



17/00560/FUL

Scale 1:500

55A Woodthorpe Road, Ashford.

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Planning Committee

23 August 2017



Application No.	17/00560/FUL		
Site Address	55A Woodthorpe Road, Ashford		
Proposal	Redevelopment of the site to provide one building comprising 9 apartments with associated parking and communal amenity space, following demolition of existing retail/commercial premises and outbuildings and one flat.		
Applicant	Mr P Griffiths		
Ward	Ashford Town		
Case Officer	John Brooks		
Application Dates	Valid: 4.4.2017	Expiry: 30.5.2017	Target: Over 8 weeks
Executive Summary	<p>The principle of residential development is acceptable and meets an acknowledged housing need. The scheme is well designed and will result in a significant improvement to this prominent corner site which is currently primarily in commercial use with a collection of unattractive buildings.</p> <p>The scheme meets all of the Council's design criteria and also provides adequate parking. It will also reduce the number of vehicular access points to the site, lead to less vehicle movements than with the current commercial use and result in a small improvement to highway safety.</p>		
Recommended Decision	Approve		

MAIN REPORT

1. Development Plan

1.1 The following policies in the Council's Core Strategy and Policies DPD 2009 are considered relevant to this proposal:

- SP2 (Housing provision)
- HO1 (Providing for New Housing Development)
- HO4 (Housing Size and type)
- HO5 (Density of Housing Development)
- EM2 (Employment Development on Other Land)
- EN1 (Design of New Development)
- EN3 (Air Quality)
- EN5 (Buildings of Architectural and Historic Interest)
- EN15 (Development on land Affected by Contamination)
- SP7 (Climate Change and Transport)
- CC1 (Renewable Energy, Energy Conservation and Sustainable Construction)
- CC2 (Sustainable Travel)
- CC3 (Parking Provision)

2. Relevant Planning History

16/01565/FUL – Redevelopment of the existing site to provide 13 apartments following demolition of existing buildings. Refused 12 November 2016

3. Site Description

3.1 The site is 0.16ha and is located on the north east corner of the junction of Stanwell Road and Woodthorpe Road. It is primarily in a commercial use selling kitchens, bathroom and bedroom fittings and has a number of buildings on the site with a combined commercial internal floor space of 409 m². It has one 2 bed flat on the upper two floors of the main building of 109m². The site includes land to the rear of the existing maisonettes at No. 53 Woodthorpe Road.

3.2 The existing premises, whilst tidy, present a varied collection of generally unattractive buildings which provide a poor visual outlook at these crossroads and important approach to Ashford town centre.

4. Description of Current Proposal

4.1 The proposal involves the erection of a single building providing 9 flats (5x1bed and 4x2 bed) over three floors with the top floor of accommodation provided within the roof space. The design involves a hipped clay tile roof with an accentuation of the height at the corner nearest the road junction, an

articulation of the elevations on all four sides and a detailing which successfully enables the building on this prominent corner site to appropriately face the two main elevations fronting both Woodthorpe Road and Stanwell Road.

- 4.2 The building has a maximum height of 9.18 metres nearest the road junction (furthest from No.53 Woodthorpe Road). The existing building on site is 9.5 m) At the point adjoining the flats at No. 53 (some 8.3 m tall) the building has a height of 8.65m. The design reflects an appropriate 'stepping down' in scale toward the existing adjoining buildings.
- 4.3 Amenity space is provide around the building and in particular to the rear of the site where parking for the development is also provided. Some of this amenity space and parking provision also serves the retained 4 maisonettes at No. 53 Woodthorpe Road. The combined vehicular access point to serve the new development at No.55 and the existing flats at No.53 is provided between No. 53 and 51 Woodthorpe Road some 42 metres distance from the Stanwell Road junction. Other existing access point to the site and closer to Stanwell Road will be closed off. A total of 18 parking spaces are to be provided on the site.
- 4.4 The current proposal has been reduced in number of units and scale compared to the previous proposal in 2016 (16/01565/FUL) and together with the improved design overcomes the reasons that scheme was refused.

5. Consultations

- 5.1 The following table shows those bodies consulted and their response.

