

REPORT TO: Planning Committee
MEETING DATE: Tuesday 5 March 2013
BY: Executive Director (Services for Communities)
SUBJECT: Application for Planning Permission for Consideration

Application No. **12/00660/AMM**

Proposal Approval of matters specified in conditions of planning permission in principle 09/00486/OUT - Erection of 126 houses, 72 flats and associated works

Location **Land To The West Of Brodie Road
Hallhill
Dunbar
East Lothian**

Applicant Mansell Homes & Hallhill Developments Ltd

Per EMA Architecture + Design Limited

Ward 7

RECOMMENDATION Consent Granted

PLANNING ASSESSMENT

Although this application is for the approval of matters specified in conditions of planning permission in principle 09/00486/OUT it has to be determined as a major development type application because the area of the application site is greater than 2 hectares and the number of dwellings detailed is greater than 50. Accordingly the application cannot be decided through the Council's Scheme of Delegation. It is therefore brought before the Planning Committee for a decision.

In January 2012 planning permission in principle 09/00486/OUT was granted for a residential development of some 525 houses on some 22.2 hectares of agricultural land at Hallhill, to the southwest of Dunbar. That land is the strategic housing site of Proposal H2 of the adopted East Lothian Local Plan 2008.

A condition of planning permission in principle 09/00486/OUT requires that the phasing of the development of the site should be carried out in strict accordance with the phasing plans that are in the Masterplan Document docketed to the planning permission in principle, unless otherwise approved in writing in advance by the Planning Authority.

The approved phasing plans of the docketed Masterplan Document split the housing development of the site of 525 houses into 7 Phases of development and sets out the number of housing completions for each phase of development in each audit year.

This application for approval of matters specified in conditions of planning permission in principle 09/00486/OUT is for the details of:

(i) the siting, design, external appearance, accessing and landscaping and of other principles of development of Phases 1, 2 and 3 of a housing development of the site of 525 houses; and

(ii) the formation of a length of distributor road to the north of Phase 3 to serve Phases 5, 6 and 7 of the overall housing development of 525 houses, and the provision of a SUDS pond and an area of open space in the northeast corner of the larger housing development site of 525 houses.

The approved phasing plans of the docketed Masterplan Document show that up to 201 of the 525 houses would be erected on the land of Phases 1, 2 and 3 (60 in Phase 1, 70 in Phase 2 and 71 in Phase 3).

The submitted details for Phases 1, 2 and 3 are for 126 houses and 72 flats, a total of 198 housing units. Of them, 28 houses and 32 flats would be erected on the land of Phase 1, 47 houses and 24 flats would be erected on the land of Phase 2 and 51 houses and 16 flats would be erected on the land of Phase 3. Of the 198 housing units 42 would be detached houses, 24 semi-detached houses and 60 terraced houses and the others would be 72 flats. The submitted details for Phases 1, 2 and 3 also include for the internal access roads, parking courts, landscaped open space, play areas and one pond to serve the on-site provision of a sustainable urban drainage scheme (SUDS).

The application site of Phases 1, 2 and 3 has an irregularly shaped footprint. It is mainly bounded by agricultural land. That agricultural land forms the remainder of the larger site the subject of planning permission in principle 09/00486/OUT. At its nearest point The A1 trunk road is some 30 metres to the south of the application site. The site is bounded partly to the north and east by a housing site that is being developed by Taylor Wimpey for 130 houses (a development approved by the grant of planning permission 09/00623/FUL). The application site has a gently rolling topography. It is enclosed along its southern boundary by a stone wall, which is in parts some 2 metres high.

Vehicular access to the houses and flats of Phase 1 would be from Brodie Road, at a point immediately to the south of the junction of Brodie Road and Moray Avenue. Vehicular access to the houses and flats of Phase 2 and Phase 3 would be taken from the western end of Brodie Road at the southern end of the housing site that is being developed by Taylor Wimpey. Additionally, vehicular access would be taken from the A1 trunk road via the unclassified road that is immediately to the south of the site and through Phase 3 as the southern part of the distributor road that otherwise is to be formed to the north of Phase 3 to serve Phases 5, 6 and 7.

