

Recommendation: **GRANT OUTLINE CONSENT**

Outline application for 5No. detached chalet style dwellings, 1No. detached bungalow, and one pair of semi-detached two storey dwellings with ancillary garaging and car parking spaces, creation of new vehicular crossover and closure of two existing access point.

The outline application has been submitted with Access, Layout and Scale to be considered at this stage. The final appearance of the development and landscaping would form reserved matters should planning permission be granted.

The application details include details of the access, layout of the properties and road and indicative elevations of the proposed dwellings.

The application follows on from application APP/15/01074 which was withdrawn as the S106 Legal Agreement was unable to be completed within the 26 week timescale requirements, other aspects were considered to have been suitably addressed. This is essentially a re-submission of the previous application, with a draft S106 undergoing review in the life of this new application.

#### **4 Policy Considerations**

##### National Planning Policy Framework 2012

##### Havant Borough Local Plan (Core Strategy) March 2011

|      |                                                                                   |
|------|-----------------------------------------------------------------------------------|
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS15 | (Flood and Coastal Erosion)                                                       |
| CS16 | (High Quality Design)                                                             |
| CS17 | (Concentration and Distribution of Development within the Urban Areas)            |
| CS20 | (Transport and Access Strategy)                                                   |
| CS21 | (Developer Requirements)                                                          |
| CS9  | (Housing)                                                                         |
| DM13 | (Car and Cycle Parking on Residential Development)                                |
| DM8  | (Conservation, Protection and Enhancement of Existing Natural Features)           |

##### Havant Borough Local Plan (Allocations) July 2014

|      |                                                                                           |
|------|-------------------------------------------------------------------------------------------|
| AL1  | (Presumption in Favour of Sustainable Development)                                        |
| DM24 | (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development) |

##### Havant Borough Residential Parking and Cycle Provision SPD 2010

##### Havant Borough Council Borough Design Guide SPD 2011

##### Havant Borough Council Housing SPD 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

#### **5 Statutory and Non Statutory Consultations**

Consultations were carried out in relation to planning application APP/15/01074. The consultation responses below were received in relation to that application and are considered relevant to the determination of the current scheme.

##### **Development Engineer - Highways**

The Highway Authority has no adverse condition subject to;

- A plan showing the details of the agreed junction levels which include, levels, materials and method of construction.
-

- The provision of at least 10 m of hardstand within the site to accommodate deliveries and a method statement on the control of vehicles reversing from the site during the construction period.
- A plan showing the on site storage of material, operative parking and site huts.

### **Crime Prevention -Minor Apps**

The proposed layout works fairly well, it provides for good natural surveillance across the site.

The rear gardens should be protected with a 1.8m high boundary treatment (as shown). Plot numbers 6 and 8 will require an additional section of fencing to secure the rear boundary (perhaps between the car port and the dwelling).

The proposal shows car ports, whilst such structures provide some protection from the elements they do not provide any security for the vehicle within. The car port forms part of the rear boundary of the property. To prevent access to the rear garden via the car port a number of the car port sides will have to be in filled. Therefore, to improve the security of the dwelling and the motor vehicle within, I recommend that the car ports are replaced with garages.

To provide for the safety and security of residents and visitors an appropriate level of lighting should be provided throughout the development.

### **Officer Comment:**

*The car ports are a feature of the development and it would be possible if required to provide fencing to restrict access beyond them.*

### **Waste Services**

No comments received

### **Arboriculturalist**

The supporting arboricultural evidence is comprehensive; 7 trees are highlighted to be removed to facilitate development, all are Cat C and can be mitigated for via replacement planting.

Provided that the methodology prescribed in the TPP is strictly adhered to and the site supervision exercise is undertaken then I would expect the retained trees to survive the development unscathed and to continue to grow on in the future. However I would require an AMS to be provided where works are located within the RPA of the retained trees so as to ensure that they are not harmed. This can be provided by condition.

