

SCOTTISH BORDERS COUNCIL
PLANNING AND BUILDING STANDARDS COMMITTEE

2 FEBRUARY 2015

APPLICATION FOR PLANNING PERMISSION

ITEM:	14/00826/FUL
OFFICER:	Lucy Hoad
WARD:	Berwickshire
PROPOSAL:	Erection of 26 dwellinghouses and associated infrastructure
SITE:	Land North East Of Peelwalls House Ayton Scottish Borders
APPLICANT:	Misail Limited
AGENT:	JWPC Ltd

SITE DESCRIPTION

The site area (1.35 hectares) comprises an area of meadow located adjacent to the north east of Peelwalls House (B listed) and adjacent to a small building group of five residential properties forming part of a larger approved scheme for 36 retirement houses, which has been commenced, including the creation of road infrastructure that extends through the current application site. The site lies outwith the development limits of any settlement, with the nearest being Ayton, approximately 1Km to the north east. The site and properties are accessed off the B6355. The site lies adjacent to ancient woodland with the Eye Water located to the North and is situated 20m above the water course.

PROPOSED DEVELOPMENT

This is a full planning application for the erection of a total of 26 dwellinghouses, consisting of 7 detached houses, 1 pair of semi-detached and 4 terraces of houses (split into four blocks of 6, 4 and 3) forming a courtyard area. The proposed house types are traditional 2 and 1½ storey buildings, with slate roofs and external walls wet dash render/cast stone with elements of timber cladding (porches). The courtyard provides off-curtilage parking and the individual properties have car parking provision.

The layout plan illustrates a single access point from the B6533 coming into a village green to the east overlooked by several detached houses and terminating at a formal courtyard arrangement to the west with linked housing. The site layout has been modified so that an additional internal linkage is provided for between the courtyard area and village green to allow circulation of traffic within the scheme.

Enhanced landscaping is incorporated within the scheme to include new woodland planting and hedgerows to strengthen boundary edges.

PLANNING HISTORY

In 1998 full planning permission was granted for the development of 36 retirement/care dwellings to be sited in the meadow lying to the north of Peelwalls House which was, at the time, a care home. The intention was that these houses would be related to the operation of the care home. That permission was, as a result, subject to a legal agreement whose principal purpose was to restrict the occupancy of these dwellings, but which also sought to make a connection with the operation of the nursing home.

A new access replacing the existing access was to be formed. That new access was also to provide the access point for the adjacent private dwelling to the north of the site. The development envisaged 36 single storey 1 and 2 bedroom dwellings set in 5 small courtyard groups with a mixture of detached and semi detached properties with separate parking, car port areas and pedestrian linkage and a limited variation in design detail and finishes.

The permission was granted by the then Planning and Development Committee in April 1998, with the formal decision issued, upon completion of the agreement, on 27th October 1998. Within the 5 year lifetime of the permission, work was undertaken on the site by the owner to implement it. It is therefore a matter of fact that the original planning permission and legal agreement remain live today and are capable of being continued to completion. Five houses were constructed along with some associated infrastructure, including roads, but development at the site subsequently ceased, with the completed houses remaining unoccupied for the period thereafter. This was the result of the closure of the care home, itself caused by the financial collapse of the operating company.

In 2004 full planning permission was granted for a revision to the layout of the original scheme for 36 retirement/care dwellinghouses. The future occupancy and disposal of properties was restricted by condition and agreement which intended to prevent being them marketed in an unrestricted general housing market.

The Peelwalls Care Home has never re-opened and, as a result, the five houses so far constructed have remained unoccupied for a period of around ten years. Eventually, in 2013, permission was minded to be granted for the conversion of the former nursing home to a residential property, enabling the building, which is category B Listed, to be brought back into use. That decision has had the effect of separating the intended use of the associated housing from the parent nursing home.

In 2014, a modification of the original legal agreement was approved by this Committee but only in respect of the five properties that have been built out. This approval allowed a modification to the agreement to the effect that the restriction on occupation would be limited to the definition of "affordable housing" as opposed to persons aged 55 or over, as originally stipulated.

REPRESENTATION SUMMARY

Two letters of objection were received in response to the application. A brief summary of the main planning issues raised is as follows:

- Consent was granted for a residential care village supported by the former nursing home Peelwalls House
- A S75 legal agreement exists which is a burden on the land
- The legal agreement restricts the development of the land to low density, low elevation developments suitable for over 55 years of age and restricts the number of roads accessing the B6533 in the vicinity of Peelwalls House
- The owner of Peelwalls House has not provided consent to discharge/modify these restrictions and until permission is granted the application cannot be approved
- No neighbour notification has been received at Peelwalls House in respect of the development
- The application is contrary to the Local Plan
- Concerns over density of the site/cramming
- Detrimental to the environment and residential amenity
- Loss of privacy, noise nuisance
- Inadequate access, increase traffic and road safety
- Poor design and insufficient parking
- Inadequate screening
- Impact of setting of listed building
- No demand for housing locally
- Impact on protected species

The full content of each letter can be found on the Council's *Public Access* website.

APPLICANTS' SUPPORTING INFORMATION

In support of the application the applicant has submitted a number of reports including:

- Drainage Assessment
- Tree Planting Plan
- Planning statement
- Design and Access Statement
- Transport Assessment
- Swept Path Analysis

All of which can be read in full on the *Public Access* website.

DEVELOPMENT PLAN POLICIES:

Consolidated Local Plan 2011

G1 Quality Standards for New Development
G2 Contaminated Land
G5 Developer Contributions
H1 Affordable Housing
H2 Protection of Residential Amenity
H3 Land Use Allocations
Inf 3 Road Adoption Standards
Inf 4 Parking Standards
Inf 5 Waste Water Treatment Standards
Inf 6 Sustainable Urban Drainage
Inf 11 Development that generates Travel Demand

BE2 Archaeological Sites and Ancient Monuments
NE3 Local Biodiversity
NE4 Trees, Woodland and Hedgerows
EP5 Air Quality

OTHER PLANNING CONSIDERATIONS:

Scottish Planning Policy
Designing Streets
Designing Places
SPG Biodiversity
SPG Affordable Housing
SPG Developer Contributions
SPG Designing out Crime in the Scottish Borders
SPG Trees and Development
SPG Landscape and Development
SPG Green Space
SPG Placemaking and Design

CONSULTATION RESPONSES:

All of which can be read in full on the *Public Access* website.