As a conditional requirement of planning permission in principle 09/00486/OUT the existing junction of the unclassified road with the A1 trunk road (the Eweford junction) has to be upgraded.

Two areas of open space are proposed, one which would be immediately to the north of the housing of Phase 2 and one which would be immediately to the west of the housing of Phase 2.

Amended plans have been submitted showing:

(i) revisions to the access, parking and street layout of the proposed housing development; and

(ii) revisions to the number of private market and affordable residential units that are to be built in Phases 2 and 3 of the proposed development.

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that the application be determined in accordance with the development plan, unless material considerations indicate otherwise.

The development plan is the approved Edinburgh and the Lothians Structure Plan 2015 and the adopted East Lothian Local Plan 2008.

Relevant to the determination of the application is Policy ENV1G (Design of New Development) of the approved Edinburgh and the Lothians Structure Plan 2015 and Policies H1 (Housing Quality and Design), DP1 (Landscape and Streetscape Character), DP2 (Design), C1 (Minimum Open Space Standard for new General Needs Housing Development), C2 (Play Space Provision in new General Needs Housing Development), T2 (General Transport Impact), DP20 (Pedestrians and Cyclists), DP22 (Private Parking) and DP24 (Home Zones) of the adopted East Lothian Local Plan 2008.

A material consideration is the supplementary planning guidance of "Design Standards for New Housing Areas" approved by the Council on 10th March 2008. This guidance requires that a more flexible approach be taken in road layout and design for proposed housing developments and sets core design requirements for the creation of new urban structures that will support Home Zone development as well as establishing design requirements for the layout of and space between buildings. Developers must provide adequate information to the satisfaction of the Council to demonstrate the merits of their design.

Also material to the determination of the application is the representations received from the public.

2 written representations have been received, both of which make objection to the proposed details of development.

A copy of both written representations are contained in a shared electronic folder to which all Members of the Committee have had access.

The main grounds of objection are summarised as follows:

- * Increased traffic generation would be a road safety hazard;
- * Devaluation of objector's property;
- * Loss of area of open space; and
- * Local infrastructure would need to be substantially improved to accommodate the housing proposed.

Dunbar Community Council, a consultee, do not object to the proposals.

Whether or not a proposed development would affect the value of an existing property is not a material consideration in the determination of an application for planning approval.

By the grant of planning permission in principle 09/00486/OUT approval has been given for the principle of the erection of up to 201 residential units on the application site. There can therefore be no objection in principle to the details of the proposed 126 houses and 72 flats (a total of 198 residential units), distributor road and the other SUDS pond and the area of open space.

In the consideration of this application the requirement is to determine whether or not the submitted details of development are consistent with the principles of development set for such development of the respective areas of land by planning permission in principle 09/00486/OUT and whether or not the development would be appropriate to its place.

The details now submitted for approval are for a scheme of development comprising a mix of detached, semi-detached and terraced houses and flatted properties (16 types of residential units), with all of the proposed 126 houses and flats buildings either being single storey or two storey in height.

The houses, flats and associated areas of ground, in their proposed groupings, orientations, and layout would mainly be consistent with the principles of 'Home Zones' as set out in the Council's Design Standards for New Housing Areas, as would be the proposed layout of roads (with their contrasting surface finishes to denote shared surfaces where appropriate), pathways, parking courts and parking spaces. The only significant exception relates to the proposed open plan form of the front gardens of the houses and flats. The Council's 'Home Zones' Design Standards state that, where provided, front gardens should be short with a depth of approximately 3.5 metres and should be enclosed by a boundary treatment such as low walls, hedges, fences, or railings. In the case of the proposed development, many of the front gardens are short, with a depth of approximately 3.5 metres. This helps to focus attention on the streets, a key principle of 'Home Zones'. Open plan front gardens are an integral design feature of the recent housing developments at Hallhill/Lochend. The front gardens of the existing houses of Moray Avenue and Steadings Gardens, which are to the east of the application site, are open plan. The front gardens of the 130 houses currently being built by Taylor Wimpey on the land immediately to the north and east of the application site are also approved to be open plan. To require the front gardens of the proposed 126 houses and 72 flats to be enclosed by a boundary treatment would be at odds with this characteristic of the Hallhill/Lochend area.