One area of concern is related to the new proposed access to the site and is outlined below:

Tree Protection Plan paragraph 1 states:

*"Trees numbered 2, 22, 29,30 will have activity within their RPA. Where the RPA and proposed driveway overlap, construction will be under the guidance of the project arborist and is likely to include no-dig/raise to a level construction using honeycomb/cellular mattresses backfilled with inert, fines-free shingle."*

This is practical and acceptable for all trees except for T30 (Oak) which is located at the proposed new access point on Bound Lane – As yet we do not know if levels or tracking allow for a no dig construction at this location. My suggestion to ease the pressure on this tree would be to move the access north by 1 meter and then employ

a no dig construction within the RPA of the Oak. This option will need to be accepted by Development Engineer (Highways) as acceptable.

There are no other concerns regarding this site and the relationship / constraints of the trees.

I would welcome a comprehensive tree planting scheme to be included in the Landscape Master Plan – which can be conditioned.

**Officer Comment:**

*The access has been moved 1m to the north to ensure retention of T30.*

**Southern Water**

Southern Water requires a formal application for a connection to the public foul sewer to be made by the developer.

Informative Requested.

Application makes reference to drainage using Sustainable Urban Drainage Systems (SUDS).

Under current legislation and guidance SUDS rely upon facilities which are not adoptable by sewerage undertakers. Therefore, the applicant will need to ensure that arrangements exist for the long term maintenance of SUDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water drainage system, which may result in the inundation of the foul sewerage system.

Condition recommended - Foul and Surface Water drainage disposal.

No new soakaways should be located within 5m of a public (or adoptable) sewer.

**Officer comment:**

*The associated S106 agreement relates to SUDs maintenance and design.*

**Engineering/Drainage**

**Officer Comments:**

*No comments made on application but comments in relation to S106 Agreement received.*

**County Ecologist**

The application is accompanied by a Baseline Ecology Survey Report, a Bat Survey and Mitigation Report and a Reptile Survey and Mitigation Report (all Verdant Ecology Ltd, September 2015) which together provide a competent assessment of the site's ecological value and current ecological constraints.

Overall, the site is not considered to be of particular ecological value although in the context of the surrounding residential development the site forms a significant greenspace.

The site has been subject to Phase 2 surveys for both bats and reptiles, the two species groups most likely to occur and potentially be impacted. No bat roosts were identified although it appears that common pipistrelle bats may be roosting to the north of the site and using the site to forage/commute. A small number of typical bat species were recorded from within the site. A small population of slow-worms has been recorded within the meadow grassland.

A series of mitigation, compensation and enhancement measures are provided. For reptiles these are outline and further detailed measures (such as treatment of

retained receptor areas on site) will need to be provided prior to commencement. Impacts to bats will occur through a general net loss of available foraging/commuting habitat and so if the site is to remain suitable for bat species details of site lighting will need to be provided – this should include a lux contour map of the site, ideally three-dimensional. Details of adaptations to site lighting (where required) can be provided pre-commencement.

The ecology report correctly identifies that this development would require a contribution towards the Solent Recreation Mitigation Partnership (SRMP).

Suggested that a single, site-wide ecological mitigation and management plan is provided in order that all ecological measures are detailed within a single document. Condition recommended.

### **Building Control**

Bin storage should be located within 30m of the properties.

No public sewer on the site.

Chimney height for plot 6 does not comply - height should be reduced.

### **Landscape Team**

Whilst the proposed site plan does indicatively show proposed soft landscape, I recommend a condition requiring a fully annotated planting plan to identify individually planted trees, shrubs, hedges, bulbs and any areas of grass. Ornamental planting areas should show the locations of different single species groups in relation to one another, and the locations of any individual specimen shrubs. Other information shall include planting schedules, noting species, plant sizes and proposed numbers / densities and details of the proposed planting implementation programme

Similarly - although the site plan also indicates block paving and resin bound hard surfacing, I recommend a condition requiring submission of fully annotated plans and details to identify hard surfacing material type, product reference, build-up, edging, laying bond and colour. Proposed levels, any retaining structures and slope gradients should also be identified in coordination with areas of existing maintained levels (e.g. within tree protection zones).

Anticipating that detailed hard surfacing, planting plans, a phase 1 habitat survey and confirmed boundary treatments can be dealt with by appropriate condition.