Scottish Borders Council Consultees

Environmental Health: No comment

Flood Officer: No objection on flood grounds. The site lies approximately 20m above the two nearby watercourses. An informative is required in respect of potential flooding from other sources and SUDs design. The officer notes that the updated drawing numbered 3090 04 Rev D shows all the dwellings with their associated finished floor levels. The floor levels generally speaking are all acceptable but if the three houses in the South West corner of the site could be raised slightly that would be better. There is no SUD's information submitted as of yet but I would require the plans and calcs showing that the existing drainage already installed is fit for purpose and fits with the proposed development and existing SUD's pond.

The agent has provided further plans 3090 04 Rev F forward to the Flood Officer who has raised no concerns with regard to floor levels. The SUDs details have not been received at the time of writing the committee report. It is anticipated that a verbal update may be provided should further details be made available.

Ecologist: No objection subject to conditions and informatives in respect of protected species, enhancement of habitats, agreement and implementation of an approved SUD scheme, and protection of trees and the water environment.

Roads Planning: No objection subject to conditions and informatives in respect of engineering road works, construction materials, parking, visibility splays and drainage. The road within the development shall require Road Construction Consent. A Section 7 agreement shall require to be entered into between the Council and Scottish Water to take account of the proposed drainage layout.

Landscape Architect: No objection subject to conditions in respect of additional tree planting and protection of existing trees. No major landscape or visual reasons to oppose the development. A Tree survey and Landscape Plan with planting schedule is required to be agreed.

Education and Lifelong Learning: Contributions are sought in respect of Eyemouth High School £4205 per unit.

Housing: No objection. It is expected that the proposal will require on-site delivery to satisfy the Affordable Housing policy requirements. There may be a potential role for collaboration with Berwickshire HA to provide these units. This would have to be progressed through SBC's SHIP and related processes to prioritise potential grant funding and programming in due course.

Development Negotiator: No objection.

Affordable housing - Six units are to be delivered on site in a manner fully compliant with SBC Affordable Housing Policy.

Education: Contributions are sought towards the provision of the new Eyemouth High School from each of the standard housing units.

Access: The applicant has agreed in principle to settle a commuted sum to the Community Council for provision and maintenance of path and supporting infrastructure between the proposed development and Ayton.

Play facilities: In respect of play facilities provision of on-site facilities is sought to be financed and installed by the developer (factoring costs to incoming residents).

Access Officer: No objection. There are no known core paths/promoted paths/rights of way that are directly affected by this proposal. In terms of the opportunity for additional footpath provision the developer should be aware that the provision of a new pathway and on-going maintenance would require to be the responsibility of the site's developer.

Forward Planning: Objection. The application cannot be supported because it is contrary to development plan policy to include the requirements of policy G8 Development Outwith Development Boundaries – the officer regards this as being the wrong development in the wrong place. There is no need for further housing land in Ayton or vicinity as there is a generous and effective 5 year housing land supply existing. Housing land already allocated in Ayton is better located in relation to the facilities of Ayton and from sustainability prospective.

Heritage and Design Officer: No objection subject to a condition in respect of agreement of external materials (to include sample of wet dash), and details of the proposed paving and road materials. The officer advises that the development, being sited to the rear of Peelwalls House and stables, will not have an adverse impact on the setting of the listed buildings. The officer considers that the proposed scheme is a significant improvement on the previous extant approval with completion of the scheme providing an opportunity to tidy up a brownfield site.

Archaeologist: No objection subject to an informative in respect of buried archaeology. There are no known archaeological implications. There is low potential for encountering buried archaeology where development has not taken place. If buried features or artefacts of potential antiquity are discovered the council should be contacted for further discussions. Further investigations secured by the development may be required if significant archaeology is discovered.

Statutory Consultees

Ayton Community Council: No objection but concerns raised in respect of traffic management and remoteness of the site to Ayton. The CC supports the application in principle.

Main points raised include:

The community council notes this is a partly developed site with 5 properties completed and infrastructure in place.

The site requires improvement and completion in order to prevent further deterioration of the approach to Ayton.

The council is supportive of revisions sought by the roads officer in respect of shared roadways with traffic calming measures and provision of green space.

Concerns are raised in respect of the remoteness of the site from the village and road safety at the junction of the development and B6533.

There is poor pedestrian access to the school and local services at Ayton (over 1Km away). The access to the village is via the B6533 with limited pedestrian service and public transport.

The community council seeks an alternative safe pedestrian route to the village as improved access to the village from the development would help secure the limited services available to the wider community.

It is understood the access shall be financed by the developer via a developer contribution associated with the planning approval.

The preference is for a safer route to the village via a footbridge over the Eye Water and a right of way via Bleachfield as opposed to the Victoria Jubilee Bridge (not safest option)

The community council would seek an extension of the 30mph speed limit to cover the area of the junction

Scottish Water: No objection in respect of connection to the water network as the number of units proposed is lower than originally proposed for the site. No response in respect of extent of public drainage infrastructure in locality.

SEPA: No objection subject to condition in respect of SUDs and informative in respect of regulatory advice. SEPA are satisfied that connection to the public sewer is not feasible. As the developer is using an already authorised sewage treatment system, SEPA are satisfied with the proposals for foul drainage. As a result we are now in a position to remove our objection to proposed development on foul drainage grounds. It should be noted that we still expect a condition in respect of agreement of the SUDS scheme. If this is not attached then please consider this representation as an objection.

Architectural Heritage Society of Scotland: No response received to date.

Berwickshire Civic Society: No response received to date.

KEY PLANNING ISSUES:

The key issues are whether the development complies with development plan policies and planning policy guidance regarding the provision of housing development in the countryside, and whether there are material factors arising from the partial implementation of an existing permission that would be significant in the determination of this application. In assessing those factors, Members will need to consider the weight that should be attached to the legal agreement attached to that earlier permission.

If the principle is accepted, consideration should be given to further matters of detail, including design, layout, ecology, traffic, infrastructure and parking and whether these are acceptable. Key issues also relate to the compliance with national and local policy guidance documents Designing Streets and Placemaking and Design.

ASSESSMENT OF APPLICATION:

Planning Policy Principle

Policy G8 states that where Development Boundaries are defined on Proposals Maps, they indicate the extent to which towns and villages should be allowed to expand during the Local Plan period. Development should be contained within the Development Boundary and proposals for new development outwith this boundary and not on allocated sites identified on the proposals maps will normally be refused.