The layout proposed is generally informal and has designed into it some intrinsic interest. It embodies an appropriate mix of detached, semi-detached and terraced houses and also flats. The proposed houses and flats, due to their positioning on the application site and by virtue of their height, size and scale would integrate with the two storey houses they would be in proximity to and thus would be appropriate to their location. The proposed houses and flats would be of a similar form and design to the already approved houses that have been built within the Hallhill/Lochend area, and they would not therefore appear as a disjointed and inharmonious grouping of buildings. The proposed houses and flats would not cause any incongruous change to the architectural harmony, integrity and character of the Hallhill/Lochend area. In this regard, the predominant external wall finish should be render. This planning control can be secured by a condition imposed on the approval of matters specified in conditions for the proposed housing development.

The proposed housing development would provide an attractive residential environment. The houses and flats are shown to be laid out in such a way that adheres to the normally accepted privacy and amenity criteria on overlooking and overshadowing, whilst affording the future occupants of the houses and flats an appropriate level of privacy and residential amenity.

The land of Phases 1, 2 and 3 and of the proposed distributor road, the other SUDS pond and the area of open space is capable of accommodating all of the development detailed for it to a pattern and of a density consistent with existing patterns and densities of housing development at Hallhill/Lochend.

The proposed positioning of the 126 houses and 72 flats and other components of the development would not prejudice the form of the other Phases of the housing development of 525 houses approved in principle by the grant of planning permission in principle 09/00486/OUT.

The Council's Policy and Projects Manager recommends that a detailed scheme of landscaping should be submitted for the land of Phases 1, 2 and 3 and of the proposed distributor road, the other SUDS pond and the area of open space. The scheme of landscaping should be based on the 'Hallhill Landscape Strategy', which is docketed to planning permission in principle 09/00486/OUT. It should also show specimen tree planting within the areas of open space adjacent to the two SUDS ponds and the area of open space shown to be positioned to the north of plots 132 and 161 of the proposed housing development. The submission of the detailed scheme of landscaping and thereafter its implementation can be secured by a condition imposed on the approval of matters specified in conditions for the proposed housing development.

At its nearest, the A1 trunk road is some 30 metres to the south of the application site. The nearest of the proposed residential units would be some 45 metres from the road. In this regard the Council's Environmental Protection Manager recommends that the south facing windows serving noise sensitive rooms (living rooms and bedrooms) of the proposed residential units that would be positioned on plots 32-49, 67-72, and 94-95 (as delineated on the submitted site plan drawing) be fitted with 6/12/6 glazing. He further recommends that an acoustic barrier be provided along the southern boundary of the land of Phases 1 and 3. These recommended noise mitigation measures, including details of the acoustic barrier, can be secured by a condition imposed on the approval of matters specified in conditions for the proposed housing development.

On all of these foregoing findings on matters of design, density, layout, landscaping and amenity the details submitted for approval are consistent with Policies ENV1G of the approved Edinburgh and the Lothians Structure Plan 2015, Policies DP1, DP2 and DP24 of the adopted East Lothian Local Plan 2008, and with the Council's Design Standards for New Housing Areas.