### ***Officer Comment:***

*Landscaping is a reserved matter and will be subject to further consideration at that stage.*

### **Hampshire Biodiversity Information Centre**

Within 400m SSSI, pSPA, SPA and RAMSAR

## **6 Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 46

Number of site notices: 1

Statutory advertisement: 15/04/2016

Number of representations received: 2

**Summary:**

Boundary treatment to No.100 Sea Front Estate questioned  
Who would be responsible for maintaining land beyond my boundary, problems with ferns (invasive).

Impact on 5c Bound Lane

Impact on light and privacy

Visual impact

Concern about future tree planting to close to house and boundary

Boundary hedging is wild invasive brambles and these require removal and planting with proper hedging.

Concern over impact on already poor water pressure.

Narrow road causes safety concern for pedestrians, opportunity to widen road missed.

## **7 Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Flood Risk/drainage issues
- (v) Highways
- (vi) Ecology
- (vii) Landscaping/Trees
- (viii) Developer Requirements/S106 Agreement

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The development would make a contribution towards the Council's overall housing targets as set out in the Local Plan.

(ii) Impact upon the character and appearance of the area

The application is in outline but relates to Access, Layout and Scale. The Reserved Matters would be Landscaping and Appearance.

The proposal is for a low density development of 8 new dwellings on an area of land which is surrounded by residential development. The attractive existing dwelling would be retained.

In terms of public vantage points the main impact would be from the vantage point of Bound Lane. The proposals would result in the frontage being opened up to some extent with the proposed access point resulting in some removal of hedging/trees. This however would be relatively limited and is considered to be acceptable. The

reserved matters would include landscaping and this will allow the possibility of additional planting/landscaping.

The indicative street scene shows a two storey semi detached pair and these would have an acceptable impact on the character and appearance in Bound Lane. The internal layout consists of detached houses set around the central spine road. The indicative plans indicate attractive detached chalet style or bungalow development (the final appearance of the units are reserved matters). Overall, subject to final appearance, landscaping and materials (the subject of a further Reserved Matters application if this outline application is approved) it is considered that the development would have an attractive appearance and would complement the existing properties in the locality.

(iii) Impact upon residential amenity

The main impacts from the proposed development would be to the existing dwelling No.11 Bound Lane; to the properties to the north No.9, 5a, 5b and 5c Bound Lane; properties to the East 97-100 Sea Front Estate; to the south 21, 21a and 23 Bound Lane and the properties to the west fronting bound lane.

The new units 3-5 would be set well off the flank walls of the properties to the north with a 20m + gap maintained. The relationship between plot 6 and 5c Bound Lane is tighter. Plot 6 is however a bungalow and would face east west to avoid overlooking. The orientation of 5c is also east west with no windows in the flank wall facing the application site. This relationship is considered to be acceptable.

The properties to the east are single storey and it is particularly important to ensure that the relationship between unit 7 and the bungalows to the east is acceptable. No.7 is shown as a chalet style building with rear rooflights shown facing the bungalows. The Havant Borough Design guide seeks a separation distance of 24m between the main part of the proposed dwelling and existing dwellings where they are of differing storey heights. The proposal provides 25m and the chalet style rather than full 2 storey design would further reduce any impact between dwellings.

The main impacts on the properties to the south would be from plot 8 to No.23, however the new dwelling would be chalet style with a low eaves line to the southern boundary. Whilst there may be first floor rooflights to serve the en-suite and bathroom, these can be conditioned to be obscure glazed or high level if these are shown at the reserved matters stage. In addition plot 1 would be set nearest to 21 Bound lane. Plot 1 would be set off the boundary with a garage set closest to the boundary and a gap between the main buildings of approx. 13m. There is one first floor bathroom window facing No.21, this would be obscure glazed. The relationship between these properties is considered to be appropriate.

The properties to the west of Bound Lane are bungalows with rooms in the roof and dormers facing the application site. The distance between the proposed dwellings and existing would be in excess of 40m. It is not considered that the proposed development would result in an unneighbourly impact to these properties.