Consultee	Comment
County Highway Authority	No response received but advised in respect of the previous application the need for standard conditions requiring the construction of a 'bellmouth' type vehicular access with tactile paving, a Construction Transport Management plan and closure of redundant access points. Informatives relating to works on the highway also proposed. Any further response will be reported orally at the meeting.
Conservation Consultant	Redevelopment of this corner site will bring about an improvement to the general visual quality of the wider area and the setting of St Hilda's Church – a grade II listed building on the opposing corner of the road junction.
Environmental Health (Noise)	No objections but recommend standard conditions relating to the soundproofing of dwellings.
Environmental Health (Pollution)	No response. Any comments received will be reported orally at the meeting.

Sustainability	Satisfied renewable energy requirements will be met.
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6. Public Consultation

- 6.1 27 properties were notified of the planning application. 3 letters of objection received raising the following points:
- Will make parking on Woodthorpe Road worse – need permit parking in this section.
 - Increased traffic and greater safety issues
 - Not enough parking
 - Potential increased congestion due to proximity to the Stanwell road junction.

7. Planning Issues

- Need for housing
- Design and amenity
- Impact on a listed building
- Highways issues
- Parking provision

8. Planning Considerations

Principle of Housing Development

- 8.1 In terms of the principle of housing development regard must be had to paragraph 47 of the National Planning Policy Framework (NPPF) which states: “ *When considering planning applications for housing local planning authorities should have regard to the government’s requirement that they boost significantly the supply of housing and meet the full objectively assessed need for market and affordable housing in their housing area so far as is consistent with policies set out in the National Planning Policy Framework* “.
- 8.2 The government also requires housing applications to be considered in the context of the presumption of sustainable development. Relevant policies for the supply of housing cannot be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable site (NPPF para 49).
- 8.3 The Council has embarked on a review of its Local Plan and accepts that the housing target in its Core Strategy and Policies DPD (CS&PDPD) -Feb 2009 of 166 dwellings per annum is significantly short of its latest objectively assessed need of 552-757 dwellings per annum (Para 10.42 – Strategic Housing Market Assessment – Runnymede and Spelthorne – Nov 2015). On the basis of its objectively assessed housing need the Council is unable to demonstrate a five-year supply of deliverable sites.
- 8.4 Para 14 of the NPPF stresses the presumption in favour of sustainable development and that proposals which accord with a development plan

should be approved without delay. When the development plan is absent, silent or relevant policies are out of date, permission should be granted unless *“any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against policies in the Framework taken as a whole or specific policies in this Framework indicate development should be restricted.”* This application must be considered having regard to the above requirements of Para 14 of the NPPF.

- 8.5 Taking into account the above and adopted policy HO1, which encourages new housing development, it is considered that particular weight should be given to the use of this urban site for housing.

Housing type, size and density

- 8.6 Policy H04 of the CS&P DPD and the Council's Supplementary Planning Document (SPD) on Housing Size and Type seeks 80% of dwellings in development of 4 or more units to be 1 or 2 bed in size. This is to ensure the Borough's overall dwelling stock meets the demands that exist including the greater demand for smaller dwellings. The provision of 5x1 bed and 4x2 bed flats helps to meet this need and therefore the proposed dwelling mix is acceptable.
- 8.7 The government's technical Housing Standards prescribe minimum internal floor space standards for different sizes of dwelling. All of the 9 units proposed exceed these standards and therefore on this point are acceptable.

Density

- 8.8 Policy HO5 of the CS&P DPD sets out general guidance on density although this must be interpreted in the context of the particular mix of dwellings proposed. For this area a density range of 45 – 75dph is given as a guide. The application site includes the existing 4 flats at No. 53 therefore with the proposed 9 new flats a total of 13 units will exist on this 0.16ha site giving a density of 81.25. Given the proposed number of small units the overall scale of the new building is in keeping with the character of this locality and the resultant density, in terms of numbers of dwellings per hectare, is considered acceptable and only a little above the guide range.
- 8.9 It is noted that the existing floor space on the site of commercial uses and 1 flat amounts to 518 m² (a large amount of this is single storey) and the new development is 675 m² albeit occupying a smaller footprint than the existing development. Taking into account also that in height it is less than the existing building the proposal is considered acceptable in density terms.