Exceptional approvals may be granted provided strong reasons can be given that:

1. it is a job-generating development in the countryside that has an economic justification under Policy D1 or D2, OR
2. it is an affordable housing development that can be justified under in terms of Policy H1, OR
3. there is a shortfall identified by Scottish Borders Council through the housing land audit with regard to the provision of an effective 5 year housing land supply, OR
4. it is a development that it is considered would offer significant community benefits that outweigh the need to protect the Development Boundary

AND the development of the site:

5. represents a logical extension of the built-up area, and
6. is of an appropriate scale in relation to the size of the settlement, and
7. does not prejudice the character, visual cohesion or natural built up edge of the settlement, and

8. does not cause a significant adverse effect on the landscape setting of the settlement or the natural heritage of the surrounding area

Policy D1 Business, Tourism and Leisure Development within the Countryside states that proposals for business, tourism or leisure development in the countryside will be approved and rural diversification initiatives will be encouraged provided that:

- the development is to be used directly for agricultural, horticultural or forestry operations, or for uses which by their nature are appropriate to the rural character of the area or
- the development is to be used directly for leisure, recreation or tourism, appropriate to a countryside location and is in accordance with the Scottish Borders Tourism Strategy or
- the development is to be used for other business or employment generating uses, provided that the Council is satisfied that there is an economic/or operational need for the particular countryside location and that it cannot be reasonably accommodated within the development boundary of a settlement

Affordable housing or community benefit

Policy G8 seeks to prevent developments outwith the settlement boundary unless there is exceptional justification, including proposals for job generating development under policies D1 or D2, proposals which would provide affordable housing to meet an identified local need or proposals which offer significant community benefits that outweigh the need to protect the development boundary. To satisfy Policy G8, any proposal must also be considered a logical extension of the settlement, be of appropriate scale and character and have an appropriate landscape impact.

The site lies outwith the development limits of any settlement (nearest Ayton at 1km) and the site is not considered to be a logical extension of the settlement. In terms of policy D1 it would be a requirement to demonstrate that there is an economic pr operational need for housing in this particular location as opposed to accommodation within the settlement boundary. Proposals would have to be supported by detailed business plans. The dwelling houses applied for under the current application are not considered to fall within this category.

There is little question that, were this application to be submitted on an undeveloped site in this location, it would fail to comply with housing in the countryside policies and should be refused. There is no need for further housing land in Ayton or the vicinity as there is a generous and effective 5 year housing land supply existing. Housing land already allocated in Ayton is better located in relation to the facilities of Ayton and from sustainability prospective. This is not a site to which housing development would ordinarily be directed.

However, the existence of the earlier permission which has been partially implemented and, critically, can still be developed, is an important material consideration, as are the conditions and obligations to which that permission is subject. While there is undoubtedly a conflict with policy, these aspects cannot be overlooked and attention therefore turns to whether these considerations are overriding. The following section therefore covers these aspects.

Legal matters and Material Considerations

Neighbour notification

The owner of Peelwalls made representation to the department to state that he had not been neighbour notified of the application and that he had not provided consent to discharge/modify the restrictions of the planning obligation and until such permission is granted the application cannot be approved. The notification had gone out under a former address and been returned to the Council.

A new notification was issued so that the neighbour has had the opportunity to consider the plans and make further representation to the Council, and has not been disadvantaged by the delay in notification. In response to the comment made in representations that the application is inappropriate given the existence of an extant legal agreement, the Legal service has confirmed that the existence of a Planning Obligation does not, in itself, necessarily prevent the granting of a further planning permission. Nor does the lack of consent from an interested party to a discharge of that Obligation prevent the granting of a Planning Permission on affected subjects. Thus it is deemed proper to consider the proposals.

The Existing Planning Obligation

The previous planning approval for the buildings on the site was tied to the nursing home with occupancy controls. The existence of a Planning Obligation on development subjects is a material consideration in assessment of the planning application. The Planning Obligation was put in place to seek to regulate the development of a Care Village. Its precise obligations relate to an access route, landscaping, and the provision that the houses to be built should be occupied only by those who are:

- (1) By reason of infirmity are in need of housing in a sheltered environment; or
- (2) Are Over 55 years; or
- (3) Employed by the care village.

Consideration requires to be given to the question of whether if, at this time, there is a continuing need for the restriction, and, if such a restriction continues to serve a planning purpose.

Current circumstances

It must be acknowledged that there has been a significant change of circumstances in this case. The scheme as consented envisaged that Peelwall House, as a Nursing Home, would be the central element in a Care Village and provide care services to those resident in the individual dwellings within that village. Peelwalls House is no longer a nursing home, and a change of use has been approved for the property to return to being a private dwelling (subject to conclusion of legal agreement). Therefore there is no possibility of a care village being established.

Extant permission

Notwithstanding the absence of any care element, the earlier planning permission has been implemented and the developer could proceed to build out all housing units consented by the earlier permission. This is a material consideration which must be taken into account.

Should those dwellings be constructed they could no longer be subject to any restrictions regarding the use of the care facilities - since no such facilities exist. They would however be subject to an age restriction.

The Council, as Planning Authority, must give consideration to the reasonableness of that condition in the significantly changed circumstances. As a matter of law, the houses can be built. This therefore poses a further question as to whether it is reasonable to maintain a restriction that such houses should be subject to the age control. In the absence of a care facility, it is difficult to contend that such continued restriction remains reasonable.

Turning to the tests in Circular 3/2012, which is concerned with Planning Obligations, the Planning Authority has to consider if, at this time, there is a continuing need for the restriction and whether such a restriction continues to serve a planning purpose. If an application were to be submitted to vary or remove the agreement, it would be difficult to identify any need, nor planning purpose in maintaining that restriction at this juncture. If the restrictions were to be removed, the existing permission for the remaining 31 houses could be completed without any restriction on occupancy.

In these circumstances, it is considered that these factors point towards it being reasonable to conclude that little weight can be placed on the existence of the planning obligation in the determination of this application, and that is a view shared by Legal colleagues. To reach that conclusion, then, is to acknowledge that the Council is not in a strong position were it to insist upon the enforcement of the restrictions on occupancy. That, in turn, means that the developer could proceed to develop out the remainder of the 1998 permission, with only the procedural issue of an application to remove the legal agreement standing between them and an unrestricted development.

