



# Appeal Decision

Site visit made on 5 January 2022

**by Martin Small BA(Hons) BPI DipCM MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 27<sup>th</sup> January 2022**

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**Appeal Ref: APP/L3625/W/21/3271345**

**23-33 Great Tattenhams, Epsom Downs, KT18 5RF**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
  - The appeal is made by Portdevon Holdings LLP against the decision of Reigate and Banstead Borough Council.
  - The application Ref 20/01575/OUT, dated 22 July 2020, was refused by notice dated 12 November 2020.
  - The development proposed is demolition of existing buildings and structures and replacement with a new residential development which includes soft and hard landscaping, car and cycle parking provision and refuse and recycling facilities.
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## Decision

1. The appeal is allowed and outline planning permission is granted for the demolition of existing buildings and structures and replacement with a new residential development which includes soft and hard landscaping, car and cycle parking provision and refuse and recycling facilities at 23-33 Great Tattenhams, Epsom Downs, KT18 5RF in accordance with the terms of the application, Ref 20/01575/OUT, dated 22 July 2020, subject to the conditions set out in the attached schedule.

## Procedural Matters

2. The application was submitted in outline form with access, appearance, layout and scale for approval at this stage. A Landscape Strategy Plan was submitted with the application and the appellant submitted a revised landscaping plan with the appeal. However, the application form and submitted documentation clearly indicate that landscaping is a matter reserved for future approval and the Council determined the application on this basis. I have therefore considered the Landscape Strategy Plan as only indicative.
3. The appellant also submitted a revised bin store design during the course of the appeal. The occupiers of the neighbouring property to the appeal site, No 21 Great Tattenhams, have commented on the revised design. Therefore, having regard to the 'Wheatcroft Principles' (*Bernard Wheatcroft Ltd v SSE* [JPL 1982 P37]), I am satisfied that this revision is not so significant as to materially alter the nature of the application nor prejudice the interests of any interested parties. I therefore accept the revised bin store plan.
4. The reasons for refusal included the effect on the living conditions of the occupiers of No 21, housing mix, surface water flood risk and the absence of a legal agreement to secure contributions towards affordable housing. However, with the appeal the appellant submitted further evidence on the first three of these matters and the Council has sought independent corroboration of

affordable housing viability. With this additional evidence, the Council has advised that it is not defending part of the reason relating to living conditions nor the reasons for refusal relating to housing mix, surface water flood risk or affordable housing. Nevertheless, as these matters have been the subject of representations from interested parties I return to them below.

### **Main Issues**

5. The main issues are the effect of the proposed development on:
  - i) the character and appearance of the area; and
  - ii) the living conditions of the occupiers of No 21 Great Tattenhams, with particular regard to outlook and disturbance.

### **Reasons**

#### *Character and appearance*

6. The appeal site is within the '1930s-1950s Suburbia' Character Area in the Reigate and Banstead Local Distinctiveness Design Guide (the Design Guide). Great Tattenhams is a wide classified road (B2221) primarily lined by detached bungalows with hipped roofs in the vicinity of the appeal site but also with larger 2-storey houses and 3-storey flatted blocks with the top floor in the roof space. The dwellings are set back from the road in long plots with hardstandings and lawns to their frontages, bounded by hedges or low brick walls. The road, set back of the dwellings and vegetation results in an active and pleasant character, although the site is not within a designated Residential Area of Special Character.
7. The appeal site is formed from the plots of six bungalows on the south side of Great Tattenhams. The rear gardens of these properties comprise lawns and patios with primarily ornamental trees and shrubbery. Beyond the rear boundaries is a belt of substantial trees at the ends of gardens of properties on West Drive, which, together with a small number of trees bordering the site to the west, are the subject of Tree Preservation Orders (TPOs). A public footpath runs along the west side of the site.
8. The proposed development would comprise 39 flats arranged in four 3-storey blocks across the site, designed to appear as large individual dwellings with the top floor within the roof spaces. The blocks would be orientated towards and set back from the road with gaps between and parking to the rear. Although the individual plots would be lost, the development would retain the depth of the site. Accordingly, the development would broadly reflect the pattern of development in the vicinity of the appeal site. The layout provides adequate space for parking, communal gardens and landscaping.
9. The proposed development would be substantially larger than the bungalows it would replace and those to the east and north of the site, with a greater site coverage, height, depth and overall bulk. The depth and height of Block D would be particularly noticeable from the north side of Great Tattenhams when close to the site. However, it would be less apparent from further to the east, notwithstanding the drop in ground levels towards the site from the junction of Great Tattenhams with the A240, due to the curve in the road.