Design and Appearance

- 8.10 Policy EN1 of the CS&P DPD, which is supported by the Supplementary Planning Document on the 'Design of Residential Extensions and New Residential Development', requires a high standard of design and sub point (a) requires new development to demonstrate that it will:
- “create buildings and places that are attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated”*
- 8.11 The development has been designed in a way which provides an attractive focal point at this prominent street corner with well-designed proportions and frontages to both streets that it faces with good articulation, design detail and

use of materials. It makes a positive contribution to the wider street scene and character of this locality. It is a marked improvement over the current situation.

Impact on Neighbouring Properties

- 8.12 Policy EN1 (b) requires that new development *“achieves a satisfactory relationship to adjoining properties avoiding significant harmful impacts in terms of loss of privacy, daylight, sunlight, or overbearing effect due to bulk, proximity or outlook”*.
- 8.13 There are no infringements of the 45° and 25° guidelines on primary windows to habitable rooms in the flats at No.53. These measures are used to assess any impacts on outlook, privacy or loss of either sunlight or daylight. The design results in a building of a similar scale to No.53 adjoining and avoids any overbearing effect. The objectives of the policy are therefore met.

Amenity space

- 8.14 The existing flats at No.53 retain a similar amount of amenity space as they have now albeit with a more open outlook at the rear which enhances its potential value. For the 9 new flats 240m² of amenity space would be required (based on the guidance in the Council's Design SPD) and 380m² is provided. This is therefore satisfactory.

Highway Issues and Parking

- 8.15 There is already significant commercial use on the site with public show rooms and also a two bed flat and two vehicular access points with one very close to the junction with Stanwell Road. The Transport Statement explains that the current commercial use and flat generates some 64 trips a day. The new wholly residential scheme will generate 46 single trips a day resulting in a small reduction. Only one access will be retained which, as already described, is between Nos 51 and 53. The other access points and showroom parking directly off the highway will be closed which will result in a modest improvement in highway safety relating to this site.
- 8.16 The scheme provides 18 parking spaces. The existing maisonettes at No 53 currently have 1 space per unit and this level of provision will be retained partly with in the new common parking area. The 9 flats require 13.25 spaces to meet existing parking standards and 14 is provided. Both vehicle and parking standards for the new development are met.
- 8.17 Surrey Highways made no objection on highway grounds to the previous refused scheme for 13 flats and they have made no comments on this reduced proposal.
- 8.18 Whilst representations have been made about parking in Woodthorpe Road, increased traffic and not enough onsite parking I am satisfied that, given the scheme meets the Council' parking standards, traffic generation will be less than the existing use and the County Council has made no objection, there is no factual basis on which objections could be raised.

Historic Buildings

- 8.19 The proposal is close to St Hilda's Church which is a grade II listed building. Section 68 of the Listed Building Act 1990 places a general duty on local authorities when considering to grant a planning permission which affects a listed building or its setting to have special regard to the desirability or

preserving the building or its setting or any features of special architectural or historic interest it possesses.

- 8.20 The Council's conservation consultant is satisfied this proposal will bring about an improvement to the general visual quality of the wider area and the setting of St Hilda's Church.

Other matters - Local Finance Considerations

- 8.21 Under S155 of the Housing and Planning Act 2016, Local Planning Authorities are now required to ensure that potential financial benefits of certain development proposals are made public when a Local Planning Authority is considering whether or not to grant planning permission for planning applications which are being determined by the Council's Planning Committee. A financial benefit must be recorded regardless of whether it is material to the Local Planning Authority's decision on a planning application, but planning officers are required to indicate their opinion as to whether the benefit is material to the application or not. In consideration of S155 of the Housing and Planning Act 2016, the proposal is a CIL chargeable development and will generate a CIL Payments based on a rate of £140 per sq. metre of net additional gross floor space. This is a material considerations in the determination of this planning application. The proposal will also generate a New Homes Bonus and Council Tax payments which are not material considerations in the determination of this proposal.