That being the case, a further factor for consideration is the appropriateness of the design and layout of the development for which permission exists. That leads into consideration of whether the completion of that scheme is desirable or whether, having regard to more recent policy on placemaking and design, improvements should be encouraged to at least ensure that the development would be more compatible with the rural location that the very suburban layout permitted.

This leads to the determining choice in this case: is it better to resist the development on the policy grounds and risk the developer either leaving the site in its currently partially developed state or proceeding with a poor design and layout, or is it preferable to acknowledge the limited effect of the agreement and seek an improved design so that even though the development will still appear very isolated, it at least sits more appropriately in its setting.

Layout and Design

Policy G1 advises that proposals should create developments with a sense of place, designed in sympathy with Scottish Borders architectural styles and having regard to the location of the development. Layouts should provide for linkages with built up areas including public transport connections, and provision for bus laybys, and new paths and cycleways, linking where possible to existing path networks. Development should incorporate open space, appropriate hard and soft landscaping works, including structural/screen planting, to help integrate the development with its surroundings and the wider environment. Policy INF4 requires housing proposals to incorporate adequate provision for car/cycle parking provision within the development layout.

The applicant has submitted a Design and Access Statement with the application which provides an analysis of the site, and details the proposed layout and design of the houses. It is accepted that contextual analysis is a key aspect of positive placemaking (as set out in the Council's SPG: Placemaking & Design and Designing Streets) and this would demonstrate that the applicant has reasonably sought to relate to the most positive aspects of the partially developed site in the layout of streets and spaces and building design.

Detailed discussions have taken place with the applicant and the layout has evolved since the pre-application discussions and original submission. The amendments made during the processing of the application have resulted in changes to the layout to include the provision of an internal link to improve permeability, a more even spread of parking throughout the scheme, provision of traffic calming measures, with the inclusion of tree and shrub planting in key locations, and providing landscaping features, to soften visual amenity. It is noted that the level and distribution of parking provided within this scheme is supported by the Roads Officer. Minor revisions may be required to layout to ensure a separate pedestrian access to Plot 30 is achieved.

Overall, the layout is considered to be more acceptable, with the developer agreeing to make funds available in conjunction with the community council in order to provide a footpath link from the development site to join existing paths, with the aim of providing good connectivity to the village of Ayton. This is considered to meet the policy requirements in terms of providing linkage to the surrounding areas for pedestrians. Issues to be considered in more detail include landscaping treatment/maintenance to include boundary treatment, secondary fabrics, and surface treatments in order to provide cohesion throughout the scheme. The revised layout has addressed the essential elements required and now provides for a scheme that is more responsive to its context within the area than the very suburban layout for which permission exists.

Landscape

The submitted plans show commitment to enhanced planting at the site to include new woodland and hedgerows to boundaries. Formation of strong boundary edging to the site will visually contain the building group within the wider rural setting. Plots 20-23 were required to be pulled forward to reduce the effect of overshadowing from existing boundary trees and the revised layout addressed this concern. A tree planting plan has been submitted, however the Landscape Architect has requested further details be submitted to include planting schedule. The details have not been received at the time of writing the committee report. The requirement for a Tree Survey to identify root

protection areas of existing trees and a Landscaping Plan to include the planting schedule can be secured by condition.

The Landscape officer was consulted on the application and advises that there are no major landscape or visual reasons to oppose the development.

House Design

The community has sought a resolution to the site which currently displays a partially constructed road layout and drainage scheme, and which could be improved and completed to prevent further deterioration on the approach road into the village. It is noted that the applicant has upgraded the built out units to provide habitable living quarters.

The aspirations for this site are to provide a high quality, sustainable residential development that integrates well with its immediate surroundings. Policy G1 requires that housing development should be of a scale, massing, height and density appropriate to its surroundings. It should be finished externally in materials, the colours and textures of which complement the highest quality of architecture in the locality. The scheme consists of traditional 2 and 1.5 storey buildings that reflect the local vernacular style. A cohesive approach has been taken through the use of similar materials –slate, render and timber clad features, together with a limited colour palette. It is considered that the proposed design of the houses is of an acceptable quality.

The design has included the formation of a small village green partially encircled by detached properties linked to a formal courtyard development provided by a set of terraced blocks. The scale, mass and form of the proposed housing are considered to be appropriate for this rural location, and the changes in eaves height provide variety to the development. In terms of design quality and density, the proposal is regarded as being a significant improvement on the approved scheme which consisted of plain bungalows situated within cul-de-sacs taken off the main access. It should be noted that there is a reduction in unit numbers with the current proposal providing for 26 units in total as opposed to the 31 units yet to be constructed under the extant consent.

With the reduced number of units linked to the layout improvements provides for a successful design approach. Careful choice of colour palette should allow the housing development and existing 5 units to knit together and ensure the properties recede rather than stand out long views into the site from the approach road, and this aspect could be covered by condition.

The Heritage and Design Officer has no objections to the proposed scheme but seeks samples of the wet dash render and agreement of the materials and finishes for the eaves fascias and bargeboards and these details can be agreed through a condition. Details in respect of sustainable energy sources have yet to be finalized.

Amenity

Within the site adequate residential amenity can be provided for residents, with each property having an area of garden ground. Provision of supervised courtyard areas to include shared surfaces allows for the creation of public space within this scheme. Policy H2 requires that the potential impact of any development on existing and

surrounding properties is taken into account to include issues of overlooking and loss of privacy. The owners of Peelwalls House and Mayar have raised concerns over the proposed development to include loss of privacy, overlooking and noise. The proposed dwellings nearest the existing properties are at a sufficient distance apart from these neighbours. It is noted that the closest property facing the Lodge House has no windows on flank elevation directly facing the house.

There are no significant issues of loss of light or privacy stemming from the proposals.

Listed Buildings

There are three listed buildings in the immediate area to include Peelwalls House (B Listed), the walled garden (C Listed) and The Lodge (C Listed). It is understood that the houses and the development site are now all under separate ownership. Concerns have been raised by the neighbour at Peelwalls House as to the impact on the listed buildings, from the development in the adjacent meadow. The setting of Peelwalls House primarily relates to the southern aspect i.e. the front of the house to include the open parkland and winding drive from the south lodge. The walled garden lies to the west of the main house and is enclosed by structural planting. The Lodge (north) sits at a distance from the main house and adjacent to the roadside and entrance to the development site. The Heritage Officer has been consulted on the application and has no objections to the development subject to conditions in respect of external materials and finishes. The Officer has advised that the proposals are improvement on the extant permission.