10. The depth and height of Block A would be apparent from the public footpath but the curve would also reduce the visibility of the development when approaching from the west. The overall bulk of the proposed blocks would be at odds with the prevailing size of dwellings in the immediate locality and not fully accord with the Design Guide in this respect. However, this effect would be localised.
11. The ridge lines of the proposed blocks would be higher than those of neighbouring properties with little variation, although the 'tower' feature to Block A, the gable features to the central blocks, and the catslide roof on the eastern elevation of Block D would add interest to the front elevations. The hips would reflect the prevailing roof form of nearby dwellings and partially alleviate the overall bulk of the blocks. Block D would be set down and the eaves height on the eastern elevation would be lower than that of No 21.
12. Whilst there would be little room for planting between the blocks, with no parking on the frontage there would be space for planting to soften the built form. The car parking area would be sited to the rear of the proposed blocks in accordance with the Design Guide. The area of hardstanding would be substantial but would be mostly hidden by the proposed blocks and would therefore have a limited effect on the street scene.
13. The proposed bin stores on the frontage would not be characteristic of the area, notwithstanding the bin stores on the neighbouring flatted development, but they would be relatively modest buildings and their effect could be partially softened by appropriate landscaping. The removal of the existing trees in the rear gardens would not have an unacceptable impact on the character and appearance of the area given that the trees subject to the TPOs would be retained and landscaping, including the planting of replacement trees, could be secured through the approval of the reserved matter. The effect of the proposed development on the character and appearance of the area would therefore be limited.
14. I therefore conclude that the proposed development would result in localised and limited harm to the character and appearance of the area due to the overall bulk and massing of the proposed blocks. Accordingly, in this respect, it would not fully comply with Policies DES1 and DES2 of the Reigate and Banstead Local Plan Development Management Plan (2019) (the DMP).
15. Policy DES2 applies to the development of residential garden land which, from a plain reading of the policy, includes but is not limited to back garden land. These policies set out, amongst other things, that new development should be of a high quality design that promotes local distinctiveness and respects local character with regard to, amongst other attributes, height and mass. Whilst cited in the reason for refusal the Council has not directed me to any specific part of the National Design Guide. I find that the proposed development is in general conformity with the guidance therein.

#### *Living conditions*

16. Block D would project beyond the rear of the garage of the neighbouring property No 21. However, Block D would be at a lower ground level than No 21 with its main bulk adjacent to the garage and a catslide roof facing the neighbouring bungalow. Given these factors and the length of the garden, Block D would not be unacceptably overbearing for the users of the garden.

17. The Car Park Noise Assessment (PACE Consult Ltd) concludes that with a solid boundary fence, which could be secured by condition, the noise from the communal garden and parking area for Block D would be at or below the prevailing ambient noise levels and fall within acceptable levels. Based on the conclusions of this technical assessment noise from the proposed development would not be excessive or unacceptable for the occupiers of No 21.
18. A bedroom window in the side elevation of No 21 would look directly on to the roofslope of Block D. However, with the separation between the two and the catslide roof form, notwithstanding its relatively steep pitch, the sky would be clearly visible from the window. The proposed chimney on the eastern elevation of Block D would be slightly to one side of the window and views would be available from the window beyond Block D to the front. Consequently, the proposed development would not have a significantly harmful effect on the outlook from the window and there would be no unacceptable loss of daylight or sunlight.
19. As refuse bins would be contained within a proposed store, odour would not be a nuisance, notwithstanding the location of the proposed store close to the boundary with No 21.
20. I therefore conclude that the proposed development would not be unacceptably harmful to the living conditions of the occupiers of No 21 Great Tattenhams in respect of being overbearing, noise disturbance or other effects. Accordingly, in this respect, the proposal would comply with Policies DES1, DES2 and DES9 of the DMP which, amongst other things, protect the living conditions of the occupiers of existing nearby buildings.