The new dwellings themselves would have generally substantial plots and would provide good living environments for future residents.

(iv) Flood Risk/drainage issues

The proposal is that surface water is dealt with by soakaways including from the road. The proposed S106 agreement addresses the requirements for management and maintenance of SUDS. A condition is recommended in relation to surface and foul drainage.

Southern Water would require connection to the public sewer but have raised no objection in relation to capacity.

(v) Highways

In relation to the previous (identical) scheme the Highway Authority raised no objection to the proposals subject to conditions relating to the junction details and the construction period. Details of the road materials would also be secured in the Reserved Matters application.

(vi) Ecology

The County Ecologist commented in relation to the previous scheme and requirements for a site wide ecological management plan can be secured via the proposed S106 agreement. In addition the development would be subject to a financial contribution in relation to the Solent Recreation Mitigation Partnership in order to meet the requirements of the Habitat Regulations and mitigate the impact on the SPA.

(vii) Landscaping/Trees

The proposals have been amended (during the whole planning process) in order to appropriately address the impact on important trees including TPO trees to the road frontage. The proposals would retain important boundary trees and are considered acceptable subject to conditions. Any future Reserved Matters application in particular would offer the opportunity to secure replacement planting, and the low density layout should facilitate this.

(viii) Developer Requirements/S106 Agreement

An Affordable Housing contribution of £176,711.36 is required in relation to this development to meet the requirements of Policy CS9 of the Local Plan and the related Housing SPD. This is still the case following a recent High Court decision as the proposed development whilst less than 10 units would result in a floorspace in excess of 1000sqm. Such development remains subject to affordable housing requirements.

An Ecological Mitigation Management Plan can be secured in the proposed S106 agreement.

Management and maintenance of Common Parts and SUDS can be secured via the proposed S106 agreement.

A SUDs scheme can be secured via the proposed S106 agreement.

A sum of £1,408 will be secured through the proposed S106 agreement towards the Solent Recreation Mitigation Partnership.

## 8 **Conclusion**

In conclusion, the proposed development is considered to be acceptable in principle and would have an acceptable impact on the character and appearance of the area. The proposals are considered to relate well to adjoining residential properties. The proposals would, subject to appropriate planning conditions and S106 agreement, address flood risk and drainage issues, have an acceptable impact on ecology and retain important trees and hedges.

---

## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT OUTLINE CONSENT** for application APP/16/00327 subject to:

(A) The following conditions:

- 1 Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates: (a) The expiration of three years from the date of this permission; or (b) The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.  
**Reason:** To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The approval of the Local Planning Authority shall be obtained in respect of the following reserved matters before the development first takes place - the appearance and landscaping.  
**Reason:** The application is granted in outline only under the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and details of the matters referred to in the condition have not been submitted for consideration.
- 3 No development shall take place until all trees and hedgerows that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.  
**Reason:** To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Prior to the commencement of any development activities a single detailed scheme of ecological mitigation, compensation and enhancement measures (including but not necessarily restricted to):  
site plan showing all ecological mitigation measures;  
  - details of site lighting;
  - details of reptile mitigation measures;
  - details of the ongoing management and monitoring of retained/enhanced habitats and who shall be responsible);shall be submitted to, and agreed in writing by, the Local Planning Authority. Such details shall be in accordance with the mitigation, compensation and enhancement measures detailed within the Baseline Ecology Survey Report, Bat Survey and Mitigation Report and Reptile Survey and Mitigation Report (Verdant Ecology Ltd, September 2015). Any such measures shall thereafter be implemented in accordance with the agreed details and secured in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.  
**Reason:** To provide ecological protection and enhancement in accordance with the Wildlife & Countryside Act 1981, National Planning Policy framework, NERC Act 2006 and Policy CS 11 of the Havant Borough Local Plan Core Strategy 2011.
- 5 Prior to the commencement of the development hereby permitted an Arboricultural Method Statement in relation to any works proposed within the Root Protection Areas of the retained trees shall be submitted to and approved in writing by the Local Planning Authority. All works within the Root Protection Areas shall thereafter take place fully in accordance with the approved Arboricultural Method Statement.  
**Reason:** To protect important trees in the interests of the character and appearance of the area having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 No development shall take place until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.  
**Reason:** In the interests of the character and appearance of the area and the amenities of adjoining residents having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 7 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:
- (i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;
- (ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.
- (iii) The provision to be made for any site huts during the site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