Included in the site layout of the proposed housing development is the formation of two areas of public open space, one which would be immediately to the north of the housing of Phase 2 and one which would be immediately to the west of the housing of Phase 2. Each area of public open space would be overlooked from houses that would be nearest to them. The Council's Landscape and Countryside Manager is satisfied with the size and location of the proposed two areas of public open space. As a standard of open space provision for the 198 houses and flats they are consistent with the requirements of Policy C1 of the adopted East Lothian Local Plan 2008 and with the Masterplan docketed to planning permission in principle 09/00486/OUT.

A play area would be located to the east of the houses and flats of Phase 1 and a play area would be centrally located on the area of open space that would be to the west of the housing of Phase 2. The Council's Landscape and Countryside Manager does not object to either the size or location of the proposed two play areas. She does however recommend that details of the play areas should be submitted to and approved in advance by the Planning Authority and that the play areas be thereafter formed in accordance with the details so approved. This planning control can be secured by a condition imposed on

the approval of matters specified in conditions for the proposed housing development. Subject to the imposition of this condition, the proposed play area provision is consistent with Policy C2 of the adopted East Lothian Local Plan 2008.

The applicant confirms that the future maintenance of the areas of open space and of the play areas would be through a factoring arrangement.

Paragraph 2.6 of the "Design Standards for New Housing Areas", approved by the Council on 10th March 2008, states that new housing development must create a hierarchical, permeable and interconnected street layout that complements and should extend the surrounding street pattern. Such layouts spread vehicle traffic evenly through a site and to the surroundings, help prevent localised traffic congestion, and encourage walking and cycling. Proposed street layouts must maximise connections within the site and to surrounding streets, and ensure the movement requirements of the development strategy are met. By the design and arrangement of street types, street layouts must influence vehicle drivers preferred route choice to ensure the tertiary streets between residential blocks are less busy. In paragraph 2.9 it is stated that Home Zones must be introduced to new development as part of a hierarchical, permeable and interconnected street layout.

The principles of the means of accessing of the housing of Phases 1, 2 and 3 and of the provision of a distributor road to the north of Phase 3 are already decided by the grant of planning permission in principle 09/00486/OUT. These are that vehicular access to the housing development of 525 houses should be taken from Brodie Road, by way of a westwards extension of Brodie Road and from the A1 trunk road via the unclassified road that is immediately to the south of the site and that the existing junction with the A1 trunk road should be upgraded.

The submitted details for accessing Phases 1, 2 and 3 and of the otherwise proposed distributor road are in accordance with these established principles of the means of accessing the housing development of 525 houses.

The Council's Transportation service raise no objection to the submitted details. They do however make recommendations on the standards of provision.

They recommend that:

(i) prior to the commencement of development details showing how the alignments and levels of the footpath, cycle path and road connections shown on the submitted layout plan are to be made shall be submitted and approved.

(ii) vehicle accesses to private parking areas (i.e. other than driveways) shall be via a reinforced footway crossings and shall have adequate width to enable two way movement of vehicles at the accesses;

(iii) in accordance with the phasing plans docketed to planning permission in principle 09/00486/OUT, the new off-site pedestrian/cycle routes through the woodland of Lochend Woods to the north east of the site should be constructed, lit and available for use before the completion of Phase 2. Details of the pedestrian/ cycle route should be submitted to and approved by the Planning Authority;

(iv) all footpaths and cycle paths from a zone under construction to their connections to existing pedestrian/cycle routes should be constructed to an adoptable standard before the occupation of any of the residential units of the particular zone;

(v) wheel washing facilities are provided during the construction phase of the housing development; and

(vi) the access for emergency vehicles only from the unclassified road from Eweford to Belhaven that is to the west of the application site shall, at the time of its completion, have installed across it a means of allowing for its use by emergency vehicles only but not by any other vehicles in accordance with details of such means to be submitted to and approved.