It is not considered that the development would have an adverse impact on the setting of the listed buildings due to the location of the site to the rear of the main house and unlisted stables. It is noted that additional landscape planting is proposed to the southern boundary of the site which will screening at this location.

Archaeology

The wider area surrounding Peelwalls contains substantial evidence for buried prehistoric archaeology. The Archaeologist has been consulted on the application and has no objections to the development subject to an informative. The site has been partially developed and the officer advises that there is low potential for encountering buried archaeology where development has not taken place. Thus no mitigation is sought at this stage. It is recommended that an informative be applied to consent to ensure that should any buried features or artefacts of potential antiquity be discovered the council should be contacted for further discussions and should significant archaeology be discovered further investigations secured by the development may be required.

Access and Traffic

The site is to be accessed using the existing junction off the B6355 formed as part of the earlier approval. It is noted that Road Construction Consent (RCC) has expired on the original scheme and a fresh RCC is required.

Road safety

It is noted that concerns in respect of traffic movement at the junction and road safety have been raised by the community. The Community Council seek a reduction in speed limit on the B6355 from 60 to 30mph. The Roads Officer has advised that their concerns over speed on this section of road have been passed to the traffic section for investigation and action if deemed necessary.

Permeability and connections

The Roads Officer stated that he was prepared to accept the development at this location, given the exceptional circumstances surrounding the application, but this was on the basis that the layout was revised to include an additional internal link, traffic calming measures, and surface details/treatments. A revised plan was submitted by the agent detailing the required link to include a swept path analysis. It is considered that the improved layout with additional internal linkage provides for good connectivity within the site and, with a new pedestrian access link proposed from the site to link to Ayton, this should improve travel options for residents to access the village.

The Roads Planning Officer has been re-consulted on the revised layout and has no objections to the development subject to further agreement being reached in respect of materials, parking bays, visibility splays and details of the surface water management scheme. In respect of drainage the development will need to be carried out in accordance with plans to be agreed with Scottish Water and SEPA. It is considered that any minor revisions sought to layout and drainage arrangements can be covered by conditions.

Road Construction Consent will be required for the construction of the associated roads and footways. It should be noted that the Roads Officer will not be able to support planting and structures within service strips and this may have implications in respect of landscaping proposals. The officer is particularly concerned with regard to where the road narrows in the vicinity of plots 22 -25. It is noted that Landscaping details require to be agreed by condition allowing the issue to be addressed at that stage.

Water supply

Scottish Water has indicated that there is capacity in the system to accommodate the development.

Foul Drainage

It is proposed to use the existing sewage treatment plant installed in 2007 for the proposed development. The agent has advised that the sewage treatment plant was designed as part of a scheme comprising 35 No 3-bedroomed properties, together with a Residential Care Home Peelwalls House with 22 residents and 4 staff. The plant was installed circa 2007 and comprised a Klargester sewage treatment plant, together with a settlement pond and reed bed, with an outfall into the adjacent river, the Eye Water. Consent was obtained for the outfall from SEPA in November 2006.

The agent provided further details in respect of public sewer records from Scottish Water. This demonstrated that there are no gravity main drainage on the eastern side of the Eye Water river, apart from a rising main drain which comes from the village of Ayton and travels east. The nearest gravity main drain is around 900 metres (0.6 miles) from the site, close to 'The Lodge' in High Street Ayton, on the western side of the Eye Water.

SEPA accept that connection to the public sewer is not feasible. As the developer is using an already authorised sewage treatment system, SEPA are satisfied with the proposals for foul drainage. On this basis, SEPA have agreed to removed their original objection to the development on foul drainage grounds. A revision to Controlled Activities Regulations license may be required, but that remains a matter for the developer to address directly with SEPA.

Surface Water Treatment

SEPA and the Council's Road and Flood Officers seek further details in respect of the surface water drainage system. The agent has confirmed that the surface water drainage has been partially installed. The design and adequacy of the system shall require to be demonstrated through submission of calculations and flow rates with further upgrades to meet the standards required for adoption by Scottish Water. A condition to ensure agreement with all agencies is advised in this respect. SEPA have notified the Council that, without imposition of such a condition, they would have formally objected to the application.

Finished floor levels

The officer advised that in general he would want the finished floor levels to be at least 300mm above road channel level.

Developer Contributions

In line with policy in respect of developer contributions, the following matters will need to be addressed:

Affordable Housing

The agent has agreed to provide six units on site to satisfy the requirement for affordable housing in line with supplementary planning guidance. This provision would be over and above the five units that already exist, which is a further benefit to this overall scheme. An affordable housing schedule will require to be submitted for approval with works not commencing on site until the terms and conditions of the schedule have been agreed.

Education

Residential units that comprise affordable housing within the definition of SBC Affordable Housing policy will be exempt from E&LL contributions. In respect of the 20 standard/market units (i.e. non affordable housing units) a sum of £4205 (indexed) is sought for Eyemouth High School. This equates to a total of £84,100.

Play facilities

Play facilities, fully equipped and with appropriate supporting infrastructure (surfacing, fencing, bins etc) will require to be provided on site and in accordance with the specifications as laid out in supplementary planning guidance (Green Space). The developer will be required to make arrangement for the future inspection and maintenance costs through a factor agreement with incoming residents. This matter will be covered by condition.

Footpath

The developer has agreed to provide funds for the installation and future maintenance of a footpath and associated infrastructure in conjunction with the Community Council, to provide connectivity from the site to the village of Ayton. This may be required to be part of the S75 agreement and is, again, a benefit that would not have been achieved under the implementable scheme.

Ecology

It is noted that there are areas of woodland and watercourses adjacent to the site which would support a range of species resulting in a high quality of biodiversity. Concerns, in respect of protected species using the site, have been raised by neighbours. The ecologist has been consulted on the application and has no objection to the development provided several conditions are applied to consent in respect of protected species and habitat enhancement. In particular, the officer notes that there is a high potential for bats and badgers to use the area for commuting and foraging. As badgers setts are known to be present in the general area a Badger Protection Plan is required (to be informed by a badger survey to include a 50m buffer survey zone around the site). A license from SNH will be required if setts are within the recognised disturbance distance. Further conditions are recommended to include control over tree removal and clearance of habitat during the bird breeding season.

