 'run past' the Council's Cleansing and Fleet Manager in respect of refuse collection.

### CIL

Allowing for the relevant relief in respect of the social housing, the proposal will generate the following CIL contribution - £1,208,635.80p.

### Conclusions

Overall the details relating to the reserved matters of scale, layout, appearance and landscaping for which approval is sought via this application are considered acceptable. The layout and details proposed are considered an appropriate response to the site's context, and the significant constraints relating to the variation in levels across the site and the recommendation is therefore one of approval. It is considered that given the visual prominence of the site, the juxtaposition of proposed dwellings to each other and surrounding existing properties, and relative levels, that it would be appropriate to restrict 'permitted development rights' relating to roof extensions across the site as a whole and for other extensions/alterations on particular plots in the interests of residential amenity.

### **RECOMMENDATION**

Approval subject to conditions as follows: -

1) All conditions imposed on application number 16/1576/01 are hereby reiterated in as much as they relate to the development and have yet to be discharged in writing by the Local Planning Authority.

**Reason:** To safeguard the rights of control by the Local Planning Authority in respect of the reserved matters.

2) The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on date 19<sup>th</sup> February, 5<sup>th</sup> July, 30<sup>th</sup> August and 2<sup>nd</sup>, 10<sup>th</sup> and 12<sup>th</sup> September 2019 dwg. nos. LP.01 Rev B, SL.01 Rev C, ML.01 Rev D, GSL.01-2 Rev C, RS.01 Rev D, BSL.01 Rev C, SS.01 Rev C, 2162 04 C, 2162 05 C, 2162 06 C, 2162 07 C, 2162 08 C, 2162 09 B, 2162 10 A, PLL.01 Rev B, SEC.01 Rev C, SEC.02 Rev A, SEC.03 Rev B, HT.C\_1.pe Rev B, HT.C\_2.pe Rev B, HT.C\_3.pe Rev C, HT.C\_4.pe Rev A, HT.D.p Rev B, HT.D.e Rev B, HT.E.p Rev B, HT.E\_1.p Rev A, HT.E1.e Rev B, HT.E\_2.e Rev B, HT.E\_3.e Rev B, HT.E\_4.e Rev B, HT.E\_5.e Rev A, HT.F.p Rev B, HT.F.e Rev B, HT.G.p Rev C, HT.G\_1.e Rev C, HT.G\_2.e Rev B, HT.G\_3.e Rev B, HT.G\_A.p Rev C, HT.G\_A1.e Rev C, HT.G\_A2.e Rev B, HT.H.p Rev B, HT.H.e Rev B, HT.H.p Rev A, HT.H.e Rev A, HT.J.p Rev A, HT.J.e Rev A, HT.1.pe Rev C, HT.2.pe Rev B, HT.2\_1.pe Rev B, Ht.2B\_1.pe Rev C, HT.2B\_2.pe Rev C, HT.3B-1.pe Rev D, HT.3B.pe Rev B, HT.2b-V1.pe Rev C, HT.2BFOG.p Rev B, HT.2BFOG.e Rev B, HT.2BBUNG.p Rev B, HT.2BBUNG.e Rev D, GAR\_1.pe Rev B, GAR\_2.pe Rev A, GAR\_3\_1.pe Rev A, GAR\_3\_2.pe Rev A, GAR\_3\_3.pe Rev A, GAR\_4.pe Rev A, GAR\_4\_2.pe Rev A, GAR\_5.pe Rev A, GAR\_6.pe Rev A, 17076/PH2-PL01 C, 17076/PH2-PL02 B, 17076/PH2-PL03, 17076/PH2-PL04, 17076/PH2-PL05, 17076/PH2-PL06, 17076/PH2-PL07, 17076/PH2-PL08 and 17076/PH2-PL09, as modified by other conditions of this consent.

**Reason:** In order to ensure compliance with the approved drawings.

3) No individual dwelling comprised in the development hereby approved shall be occupied until secure cycle storage in the form of a shed within the garden as indicated on drawing no. BSL.01 Rev C has been provided and made available to serve that dwelling.

**Reason** - To ensure that facilities are provided for cycle storage to serve each property in the interests of encouraging the use of sustainable modes of transport.

4) Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, and any Order revoking and re-enacting that Order with or without modification, no development of the types described in the following Classes of Schedule 2 shall be undertaken on any dwelling within the development without the express consent in writing of the Local Planning Authority other than those expressly authorised by this permission:-

Part 1, Class A extensions and alterations

Part 1, Classes B and C roof addition or alteration

Part 1, Class E swimming pools and buildings incidental to the enjoyment of the dwelling house

Part 1 Class F hard surfaces

**Reason:** In order to protect residential and visual amenity and to prevent overdevelopment.

5) Notwithstanding the details shown on drawing no. ML.01 Rev D all the existing hedgerows on site shall be maintained and managed in accordance with details that shall previously have been submitted to and approved in writing by the Local Planning Authority. The submitted details will be expected to demonstrate how the hedgerows will be managed to secure their long term retention and health, and how any additional boundary treatments alongside them will be erected so as not to compromise them in the future.

**Reason:** In the interests of the privacy of the occupants of both existing properties adjoining the site and the proposed properties, the visual amenities of the area and the ecological interest of the site.

6) No more than 50% of the dwellings hereby approved shall be occupied until the pedestrian/cycle connection to Broadparks Avenue has been approved in accordance with detailed plans which shall previously have been submitted to and approved in writing by the Local Planning Authority. Thereafter the said pedestrian/cycle connection shall be retained for that purpose at all times.

**Reason:** To provide a safe and suitable access for pedestrians and cyclists in accordance with Paragraph 108 of the NPPF.

7) No part of the development hereby approved shall be brought into its intended use until the steps adjacent to plots 103/105 have been provided in accordance with details that shall previously have been submitted to and approved in writing by the Local Planning Authority.

**Reason:** To provide a safe and suitable access for pedestrians and cyclists in accordance with Paragraph 108 of the NPPF.

8) Notwithstanding the details indicated on the plans hereby approved a footway adjacent to plot 63 shall be constructed in accordance with details that shall previously have been submitted to and approved in writing by the Local Planning Authority prior to the first occupation of plots 56 to 63.

**Reason:** To provide a safe and suitable access for pedestrians in accordance with Paragraph 108 of the NPPF.