All of these requirements can reasonably be made conditions of the approval of matters specified in conditions for the proposed housing development

The Transportation service are generally satisfied with the number and layout of car parking spaces proposed for the housing development. They do however recommend that:

(i) driveways should have minimum dimensions of 6 metres by 2.5 metres. Double driveways should have minimum dimensions of 5 metres width by 6 metres length or 3 metres width by 11 m length;

(ii) within private parking areas, the minimum dimensions of a single parking space should be 2.5 metres by 5 metres. All visitor parking spaces within these areas should be clearly marked for visitors with the remaining private parking spaces allocated to individual dwellings;

(iii) all prospectively adoptable parking bays (i.e. that will form part of the public road) should have minimum dimensions of 2.5 metres by 6 metres. This can be reduced to a minimum length of 5 metres on the proviso that there is adequate road space to manoeuvre in adjacent to the parking bay; and

(iv) the parking for plots 62 and 63 are not acceptable. Instead two parking spaces for the houses of plots 62 and 63 should be provided to the rear of the footway and additionally 2 visitor parking spaces should be provided elsewhere within Phase 3 of the housing development.

Cycle parking for the proposed 72 flats should also be provided at a rate of 1 space per flat. The parking shall be in the form of 1 locker per flat or communal provisions in the form of a lockable room or shed. This requirement can reasonably be secured by a condition of the approval of matters specified in conditions for the proposed retail store development.

On these foregoing transportation and other access considerations the proposed residential development is consistent with Policies T2, DP20 and DP22 of the adopted East Lothian Local Plan 2008.

The mechanism of a financial contribution towards additional educational provision in Dunbar for a housing development of 525 houses has already been secured through the grant of planning permission in principle 09/00486/OUT.

The mechanism of the provision within the residential development of 525 houses of 25% affordable housing (i.e. 131 units of the proposed 525 units) is already secured through the grant of planning permission in principle 09/00486/OUT. The Council's Housing Strategy & Development Service Manager is satisfied with the proposed location for the affordable housing provision detailed for Phases 1, 2 and 3 and with the proposed overall mix of affordable housing tenures, house types and sizes of Phases 1, 2 and 3.

The layout of the proposed development includes provision of two sustainable urban drainage scheme (SUDS) ponds designed to attenuate the flow of surface water run-off. SEPA has no objection in principle to the proposed SUDS ponds but advise that details of the levels of SUDS treatment should be submitted for the prior approval of the Planning Authority, following consultation with SEPA. This planning control can be secured by a condition imposed on the approval of matters specified in conditions for the proposed housing development.

Scottish Water confirm that they have no objection to the proposed housing development. They advise of their statutory requirements for the servicing of the development. A copy of their comments has been forwarded to the applicant.

Condition 3 of planning permission in principle 09/00486/OUT requires that the phasing of the development of the site shall be carried out in strict accordance with the phasing plans that are in the Masterplan Document docketed to planning permission in principle 09/00486/OUT, unless otherwise approved in writing in advance by the Planning Authority.

The Council has recently received a formal request from Hallhill Developments Ltd to amend the phasing of the housing development of 525 houses approved in principle by the grant of planning permission in principle 09/00486/OUT. Through this request it will be for the Council as Planning Authority to decide whether or not the proposed amendment to the phasing of the development is acceptable.

What is detailed for Phases 1, 2 and 3 in this current application for approval of matters specified in conditions is consistent with the phasing plans of the Masterplan Document docketed to planning permission in principle 09/00486/OUT and, thereby, is also consistent with the grant of planning permission in principle 09/00486/OUT. Accordingly there is no good reason at this time for the Planning Committee to refuse to approve the submitted details of Phases 1, 2 and 3. Such an approval would not prejudice a consideration of the formal request from Hallhill Developments Ltd to amend the phasing of the housing development of 525 houses. Neither does it mean that the substance of the applied for amendment to the phasing of development would necessarily change the detailed form of development of the land of current Phases 1, 2 and 3 for which approval is now sought.

RECOMMENDATION

That approval of matters specified in conditions for the proposed housing development be granted subject to the following conditions:

- 1 No development shall take place on site unless and until final site setting out details have been submitted to and approved by the Planning Authority.