With the provision of additional landscaping there is the opportunity for biodiversity habitat and enhancement. A detailed Biodiversity and Habitat Management Plan is required prior to commencement of works which should include details of type of lighting used and the timing of lighting during both the construction phase and for the final development. This inclusion is to take account of the light sensitive nocturnal species that use the site. Provision of wildflower areas on site is regarded as being appropriate for encouraging biodiversity. Submission of the plan and agreed mitigation measures can be secured via a condition attached to consent.

Conclusion

There are several factors which are material considerations to be weighed up in reaching a recommendation in respect of this application.

In the context of Local Plan Policy G8, the application is deemed to be contrary to housing in the countryside policy. The site clearly lies outwith the settlement boundary

of Ayton and there are other appropriate housing sites defined within the development plan that could meet the housing need identified in the Berwickshire area.

The brownfield nature of the site, with the road and drainage network partially installed, and the exceptional circumstances of the extant consent which provides for 36 dwellings at this rural location to serve a care home purpose no longer in existence are, however, significant material considerations. An application for Peelwalls House to revert back to private residential use has been approved by the council pending conclusion of legal agreement in respect of developer contributions. The link to the House has been severed with the titles now under separate ownership.

Whilst the proposal is contrary to the development plan in respect of new housing in the countryside policies, due consideration must be given to the significant change in circumstances and the intended purpose of the legal agreement to seek to regulate the development of the care village.

Given that the care home is no longer in existence, there is no possibility of the care village being established. However, with the extant consent in place the applicant could proceed to build out the remainder of the dwellings to the original design. Whilst the properties could not in effect be subject to any restriction in respect of the use of the care facilities, as these no longer exist, they would be subject to restrictions in respect of age.

Against that background, there is an opportunity to secure a better development in terms of design quality than the original scheme proposed of plain bungalows erected around small culs-de-sac. Design guidance in respect of new residential housing has evolved over the last decade to provide for developments with a strong sense of place to provide for enhanced quality of living. The key qualities sought being sense of identity, safe and pleasant spaces, ease of movement, a sense of welcome, adaptability, and good use of resources. The submitted plans depict a small residential scheme with enhanced woodland planting that blends the development to the former estate surroundings. Because of the topography of the area and strong landscaping edges the housing will be visually contained within this rural environment.

In views in to the site from the approach road to Ayton, the proposed dwellings would sit comfortably within the wider landscape and could be an appropriate solution for a dilapidated and abandoned site in this rural location. The proposals represent an improvement on the initial scheme under the extant permission, and the scheme meets the policy requirements for the site in respect of standards contained within National Policy, Designing Streets as well as the Councils adopted Placemaking and Design SPG.

The applicant has endeavoured to accommodate the requirements within the SPG advice while working within the constraints of this project, namely the existing stock of housing, (upgraded to provide habitable properties) and the partially developed infrastructure to include roads and drainage to include SUDs feature. The plans have been examined by the specialists, and provided conditions are applied in respect of proposed drainage works and the surface water system, the proposal meets planning policy requirements.

On balance, taking into account the full facts and circumstances, it is considered that

this scheme can be supported and there are benefits to be gained in achieving a better designed housing development. However, there are a number of other minor details that still require further attention to ensure that this is a high quality development. It is considered that matters such as landscape, drainage, access and ecology can be adequately mitigated or addressed through the imposition of planning conditions.

REASON FOR DECISION :

The proposed design and layout of the residential development is considered to be acceptable in terms of density, layout, design and landscaping in accordance with development plan policies G1. Whilst the proposed development lies outwith the development limits of any settlement on an unallocated site, contrary to policy G8, the scheme provides betterment in terms of design in relation to the original scheme approved and partially built under the extent consent. The proposals are considered to be appropriate for this rural location resulting in the completion of a building group compatible with the character of the surrounding area, neighbouring uses and built form.

Recommendation:

Approve subject to satisfactory conclusion of a legal agreement (in respect of delivery of affordable housing on site and contributions towards education provision and the provision and maintenance of a footpath link to Ayton), conditions & informatives

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.
- 2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Planning Authority.
Reason: To ensure that the development is carried out in accordance with the approved details.
- 3 No development shall commence until a programme of phasing (to include the affordable housing dwellings) has first been submitted to and agreed in writing with the Planning Authority, thereafter the development shall be carried out in strict accordance with the approved details unless any variations to the phasing programme are agreed with the Planning Authority.
Reason: To ensure that the development of the estate proceeds in an orderly manner.
- 4 A site notice or sign shall be displayed in a prominent place at or in the vicinity of the site until the completion of the development, which shall be readily visible to the public, and printed on durable material. The Notice shall take the following form: Development at (Note 1) Notice is hereby given that planning permission has been granted, subject to conditions (Note 2) to (Note 3) on (Note 4) by Scottish Borders Council. The development comprises (Note 5) Further

information regarding the planning permission, including the conditions, if any, on which it has been granted can be obtained, at all reasonable hours at Scottish Borders Council Headquarters, Newtown St. Boswells, Melrose. Telephone (01835) 825060, or by visiting <http://eplanning.scotborders.gov.uk/publicaccess>, using the application reference (Note 6). Reason: To ensure compliance with Section 27C of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006.

- 5 A sample of all materials to be used on all exterior surfaces of the development hereby permitted shall be submitted to and approved in writing by the Planning Authority before development.
Reason: The materials to be used require further consideration to ensure a satisfactory form of development, which contributes appropriately to its setting.
- 6 Before any part of the development hereby permitted is commenced detailed drawings showing which trees are to be retained on the site shall be submitted to, and be approved in writing by the Local Planning Authority, and none of the trees so shown shall be felled, thinned, lopped, topped, lifted or disturbed without the prior written consent of the Local Planning Authority.
Reason: To enable the proper effective assimilation of the development into its wider surroundings, and to ensure that those existing tree(s) representing an important visual feature are retained and maintained.
- 7 Before any part of the permitted development is commenced, the trees to be retained on the site shall be protected by a fencing 1.5 metres high, placed at a minimum radius of one metre beyond the crown spread of each tree, and the fencing shall be removed only when the development has been completed. During the period of construction of the development:
 - (a) No excavations, site works, trenches or channels shall be cut, or pipes or services laid in such a way as to cause damage or injury to the trees by interference with their root structure;
 - (b) No fires shall be lit within the spread of the branches of the trees;
 - (c) No materials or equipment shall be stored within the spread of the branches of the trees;
 - (d) Any accidental damage to the trees shall be cleared back to undamaged wood and be treated with a preservative if appropriate;
 - (e) Ground levels within the spread of the branches of the trees shall not be raised or lowered in relation to the existing ground level, or trenches excavated except in accordance with details shown on the approved plans.Reason: In the interests of preserving the health and vitality of existing trees on the development site, the loss of which would have an adverse effect on the visual amenity of the area.
- 8 No development shall commence until a tree survey (according to BS5837:2012) is submitted for the prior approval of the Planning Authority, to establish the Root retention areas of the trees and all the potential effects of construction on retained boundary trees (in particular the trees to the south west of the site).
Reason: In the interests of preserving the health and vitality of existing trees on the development site, the loss of which would have an adverse effect on the visual amenity of the area.