Conclusions

- 8.22 The NPPF at para 14 requires permission for housing to be granted unless the impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole. There are no significant adverse impacts of this proposal and given it will meet an acknowledged shortfall in housing provision and the scheme will lead to a visual improvement of this prominent site there is a compelling case to approve.

9. Recommendation

GRANT subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: - This condition is required by Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and drawings: BO1, P.200, P.201, P.202, P.203, P.204, P.205, P.206, P.207, P.208, P.300 all received on 4 April 2017.

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

3. Before any work on the development hereby permitted is first commenced details of the materials and detailing to be used for the external surfaces of the building and other external surfaces of the development be submitted to and approved by the Local Planning Authority.

Reason:- To ensure that the proposed development does not prejudice the appearance of the development and the visual amenities and character of the locality, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

4. No development shall take place until:-

(a) A comprehensive desk-top study, carried out to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site, has been submitted to and approved in writing by the Local Planning Authority.

(b) Where any such potential sources and impacts have been identified, a site investigation has been carried out to fully characterise the nature and extent of any land and/or groundwater contamination and its implications. The site investigation shall not be commenced until the extent and methodology of the site investigation have been agreed in writing with the Local Planning Authority.

(c) A written method statement for the remediation of land and/or groundwater contamination affecting the site shall be agreed in writing with the Local Planning Authority prior to the commencement of remediation. The method statement shall include an implementation timetable and monitoring proposals, and a remediation verification methodology. The site shall be remediated in accordance with the approved method statement, with no deviation from the statement without the express written agreement of the Local Planning Authority.

Reason:- To protect the amenities of future residents and the environment from the effects of potentially harmful substances.

NOTE

The requirements of the above Condition must be carried out in accordance with current best practice. The applicant is therefore advised to contact Spelthorne's Pollution Control team on 01784 446251 for further advice and information before any work commences. An information sheet entitled "Land Affected by Contamination: Guidance to Help Developers Meet Planning Requirements" providing guidance can also be downloaded from Spelthorne's website at www.spelthorne.gov.uk. In accordance with policies SP6 and EN15 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

5. No construction on the buildings shall commence until a report has been submitted to and agreed by the Local Planning Authority which includes details and drawings demonstrating how 10% of the energy requirements generated by the development as a whole will be achieved utilising renewable energy methods and showing in detail the estimated sizing of each of the contributing technologies to the overall percentage. The detailed report shall identify how renewable energy, passive energy and efficiency measures will be generated and utilised for each of the proposed buildings to meet

collectively the requirement for the scheme. The agreed measures shall be implemented with the construction of each building and thereafter retained and maintained to the satisfaction of the Local Planning Authority unless otherwise agreed in writing.

Reason: - To ensure that the development is sustainable and complies with Policy SP7 and CC1 of the Spelthorne Development Plan Core Strategy and Policies DPD.

6. No construction shall take place until full details of both soft and hard landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The trees and shrubs shall be planted on the site within a period of 12 months from the date on which development hereby permitted is first commenced, or such longer period as may be approved by the Local Planning Authority, and that the planting so provided shall be maintained as approved for a period of 5 years, such maintenance to include the replacement in the current or next planting season whichever is the sooner, of any trees or shrubs that may die, are removed or become seriously damaged or diseased, with others of similar size and species, unless the Local Planning Authority gives written permission to any variation.

Reason: - To minimise the loss of visual amenity occasioned by the development and to enhance the proposed development.

7. That within 3 months of the commencement of any part of the development permitted, or such longer period as may be approved by the Local Planning Authority, facilities shall be provided within the curtilage of the site for the storage of refuse and waste materials in accordance with the approved plans, and thereafter the approved facilities shall be maintained as approved.

Reason:- To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and the appearance of the locality, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

8. Before any construction commences, details including a technical specification of all proposed external lighting shall be submitted to and approved in writing by the Local Planning Authority. The external lighting on the site shall at all times accord with the approved details.

Reason: - To safeguard the amenity of neighbouring residential properties, in the interest of security, and in the interest of wildlife.

9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied. Development shall be carried out in accordance with the approved details and maintained approved.