**Reason:** To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 No development shall commence unless a method statement to demonstrate the proposed method of controlling the reversing of vehicles from the site during construction has been submitted to and approved in writing by the Local Planning Authority. The approved method shall be used during the course of the construction period unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of highway safety having due regard to policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 Prior to the commencement of the development hereby permitted and in relation to the construction period, at least 10m of hardstand shall be provided within the site to accommodate deliveries in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The hardstand shall be retained and available for deliveries during the construction period.

**Reason:** In the interests of highway safety and prevent the blocking of Bound Lane during deliveries having due regard to policy CS20 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 10 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

**Reason:** To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 11 Notwithstanding the submitted details the development hereby permitted shall not commence unless and until a plan showing details of the proposed junction levels, the materials for the construction of the junction including edging design together with the method of construction have been submitted to and approved in writing by the Local Planning Authority. The junction construction shall thereafter be carried out and maintained in accordance with the approved details.

**Reason:** To ensure appropriate and safe access is provided to the site and that the adjacent protected Oak Tree having due regard to policies CS11, CS20 and DM8 of the Havant Borough Local Plan Core Strategy 2011 and the

National Planning Policy Framework.

- 12 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be occupied until the implementation of all such hardsurfacing has been completed in full accordance with that specification.  
**Reason:** In the interests of the amenities of the locality and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 13 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.  
**Reason:** To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 14 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.  
**Reason:** To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 15 The development hereby permitted shall not be occupied unless and until further details of bin storage provision are submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be provided and maintained on site.  
**Reason:** To ensure that suitable bin stores are provided in the interests of the amenities and character of the development having due regard to policy CS16 of Havant Borough Local Plan (Core Strategy) and the National Planning Policy Framework.
- 16 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.  
**Reason:** In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 17 The development hereby permitted shall be carried out in accordance with the following approved plans:  
Highway Appraisal RGP Design Ltd dated 8th September 2015  
Location Plan Licence No: 100019980  
Proposed Site Plan Drawing No: 2732/01 D  
Indicative Street Scene (plots 1, 2) Drawing No: 2732/02  
Indicative House Type Elevations (Plots 4, 8) Drawing No: 2732/03  
Indicative House Type Elevations (Plots 6, 7) Drawing No: 2732/04  
Indicative House Type Elevations (Plots 3, 5) Drawing No: 2732/05  
Indicative Floor Plan (plots 1, 2) Drawing No: 2732/06  
Indicative Floor Plan (plot 3) Drawing No: 2732/07  
Indicative Floor Plan (plot 4) Drawing No: 2732/08  
Indicative Floor Plan (plots 5) Drawing No: 2732/09  
Indicative Floor Plan (plots 6, 7) Drawing No: 2732/10  
Indicative Floor Plan (plot 8) Drawing No: 2732/11  
Highway Appraisal Horizontal Geometry Drawing no: 2015/D1020/SK01 Rev B  
Vehicle Swept Path Analysis Junction - Refuse Vehicle Drawing No:  
2015/D1020/SK02 Rev B  
Vehicle Swept Path Analysis Junction - Refuse Vehicle Drawing No:  
2015/D1020/SK03 Rev B  
Vehicle Swept Path Analysis T-Head - Refuse Vehicle Drawing No:  
2015/D1020/SK04 Rev A  
Drainage Strategy Drawing no. 1633/D1.1 Rev B  
Tree Survey Report - Verdant Ecology September 2015  
Reptile Survey and Mitigation report - Verdant Ecology September 2015  
A Baseline Ecology Survey Report - Verdant Ecology September 2015  
Design and Access Statement - South Eastern Planning Services Ltd  
September 2015  
A Bat Survey and Mitigation Report - Verdant Ecology September 2015  
**Reason:** - To ensure provision of a satisfactory development.