- 9 No development shall commence until a scheme of hard and soft landscaping works, which has first been submitted to and approved in writing with the Planning Authority, and thereafter no development shall take place except in strict accordance with those details. Details of the scheme shall include:
- i. existing and finished ground levels in relation to a fixed datum preferably ordnance
 - ii. existing landscaping features and vegetation to be retained and, in the case of damage, restored
 - iii. location and design, including materials, of walls, fences and gates
 - iv. soft and hard landscaping works
 - v. existing and proposed services such as cables, pipelines, sub-stations
 - vi. other artefacts and structures such as street furniture, play equipment
 - vii. A programme for completion and subsequent maintenance.
- Reason: To ensure the satisfactory form, layout and assimilation of the development.
- 10 No development shall commence until details of provision and siting of the on-site play facilities, works schedule and maintenance details have been submitted to and agreed in writing by the Planning Authority. Thereafter, the play area shall be implemented in accordance with a timescale that forming part of the works schedule so agreed.
- Reason: To ensure a satisfactory form of development
- 11 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and shall be maintained thereafter and replaced as may be necessary for a period of two years from the date of completion of the planting, seeding or turfing.
- Reason: To ensure that the proposed landscaping is carried out as approved.
- 12 The areas allocated for parking on the approved plan shall be properly consolidated, surfaced and drained before the dwellinghouses in each phase of the development (as required by condition 3) are occupied, and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.
- Reason: To ensure there is adequate space within the site for the parking of vehicles clear of the highway.
- 13 The proposed roads, footpaths and turning spaces indicated on the approved drawings shall be constructed in such a manner as to ensure that each dwelling, before it is occupied, shall be served by a properly consolidated and surfaced carriageway and footpath. The materials shall be in line with the details contained informative 6.
- Reason: To ensure that the proposed estate is laid out in a proper manner with adequate provision for traffic.
- 14 Public parking bays outwith any dwelling curtilage shall not be allocated to any specific dwelling. All parking bays shall be a minimum of 2.5m x 5.0m, or, where they are up against a wall/fence or other structure, they shall be 2.5m x 6.0m.

The bays shall be designed in accordance with the details contained in informative 6.

Reason: In the interest of road safety

- 15 Where curtilage parking is to be provided using side by side bays, a separate pedestrian access to the dwelling shall be provided to ensure satisfactory pedestrian access to the property at all times and therefore not encourage vehicles to be parked on-street to allow pedestrian access.
Reason: In the interest of road safety
- 16 No development shall commence until works for the disposal of sewage and surface water drainage have been provided on the site to serve the development in accordance with details to be submitted to and approved in writing by the Planning Authority before development commences.
Reason: To ensure that satisfactory arrangements are made for the disposal of surface and foul water.
- 17 No development shall commence until the applicant has demonstrated to the Planning Authority that an adequate water supply is available to serve the whole of the development. Reason: To ensure that the development is adequately serviced with water without a detrimental effect on the water supplies of surrounding properties.
- 18 No development shall commence until details of all the surface treatments are submitted to and agreed in writing by the Planning Authority. Thereafter, the surface treatments shall be implemented in accordance with the approved details. The materials shall be in line with the details contained informative 6.
Reason: To ensure a safe and satisfactory form of development appropriate to its surroundings.
- 19 No development shall commence until a Badger Protection Plan (including the details of the toolbox talk and the survey details as per informative 2) shall be submitted to, and agreed in writing, by the Planning Authority. Thereafter, the works shall be carried out in accordance with the approved scheme.
Reason: In the interests of preserving biodiversity
- 20 No felling or disturbance of trees which could be used by roosting bats shall be carried out without the express written permission of the Planning Authority. Checking surveys and appropriate mitigation for bats shall be required if any such works are to occur.
Reason: In the interests of preserving biodiversity
- 21 No clearance/disturbance of habitats which could be used by breeding birds, such as hedgerows, shrubs and trees, shall be carried out during the breeding bird season (March-September) without the express written permission of the Planning Authority. Supplementary checking surveys and appropriate mitigation for breeding birds will be required if any habitat clearance is to commence during the breeding bird season.
Reason: In the interests of preserving biodiversity
- 22 No development shall commence until the full details of the finalised SUDS

scheme shall be submitted for the written approval of the planning authority, in consultation with SEPA and Scottish Water, and all work shall be carried out in accordance with the approved scheme.

Reason: To ensure adequate protection of the water environment from surface water runoff

- 23 No development shall commence until a Biodiversity and Habitat Management Plan as per the details required in informative 3) shall be submitted to, and agreed in writing by, the Planning Authority. Thereafter, the works shall be carried out in accordance with the approved scheme.
Reason: In the interests of preserving biodiversity
- 24 The finished floor levels of the building(s) hereby permitted shall be consistent with those indicated on a scheme of details which shall first have been submitted to and approved in writing by the Planning Authority. Such details shall indicate the existing and proposed levels throughout the application site.
Reason: To ensure that the proposed development does not have an adverse effect upon the amenity currently enjoyed by adjoining occupiers.