### **Other Matters**

21. The proposed development would provide 39 dwellings, with 19 (49%) one bedroom, 16 (41%) two bedroom and 4 (10%) three bedroom homes. Whilst the existing bungalows provide suitable accommodation for families and older people, the additional evidence submitted with the appeal indicates a preponderance of larger homes in the area and a demand for one and two bedroom homes. Moreover, the additional evidence also concludes that a scheme providing 30% of the market houses to be 3+ bedroom properties as set out in Policy DES4 would be unviable. With this evidence I am satisfied that the proposed mix of dwellings is acceptable.
22. The Affordable Housing Viability Study (S106 Management) submitted with the application concluded that no affordable housing contribution could viably be provided. This has been corroborated by the Council's own independent viability assessors (AspinalVerdi). Given the conclusions of these professional reports I am satisfied that no provision for affordable housing is necessary in the circumstances of this appeal.
23. A significant number of objections from local residents have highlighted flooding and drainage issues with Great Tattenhams, with instances of properties being flooded. I fully understand and sympathise with this concern. However, the appellant's Flood Risk Assessment and Drainage Strategy Report (TA Tompson LLP Consulting Engineers) presents an infiltration-based drainage strategy to avoid exacerbating existing surface water. The Lead Local Flood Authority has confirmed that this is acceptable in principle subject to drainage details being required by condition. With this technical advice and confirmation

I am satisfied that the provision of a satisfactory drainage scheme could be adequately secured by imposing a condition.

24. I also acknowledge the concerns over proximity to the junction with the A240 and the use of Great Tattenhams by schoolchildren. However, the additional vehicle movements associated with the proposed development would not have a severe impact on the highway network, nor do I have any firm evidence that it would have an unacceptable effect on highway safety. The proposed parking provision is in accordance with the Council's adopted standards so I cannot reasonably conclude that the proposed development would lead to significant additional on-street parking. I note that the highway authority has not objected to the scheme subject to the imposition of a number of conditions.
25. I understand concerns about overlooking of the properties on the north side of Great Tattenhams, particularly from the upper floors and as the blocks would be at a higher level than the properties to the north. However, given the significant distance between the proposed blocks and these existing dwellings there would not be an unacceptable loss of privacy. For future occupiers of the proposed development, overall it would provide acceptable living conditions in respect of outlook, daylight and indoor and outdoor space.
26. I have no firm evidence that there are problems of capacity in local services or that any such problems would be materially exacerbated by the proposed development. Disturbance during construction would be inevitable but could be mitigated by a Construction Management Statement, secured by a condition. None of the other concerns raised in the representations, including the effect on wildlife, property values and pollution, have been determinative in this appeal.

### **Planning Balance**

27. The appeal site is within the built-up area of Epsom Downs with good access to facilities and services. Residential development is therefore acceptable in principle. The proposal would result in a net gain of 33 units and so accord with the Government's aim of significantly boosting the supply of homes as set out in the National Planning Policy Framework (the Framework).
28. The Framework encourages the effective and efficient use of land and paragraph 130 c) sets out that appropriate innovation or change, such as increased densities, should not be prevented or discouraged. Substantial weight should be given to the value of using suitable brownfield land within settlements for homes. The proposed development would also have economic benefits including from its construction and expenditure by future occupiers. These factors all weigh significantly in favour of the scheme.
29. The Framework also recognises the desirability of maintaining an area's prevailing character and I accept that the area's appearance would change as a result of the size of the proposed blocks. However, this would only give rise to limited and localised harm and I find that the scheme would not unacceptably adversely affect the living conditions of the occupiers of No 21. The proposed scheme is acceptable in other respects. The limited harm would be outweighed by the considerable benefits of the scheme in the provision of 33 net additional homes that would help meet a demonstrated local demand. For these reasons, the proposed development would accord with the development plan when considered as a whole.