The above mentioned details shall include a final site setting-out drawing to a scale of not less than 1:200, giving:

- a. the position within the application site of all elements of the proposed development and position of adjoining land and buildings;
- b. finished ground and floor levels of the development relative to existing ground levels of the site and of adjoining land and building(s). The levels shall be shown in relation to an Ordnance Bench Mark or Temporary Bench Mark from which the Planning Authority can take measurements and shall be shown on the drawing; and
- c. the ridge height of the proposed shown in relation to the finished ground and floor levels on the site.

Reason:

To enable the Planning Authority to control the development of the site in the interests of the amenity of the area.

- 2 A detailed specification of all external finishes of the houses and flats of the proposed development shall be submitted to and approved by the Planning Authority prior to the use of the finishes in the development. The external finishes of the houses and flats shall be in accordance with a co-ordinated scheme of materials and colours that shall be submitted to and approved in advance by the Planning Authority. This co-ordinated scheme shall in detail respect the layout of the development and shall promote render as the predominant finish to the walls of the houses and flats. All such materials used in the construction of the houses and flats shall conform to the details so approved.

Reason:

To ensure the development is of a satisfactory appearance in the interest of the amenity of the locality.

- 3 Prior to the commencement of development details of the bin and cycle storage facilities for the flatted properties shall be submitted to and approved in advance by the Planning Authority. The details shall show at least 1 cycle space per flat. Prior to the occupation of any of the flats the bin and cycle storage facilities shall have been formed in accordance with the approved details and made available for use. Thereafter, the storage facilities shall be retained in use solely as bin and cycle storage areas.

Reason:

To ensure the provision of adequate bin and cycle storage in the interest of the residential amenity of the future occupants of the flats hereby approved and the visual amenity of the locality.

- 4 Prior to the commencement of development details of the position and type of all boundary enclosures to be erected on the application site shall be submitted to and approved in advance by the Planning Authority. Development shall thereafter be carried out in full accordance with the details so approved, unless otherwise approved in writing by the Planning Authority.

Reason:

To ensure the satisfactory appearance of the fencing in the interest of safeguarding the visual amenity of the area and to safeguard the privacy and amenity of residential properties nearby.

- 5 Prior to any use being made of the residential units hereby approved for plots 32-49, 67-72 and 94-95, any windows of those residential units serving noise sensitive rooms (living rooms and bedrooms) and facing towards the A1 trunk road shall be provided with 6/12/6 glazed units with acoustic trickle vents for ventilation purposes.

Reason:

In order to protect the privacy and amenity of the residential units approved for plots 32-49, 67-72 and 94-95 of the housing development.

- 6 No house and no flat shall be occupied until an acoustic barrier has been erected that runs along the entire length of the southern boundary of the application site. The details of the acoustic barrier shall be submitted to and approved by the Planning Authority prior to its erection.

Reason:

To ensure an appropriate level of acoustic screening in the interests of the amenity of the future occupants of the site.

- 7 No development shall take place until there has been submitted to and approved in writing by the Planning Authority a scheme of landscaping. The scheme shall provide details of : the height and slopes of any mounding on or recontouring of, the site; tree and shrub sizes, species, habitat, siting, planting distances and a programme of planting. The scheme of landscaping shall be based on the 'Hallhill Landscape Strategy', which is docketed to planning permission in principle 09/00486/OUT. It shall also show specimen tree planting within the areas of open space adjacent to the two SUDS ponds and the area of open space to the north of plots 132 and 161 of the proposed housing development. The scheme shall also include indications of all existing trees and hedgerows on the land, details of any to be retained, and measures for their protection in the course of development.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Planning Authority gives written consent to any variation.

Reason:

In order to ensure the implementation of a landscaping scheme to enhance the appearance of the

development in the interests of the amenity of the area and to improve the biodiversity value of the area.

- 8 The details of the play equipment and surfacing materials to be installed in the play areas shall be submitted to and approved in advance by the Planning Authority. The details to be submitted shall include a timetable for its installation.