Informatives

- 1 There is a low potential for encountering buried archaeology during excavations. If buried features (e.g. walls, pits) or artefacts (e.g. pottery, ironwork) of potential antiquity are discovered, please contact the planner or Archaeology Officer for further discussions. Further investigation secured by the development may be required if significant archaeology is discovered.
- 2 A Badger Protection Plan is required to protect any setts in the area and badger foraging and commuting across the site (including covering trenches and open pipes overnight/ providing a means of escape, safe storage of chemicals and oils, sensitive security lighting, timing of works, badger-proof fencing around settlement ponds). This Badger Protection Plan will need to be informed by a badger survey to be carried out by a suitably qualified person. It is also a requirement that prior to the commencement of works the site contractors are given a toolbox talk and information sheet by the developer's consultant ecologist to explain the requirements of the mitigation on site.
- 3 The Biodiversity and Habitat Management Plan shall be prepared by a suitably qualified person. It will relate to the proposed housing development, and is required to be submitted, in writing (including plan/maps), for approval by the Planning Authority. It will enhance the local habitat network for biodiversity and could include measures for locally native woodland and scrub, hedgerows and grassland enhancement with wildflower areas. A planting scheme may include native trees and shrubs (FCS Native seed zone 204). The type of lighting and timing of lighting which minimises impacts on biodiversity, e.g. badgers and bats, should be carefully considered for both the construction phase and the final development. The Plan should include a 'Lighting design strategy for light sensitive biodiversity'. This may include darker wildlife corridors. A pond or SUDS feature, which is already required, can also enhance the local habitat network for bats. Well designed this can form part of the wider green network and can

promote biodiversity. The developer may also consider the provision of swift bricks and bird nesting sites such as the Schwegler 1N Deep Nest Box which can be attached to mature trees or posts to provide nesting opportunities for a range of bird species. Any works shall thereafter be carried out in accordance with the approved scheme.

- 4 To protect the water body which is in the vicinity of the development area. Adopt SEPA Pollution Prevention Guidelines PPG1, PPG5 (general guidance and works affecting watercourses), PPG 3, 4, 7, 13 (site drainage), PPG 2, 8 (oil storage) and PPG 6 (construction and demolition) as appropriate.
- 5 As appropriate protect riparian woodland/vegetation on boundary with an appropriate no development buffer (adopting BS5837:2005 *Trees in relation to construction*).
- 6 The development shall be carried out in accordance with the following engineering requirements.
 - The road within the development shall require construction consent (RCC).
 - A Section 7 agreement shall be required between the Council and Scottish Water which takes the proposed drainage layout into consideration.
 - All prospectively adoptable public roads without associated footways/paths must be constructed using approved block pavements. The type and colour must be agreed in writing with the Council prior to the pavements being laid, construction details to be agreed via the RCC.
 - All prospectively adoptable public roads with associated footways/paths must be constructed using hot rolled asphalt, construction details to be agreed via the RCC.
 - Where parking bays are outwith a dwelling curtilage and are to be adopted as public, these must not be allocated to any specific dwelling.
 - A drawing showing the proposed public utility layout must be submitted as part of the RCC process. This is to ensure that any services within the road verge can be accessed at all times. This requirement may impact on the proposed landscaping as I will not be able to support any planting and structures within service strips. This is of particular concern where the road narrows, especially in the vicinity of plots 22 to 25.
 - Nose-in parking spaces which are to be adopted as public must have a minimum of 600mm hard standing along the edges where they are not adjacent to a footway/path. This is to allow occupants of the vehicle to manoeuvre around it freely.
 - All prospectively adoptable public roads, footways and footpaths, and any work within these areas, must be carried out by a Council approved contractor.
 - Where any prospectively public drain is not located within a public road or footway/path, a formal agreement must be in place prior to the road being adopted to ensure that the Council have a right of access in perpetuity for maintenance purposes.

- All parking bays must be a minimum of 2.5m x 5m or, where they are up against a wall/fence or other structure, they must be 2.5m x 6m. It would appear from the drawing 3090:04 that this is not the case, particularly at plots 30 and 31.
 - Where curtilage parking is to be provided using side by side bays, a separate pedestrian access to the dwelling must be provided. This is to ensure satisfactory pedestrian access to the property at all times and therefore not encourage vehicles to be parked on-street to allow pedestrian access. Plot 30 causes some concern re this.
 - All visibility splays must be kept free from obstruction in perpetuity. This includes any walls, fences, trees or any other obstruction.
 - The surface water scheme must be upgraded to a standard suitable for adoption by Scottish Water. A scheme of details must be submitted for approval in writing by the Council and Scottish Water, and thereafter completed to an agreed timescale prior to the development being completed
- 7 The agent is advised to be aware of potential flooding from other sources to include run-off from surrounding land, blocked road drains and surcharging sewers. The Flood Officer advises that the surface water system be designed in accordance with industry standard and that the system is checked against a 1 in 200 year plus a 20% allowance for climate change storm event. Any surcharging of the system during such an event should also be retained on site and not increase flood risk within the site or outwith the site. Flow paths in the event of surcharging should also be investigated to ensure that these do not adversely affect property.

Drainage model inputs and outputs should provide the detail of how the design for the surface water system has come about. Generally speaking this shows manholes, pipe runs, gradients etc which are assessed over various storm return periods to ensure the functionality of the system. The attenuation pond storage calc should also be included to ensure that the storage volume is such, whereby it is not overtopped in an extreme storm event (1 in 200 year plus a 20% allowance for climate change). Calculations are required to show what the greenfield run-off rates for the site are pre and post development. This should tie in with the discharge rate to the watercourse, we ask that the discharge rate is limited to greenfield run-off rate or 5 litres/second/hectare, whichever is lower.

- 8 Details of regulatory requirements and good practice advice for the applicant can be found on SEPA website at www.sepa.org.uk/planning.aspx. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the operations team in the local SEPA office at: SEPA Galashiels, Burnbrae, Mossilee Road, TD1 1NF, Tel: 01896-75479

DRAWING NUMBERS

Loc Plan A	Location Plan	25 July 2014
3090:04 Rev F	Site Layout	

Elevations and Plans

3090:05	House Type A	25 July 2014
3090:06 A	House Type B	25 July 2014
3090:07	House Type C & D	25 July 2014
3090:08	House Types E & F	25 July 2014
3090:09	House Type G	25 July 2014
3060:10	House Types H & J	25 July 2014
3090:11	House Type K	25 July 2014
3090:12	House Type L	25 July 2014
3090:14	House Type M	25 July 2014
3090:15	House Type A,B,C,D	25 July 2014
3090:19	House Type L	25 July 2014
3090:20	House Type M	25 July 2014
3090:21	Site sections	25 July 2014

Approved by

Name	Designation	Signature
Brian Frater	Head of Planning and Regulatory Services	

The original version of this report has been signed by the Head of Planning and Regulatory Services and the signed copy has been retained by the Council.

Author(s)

Name	Designation
Lucy Hoad	Planning Officer