## Conditions

30. In addition to the standard time limit for the submission of reserved matters and commencement, the Council has suggested a number of conditions. I have assessed these against paragraph 56 of the Framework, revised them slightly in the interests of consistency and reordered them in accordance with the advice in Planning Practice Guidance.
31. A condition regarding the approved plans, with reference to the amended bin store plan submitted with the appeal, is necessary in the interests of certainty. However, I have not included the landscaping plan submitted with the appeal from the list of approved plans as landscaping is a reserved matter. Nor have I included the Aerial Perspective drawing as this is not to scale
32. Conditions relating to a Construction Management Statement and Construction Transport Management Plan are necessary in the interests of the living conditions of the occupiers of nearby dwellings and the safe and convenient use of the highway. Conditions relating to tree protection and levels are necessary in the interests of the character and appearance of the area. I have added a requirement for a full Arboricultural Method Statement as referenced in the Arboricultural Survey & Impact Assessment (Mark Foster Arboricultural Design & Consultancy July 2020) to ensure the trees to be retained are fully protected.
33. Conditions requiring surface water drainage details and verification of those details are necessary to ensure an appropriate drainage system from the site and to minimise flood risk. I have omitted the reference to Greenfield to reflect the existing built development on the site. A condition requiring an Employment and Skills Training Strategy is necessary to ensure compliance with Policy EMP5 of the DMP. These conditions need to be pre-commencement conditions to ensure that the development, including demolition, ground preparation and deliveries, is undertaken in a satisfactory manner.
34. Conditions regarding the approval of materials, implementation of boundary treatments, obscure glazing and provision for waste management storage and collection are necessary in the interests of the character and appearance of the area and / or the living conditions of the occupiers of neighbouring properties. I have amended the Council's condition relating to obscure glazing for precision. A condition securing the agreement and implementation of ecological measures is necessary to protect and enhance biodiversity. I have not attached both of the Council's suggested biodiversity conditions to avoid unnecessary duplication.
35. Conditions requiring the implementation of energy and water efficiency measures and the provision of vehicle charging points are necessary to support the efficient use of resources and minimise carbon emissions. I have amended the suggested condition for charging points for clarity and precision. Conditions requiring the provision of the access and parking / turning area, the closure of the existing accesses and the reinstatement of the footway are necessary to safeguard the safe and convenient use of the highway. I have amended the condition relating to the access as suggested by the appellant as being no more than is necessary to make the development acceptable.
36. Conditions requiring the provision and retention of bicycle storage and the provision of a Travel Information Pack are necessary to promote alternatives to the use of the private car. I have referred to the latest approved plan in the

conditions relating to bicycle storage. A condition requiring the provision of broadband infrastructure is necessary for a high quality electronic communications network.

37. A condition requiring the provision and retention of a Local Area of Play is necessary to comply with Policy OSR2 of the DMP. A condition regarding compliance with 'Secured by Design' standards is necessary to provide a safe environment for future residents in accordance with Policy DES1 of the DMP. I have amended the condition suggested by the Council to reflect the wording of Policy DES1 and as suggested by the Designing Out Crime Officer more closely.

### **Conclusion**

38. I have found above that the proposed development would accord with the development plan taken as a whole. There are no considerations, including the policies of the Framework, that indicate that a decision should be made other than in accordance with the development plan.
39. For this reason, and having regard to the other matters raised, the appeal is allowed.

*Martin Small*

INSPECTOR

### **Schedule of Conditions**

- 1) Details of the landscaping of the development (hereinafter called "the reserved matter") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.
- 2) Application for approval of the reserved matter shall be made to the local planning authority not later than 3 years from the date of this decision.
- 3) The development hereby permitted shall take place not later than 2 years from the date of approval of the last of the reserved matters to be approved.
- 4) The development hereby permitted shall be carried out in accordance with the following approved drawings:
  - Location Plan – 2922 A 1000 PR Rev B
  - Existing Site Plan – 2922 A 1100 PR Rev A
  - Existing Street Scene – 2922 A 1101 PR Rev A
  - Existing Floor Plan 2922 GA-001
  - Proposed Site Layout Plan – 2922 A 1005 PR Rev F
  - Proposed Site Layout Plan Detailed – 2922 A 1006 PR Rev E
  - Proposed Parking Plan – 2922 A 1008 Rev B
  - Proposed Plans Block A – 2922 A 3000 PR Rev E