Reason:- To protect the amenity of the surrounding area.

10. That the parking spaces shown on the submitted plan be constructed and the spaces shall be completed prior to the completion of the dwellings to which they relate, and thereafter the approved facilities together with the means of access thereto shall be maintained as approved, and be reserved for the benefit of the development hereby permitted.

Reason: - To ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway(s) and to ensure that the facilities provided are reserved for the benefit of the development for which they are specifically required, in accordance with policy CC3 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

11. No new development shall be occupied until space has been laid out within the site in accordance with the approved plans to provide secure and covered cycle parking to the satisfaction of the Local Planning Authority and shall thereafter be permanently maintained.

Reason: The condition is required in recognition of Section 4 (Promoting Sustainable Transport) of the National Planning Policy Framework.

12. The development hereby approved shall not be first occupied unless and until a pedestrian inter-visibility splay measuring 2m by 2m has been provided on each side of the access to Woodthorpe Road, the depth measured from the back of the footway (or verge) and the widths outwards from the edges of the access. No obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2012 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

13. No development shall commence until a Construction Transport Management Plan, to 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) provision of boundary hoarding behind any visibility zones
- (f) HGV deliveries and hours of operation
- (h) measures to prevent the deposit of materials on the highway
- (k) on-site turning for construction vehicles has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2012 and

policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

14. The development hereby approved shall not be occupied until any redundant accesses or sections of accesses from the site to Woodthorpe Road have been permanently closed and any kerbs, verges, footways are fully reinstated.

Reason: The condition is required in order that the development does not prejudice highway safety or cause inconvenience to other highway users.

15. Prior to the first use or occupation of the development, and on completion of the agreed contamination remediation works, a validation report that demonstrates the effectiveness of the remediation carried out shall be submitted to and agreed in writing by the Local Planning Authority.

Reason:- To protect the amenities of future residents and the environment from the effects of potentially harmful substances.

NOTE

The requirements of the above Condition must be carried out in accordance with current best practice. The applicant is therefore advised to contact Spelthorne's Pollution Control team on 01784 446251 for further advice and information before any work commences. An information sheet entitled "Land Affected by Contamination: Guidance to Help Developers Meet Planning Requirements" proving guidance can also be downloaded from Spelthorne's website at www.spelthorne.gov.uk. In accordance with policies SP6 and EN15 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

16. The dwellings hereby permitted shall be designed to ensure that the following internal noise levels specified by BS 8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings are not exceeded due to environmental noise:

Bedrooms – 35dB LAeqTT*, 20dB LAeqTT+, 45dB LAFmax T*

Living Rooms – 35dB LAeqT+

Dining Room – 40dBLAeqT+

Reason: To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with policy.

Informatives to be attached to the planning permission

1. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the

intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-andlicences/> the-traffic-management-permit-scheme. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-andcommunity/emergency-planning-and-community-safety/flooding-advice.

2. The applicant's attention is drawn to the ACPO/Home Office Secured by Design (SBD) award scheme, details of which can be viewed at www.securedbydesign.com.

3. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

4. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

5. Please note that this application is subject to the payment of Community Infrastructure Levy (CIL). Full details of the charge, how it has been calculated and what happens next are set out in the CIL Liability Notice which will be sent separately. If you have not already done so an Assumption of Liability notice should be sent to the Council as soon as possible and before the commencement of development. Further information on CIL and the stages which need to be followed is available on the Council's website. www.spelthorne.go.uk/CIL.

6. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:

- (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
- (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
- (c) Deliveries should only be received within the hours detailed in (a) above;
- (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsters and wheel washes;
- (e) There should be no burning on site;
- (f) Only minimal security lighting should be used outside the hours stated above; and
- (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit. In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration.

7. The applicant is advised that the essential requirements for an acceptable communication plan for surrounding properties forming part of a Method of Construction Statement are viewed as:

- (a) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme;
- (b) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them;
- (c) the arrangements that will be in place to ensure a reasonable telephone response during working hours;
- (d) the name and contact details of the site manager who will be able to deal with complaints; and
- (e) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.

Article 2(3) Development Management Procedure (Amendment) Order 2012

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included the following:-

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.

- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.
- c) Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.





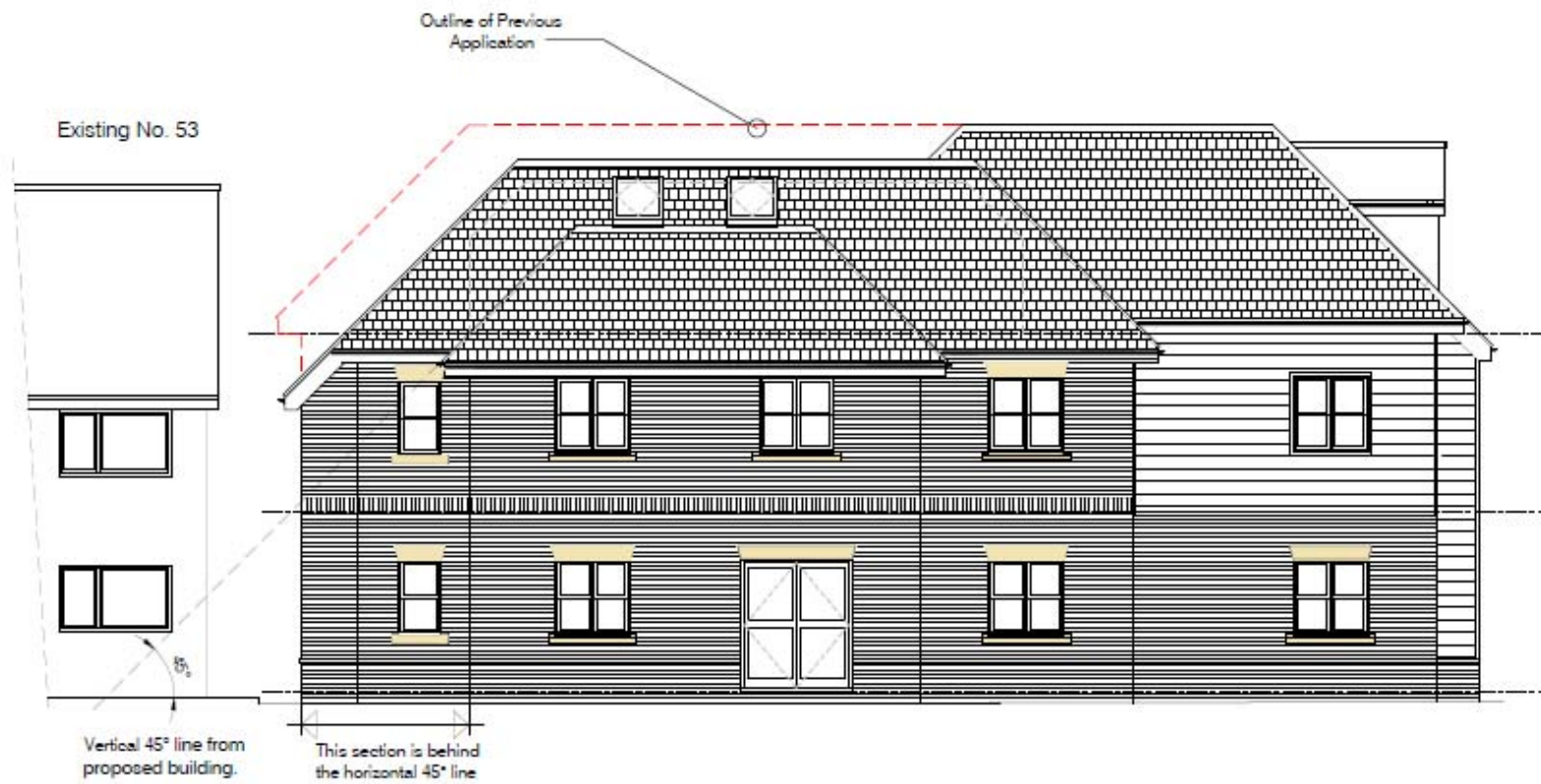
PROPOSED FRONT ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED EAST ELEVATION



PROPOSED REAR ELEVATION