The play equipment and surfacing materials shall thereafter be installed in accordance with the details so approved.

The equipped play areas, when provided, shall be used for such purposes at all times thereafter unless agreed in writing by the Planning Authority.

Reason:

To ensure the satisfactory laying out of all play areas in the interest of the amenity of the future occupants of the residential units hereby approved.

- 9 Prior to the occupation of the last house or flat hereby approved, the proposed access roads, parking spaces, and footpaths shall have been constructed on site, in accordance with the docketed drawings and the transportation conditions specified below. Those areas of land shall not thereafter be used for any other purpose than for accessing and for the parking of vehicles in connection with the residential use of the houses and flats and shall not be adapted or used for other purposes without the prior written approval of the Planning Authority.

Reason:

To ensure that adequate and satisfactory provision is made for access and for off-street parking in the interests of road safety.

- 10 No work shall be carried out on the site unless and until an effective vehicle wheel washing facility has been installed in accordance with details to be submitted to and approved by the Planning Authority prior to its installation. Such facility shall be retained in working order and used such that no vehicle shall leave the site carrying earth and mud in their wheels in such a quantity which causes a nuisance or hazard on the road system in the locality.

Reason:

In the interests of road safety.

- 11 Prior to the commencement of development, a scheme detailing levels of sustainable drainage (SUDS) surface water treatment shall be submitted for the written approval of the planning authority, in consultation with SEPA, and all work shall be carried out in accordance with the approved scheme. The scheme shall be developed in accordance with the technical guidance contained in The SUDS Manual (C697) and should incorporate source control.

Reason:

To ensure adequate protection of the water environment from surface water run-off.

- 12 Prior to the commencement of development, details showing compliance with the following transportation requirements shall be submitted to and approved in writing in advance by the Planning Authority.

(i) the alignments and levels of the footpath, cycle path and road connections shown on the docketed site layout plan.

(ii) vehicle accesses to private parking areas (i.e. other than driveways) being via a reinforced footway crossing and shall have adequate width to enable two way movement of vehicles at the accesses;

(iii) in accordance with the phasing plans docketed to planning permission in principle 09/00486/OUT, the new off-site pedestrian/cycle routes through the woodland of Lochend Woods to the north east of the site should be constructed, lit and available for use before the completion of Phase 2;

(iv) all footpaths and cycle paths from a zone under construction to their connections to existing pedestrian/cycle routes should be constructed to an adoptable standard before the occupation of any of the residential units of the particular zone;

(v) the access for emergency vehicles only from the unclassified road from Eweford to Belhaven that is to the west of the application site shall, at the time of its completion, have installed across it a means of allowing for its use by emergency vehicles only but not by any other vehicles. Thereafter the

means of such restricted vehicle access shall be retained in place unless otherwise approved by the Planning Authority.

(vi) driveways shall have minimum dimensions of 6 metres by 2.5 metres. Double driveways shall have minimum dimensions of 5 metres width by 6 metres length or 3 metres width by 11 m length;

(vii) within private parking areas, the minimum dimensions of a single parking space shall be 2.5 metres by 5 metres. All visitor parking spaces within these areas shall be clearly marked for visitors with the remaining private parking spaces allocated to individual dwellings;

(viii) all prospectively adoptable parking bays (i.e. that will form part of the public road) shall have minimum dimensions of 2.5 metres by 6 metres. This can be reduced to a minimum length of 5 metres on the proviso that there is adequate road space to manoeuvre in adjacent to the parking bay; and

(ix) the parking for plots 62 and 63 is not hereby approved. Instead two parking spaces for the houses of plots 62 and 63 shall be provided to the rear of the footway to the west of those plots and additionally 2 visitor parking spaces shall be provided elsewhere within Phase 3 of the housing development.

The housing development shall thereafter be carried out in accordance with the details so approved.

Reason:

In the interests of road and pedestrian safety.