Proposed Elevations Block A – 2922 C 3001 PR Rev C  
Proposed Plans Block B – 2922 A 3005 PR Rev G  
Proposed Elevations Block B – 2922 C 3006 PR Rev C  
Proposed Plans Block C – 2922 A 3010 PR Rev G  
Proposed Elevations Block C – 2922 C 3011 PR Rev C  
Proposed Plans Block D – 2922 A 3015 PR Rev E  
Proposed Elevations Block D – 2922 C 3016 PR Rev C  
Proposed Cycle and Bin Stores – 2922 A 3020 PR Rev B  
Proposed Street Scene AA, BB – 2922 C 1200 PR Rev A  
Proposed Street Scene CC, DD, EE – 2922 C 1201 PR Rev A

- 5) No development, including groundworks preparation and demolition, shall take place until a Construction Management Statement (CMS) has been submitted to and approved in writing by the local planning authority. The CMS shall include details of:
- (a) prediction of potential impacts with regard to water, waste, noise and vibration, dust, emissions and odours. Where potential impacts are identified, mitigation measures should be identified to address these impacts;
  - (b) information about the measures that will be used to protect privacy and the amenity of surrounding sensitive uses; including provision of appropriate boundary protection;
  - (c) means of communication and liaison with neighbouring residents and businesses; and
  - (d) hours of work, including deliveries.

The approved details shall be adhered to during the construction of the development hereby approved.

- 6) No development, including groundworks preparation and demolition, shall take place until a Construction Transport Management Plan (CTMP) has been submitted to and approved in writing by the local planning authority. The CTMP shall include details of:
- (a) parking for vehicles of site personnel, operatives and visitors;
  - (b) loading and unloading of plant and materials;
  - (c) storage of plant and materials;
  - (d) programme of works (including measures for traffic management);
  - (e) provision of any boundary hoarding behind visibility zones;
  - (f) vehicle routing;
  - (g) measures to prevent the deposit of materials on the highway;
  - (h) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused;

(i) on-site turning for construction vehicles.

Only the approved details shall be implemented during the construction of the development and the approved measures shall be retained for the construction period unless otherwise agreed, in writing, with the local planning authority.

- 7) No development, including groundworks preparation and demolition, shall take place until all related arboricultural matters, including arboricultural supervision and tree protection measures, are implemented in strict accordance with the details contained in the Arboricultural Survey & Impact Assessment Report prepared by Marcus Foster Arboricultural Design & Consultancy (dated 17 July 2020) and in a full Arboricultural Method Statement to be submitted to and approved in writing by the local planning authority. The tree protection measures shall be retained for the duration of the construction period.
- 8) No development shall take place until details of both existing and proposed ground levels and the proposed finished ground floor levels of the buildings hereby approved have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved levels..
- 9) No development shall take place until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the local planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:
  - a) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.
  - b) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate equivalent to the pre-development run-off.
  - c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.). Confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times.
  - d) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
  - e) Details of drainage management responsibilities and maintenance regimes for the drainage system.

f) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

The surface water drainage system shall be implemented as per the agreed scheme unless otherwise agreed with the local planning authority and thereafter managed and maintained in accordance with the approved details.

- 10) The development hereby approved shall not be first occupied unless and until a verification report carried out by a qualified drainage engineer has been submitted to and approved in writing by the local planning authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm that any defects have been rectified.
- 11) No development shall take place until an Employment and Skills Training Strategy, detailing how the proposed development during the construction phase, will secure a minimum of 20% of the total jobs created by the construction of the new development for local residents or apprenticeships.
- 12) No development above ground level shall take place until samples of the materials to be used in the construction of the external surfaces, including fenestration and roof, have been submitted to and approved in writing by the local planning authority, and the development shall be carried out in accordance with the approved details.
- 13) No development above ground level shall commence until a scheme to provide biodiversity enhancement measures (which shall achieve a net gain in biodiversity unless evidenced that this is not possible), informed by the submitted Ecological Assessment (Ecological Planning, Design and Management dated July 2020), has been submitted to and approved in writing by the local planning authority. This should be designed alongside the soft landscaping proposals for the site. The biodiversity enhancement measures approved shall be carried out prior to first occupation (unless otherwise stated in the agreed details) and thereafter retained and maintained in strict accordance with these details.
- 14) The development hereby approved shall be carried out in accordance with the energy and water efficiency measures detailed in the Bluesky Unlimited Sustainability & Energy Statement dated 3 July 2020. All measures specific to each individual dwelling shall be implemented, installed and operational prior to its first occupation and thereafter retained.
- 15) The development hereby approved shall not be first occupied unless and until boundary treatments have been completed in accordance with details indicating the positions, design, materials and type of boundary treatment to be erected have been submitted to and approved in writing by the local planning authority.

- 16) The units at first floor and above in Blocks A and D hereby approved shall not be first occupied unless and until windows (including rooflights) in the west elevation of Block A and east elevation of Block D have been glazed with obscured glass, The windows shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. The windows shall be retained as such at all times.
- 17) Notwithstanding the submitted TTP Consulting "Proposed Highway Arrangement" plan numbered 2019-3605-001 the development hereby approved shall not be first occupied unless and until the proposed bellmouth access to Great Tattenhams has been constructed with tactile paving and dropped kerbs at the pedestrian crossing points and pedestrian sight lines of 2 metres by 2 metres on both sides of a vehicle emerging from the access, in accordance with a scheme to be submitted to and approved in writing by the local planning authority. The approved arrangement shall thereafter be permanently retained.
- 18) The development hereby approved shall not be first occupied unless and until redundant accesses and sections of accesses have been closed and kerbs, verges and footways reinstated in accordance with a scheme to be submitted to and approved in writing by the local planning authority.
- 19) The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved TTP Consulting "Proposed Highway Arrangement" plan numbered 2019-3605-001 for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.
- 20) The development hereby approved shall not be first occupied unless and until a minimum of fourteen of the available parking spaces are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply). and a further fourteen of the available spaces are provided with an electrical supply to fit an electric charging point in the future, all to be in accordance with a scheme to be submitted to and approved in writing by the local planning authority. Thereafter the charging points shall be retained and maintained for their designated purpose.
- 21) The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved drawing A 1005 PR Rev F for bicycles to be stored in a sheltered location. Thereafter the bicycle storage area shall be retained and maintained for its designated purpose.
- 22) The development hereby approved shall not be first occupied unless and until all dwellings within the development hereby approved have been provided with the necessary infrastructure to facilitate connection to a high speed broadband. Unless otherwise agreed in writing with the local planning authority, this shall include as a minimum:
  - a) A broadband connection accessed directly from the nearest exchange or cabinet; and

- b) Cabling and associated installations which enable easy access for future repair, replacement or upgrading.
- 23) The development hereby approved shall not be first occupied until a Local Area of Play (LAP) has been provided on site in accordance with details submitted to and agreed in writing by the local planning authority. The details shall include details of equipment, furniture and landscaping to be provided, how the provision meets relevant local and national quality standards and include details of appropriate measures for ongoing management and maintenance. The LAP shall thereafter be retained, managed and maintained in accordance with the approved details.
- 24) Notwithstanding the details shown on A 3020 PR Rev B Cycle and Bin Stores, the development hereby approved shall not be first occupied until full details of the waste management storage and collection points (and pulling distances where applicable) throughout the development have been submitted to and approved in writing by the local planning authority. All waste storage and collection points should be of an adequate size to accommodate the bins and containers required for the dwellings which they are intended to serve in accordance with the Council's guidance contained within Making Space for Waste Management in New Development. The scheme shall be provided with the above facilities in accordance with the approved details prior to occupation of the relevant dwellings and thereafter retained as such.
- 25) The development hereby approved shall not be first occupied until confirmation that the development has achieved standards contained within the Secured By Design Award scheme has been submitted to and approved in writing by the local planning authority.
- 26) Upon first occupation of each of the residential units the initial occupier(s) shall be provided with a Travel Information Pack that has been submitted to and approved in writing by the local planning authority. The Travel Information Pack should contain information on employment, education, retail and leisure land uses within 2 km walking distance and 5km cycling distance of the site and locations of bus stops and train stations closest to the site and details of public transport services to other areas that have a larger selection of employment, education, retail and leisure land uses.

End of Schedule