

Application No	S/35215
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Application Type	Full Planning
Proposal & Location	RESIDENTIAL DEVELOPMENT FOR 51 DWELLINGS TOGETHER WITH ASSOCIATED WORKS AT LAND OFF CLOS Y BENALLT FAWR, FFOREST, SWANSEA, SA4 0TQ

Applicant(s)	PERSIMMON HOMES WEST WALES - LUKE DAVIES, DRAGON HOUSE, PARC Y DDRAIG, PENLLERGAER BUSINESS PARK, PENLLERGAER, SWANSEA, SA4 9HJ
Case Officer	Paul Roberts
Ward	Hendy
Date of validation	06/03/2017

CONSULTATIONS

Head of Highways and Transport - Has raised no objection to the application subject to the imposition of suitable conditions on any permission granted.

Head of Waste and Environmental Services (Land Drainage) – Has confirmed his acceptance of the surface water drainage scheme proposed.

Head of Public Protection and Housing – Has raised no objection to the application subject to the imposition of suitable conditions on any permission granted.

Llanedi Community Council – Have re-submitted previous observations provided to the applicant as part of the pre-application consultation stage which took place prior to the submission of the application. The observations include the following concerns regarding the development:-

- The density is not in keeping with the adjacent development and exceeds that allocated in the LDP.
- The increased density will have an adverse impact on the community and Welsh language.
- The design of the houses do not compliment those of adjacent housing.
- The site and adjacent fields have environmental value which should be preserved.
- The need for a contribution towards the improvement of the play area at Bronallt Road.

- The proposal will exacerbate current traffic problems in the Hendy area.

Local Member - County Councillor G B Thomas is a member of the Planning Committee and has objected to the application on the following basis:-

- Access from the site onto Fforest Road;
- Density and design of the development is not in keeping with houses in the vicinity;
- Discrepancies in the land area of the site and that allocated in the LDP;
- The existing play area off Bronallt Road needs to be improved;
- A new pavement linking Carmarthen Road, Heol Geibren north of Clos y Wern with Heol Felin is required in the wider area;
- The primary school in Hendy requires further investment to cater for extra children.

Councillor Thomas has requested that the Planning Committee undertake a site visit to assess the above concerns.

Coal Authority – Have confirmed that they are satisfied that the ground investigation survey accompanying the application has demonstrated that the site is safe and stable for the proposed development. They have therefore raised no objection to the application.

Dwr Cymru Welsh Water – Have examined the drainage proposals submitted with the application and confirmed that they have no objection to the application.

Dyfed Archaeological Trust – Have not commented on the application to date.

Natural Resources Wales - Have raised no objection to the application.

Welsh Government (Transport Division) – Have confirmed that they have no objection to the application.

Neighbours/Public – The application has been publicised with the posting of a number of site notices within the vicinity of the site and the publication of a notice in the local newspaper. Subsequent amendments to the development as part of the application process and the submission of additional supporting information by the applicant also required further re-consultation exercises whereby further site notices were posted and additional press notices published in the newspaper.

As a result of these publicity exercises, a large number of third party letters of representation have been received from neighbouring residents who object to the application. One letter of support has also been received from a neighbouring resident. The Assembly Member for Llanelli has also raised concerns on behalf of his constituents.

The **objections** raised by the respondents are summarised below:-

- Increased traffic generation resulting from the proposal and other developments in the wider Fforest, Hendy and Pontarddlais area and the impact upon highway safety.
- Highway restrictions along the A48 between the site and Hendy/Pontarddlais with on street parking and lack of footways.
- Concern regarding capacity of junction of Clos Benallt with the A48 and the need for improvements.
- The number of units is greater than the 35 units identified in the LDP and will be out of keeping with the site's rural context and ruin the character of the village.
- Over development of the site and other allocated sites in the LDP will result in an over delivery of houses in the area.
- No need for further housing developments in the Hendy/Fforest area.
- Significant engineering structures such as retaining walls and underbuilding will exacerbate the environmental and visual impact of the development on the open countryside and special landscape area.
- Large proportion of dead frontages and not in keeping with 4 bedroom houses of existing estate.
- Poor design contrary to TAN 12.
- Impact upon the junction of the M4 in Hendy which is operating over capacity.
- Added pressure on existing schools and services such as GP surgeries which are already struggling.
- The affordable units are located at the rear of the site and not integrated or sited close to the entrance to the development.
- Shared driveways and garages are out of keeping with the area.
- Earthworks within the site will potentially expose issues and springs within the site.
- Concerns regarding future maintenance of existing land drains serving neighbouring properties.
- The attenuation pond and head wall are located outside the LDP and the impact upon the overall character of the Llŵchwr Valley Special Landscape Area which needs protecting.
- A number of properties are accessed via steps which would not allow easy access for the disabled and elderly.

- Need to protect existing trees.
- The need to consider the requirements of the Future Generations Act.
- The density of the site is not in keeping with the Fforest area as a whole and does not comply with the LDP.
- Detrimental impact upon the oak tree within the site and surrounding protected trees and hedgerows. Contrary to TAN 10 Tree Preservation Orders.
- Surface water flooding of the site and neighbouring land will be at odds with the requirements of TAN 15.
- Infrastructure is at capacity.
- A development of 51 dwellings is not acceptable and at odds with findings of the Inspector presiding over the LDP examination who envisaged a lower density of development of circa 20 units per hectare on the site which is keeping with the Fforest area. The actual density of the site will be closer to 30 units per hectare representing a 50% increase.
- The county has a high dependency on a single developer.
- The need to develop brownfield before greenfield sites.
- The proposal is contrary to policies EQ6 and GP1 of the LDP in that it does not enhance or improve the appearance of the Special Landscape Area.
- The scale of the development at more than 50 dwellings requires the scheme to incorporate a through road or at least have an emergency access route via a footpath link. The need to consult the Fire Authority on the suitability of the access.
- Question whether the development will be freehold or leasehold.
- Contrary to TAN 9 which states that governments should seek to ensure the development of brownfield sites over green fields.
- No justification for deviating from the LDP and question whether the development is a departure from the LDP and the necessary procedures have been followed.
- The developer's suggested density of development is misleading and lower than the actual density in that the attenuation pond is included in the area calculated.
- The need to protect the integrity of vistas and the overall character of the Llŵchwr Valley Special Landscape Area.
- The development will significantly alter the drainage catchment leading to the river and increased flooding.

- The policy does not comply with policy GP2 of the LDP.
- Question whether the parking provision and design is adequate and meets the Authority's standards.
- Noise pollution to the area and impact upon neighbouring residents. Contrary to TAN 11 – Noise.
- Proximity to and overshadowing of neighbouring properties.
- Loss of privacy and existing views.
- The location of the site on the M4 corridor will attract non-welsh speaking residents and dilute the language contrary to the requirements of TAN 20.
- Ecological survey is not sufficiently detailed and needs to be undertaken over a longer period to fully assess the ecological impacts of the development and the potential presence of dormice and other protected species/wildlife.
- The proposed facing brick of some of the houses is out of keeping with the existing estate.
- Boundary treatment measures should all be full brick to match the existing estate.
- Poor relationship between private and public space and need additional overlooking of the central public open space.
- No need to include an access to the neighbouring field within the development.
- The need for a construction environmental management plan and traffic management plan as part of the development.
- Need for noise and dust mitigation during the development.
- Question the need for additional development in the Hendy/Fforest area and that other sites with current or lapsed permissions should firstly be developed.
- The mix of two and three bedroom properties proposed will be out of keeping with the predominantly 4 bedroom detached properties in the surrounding area.
- The height of some of the properties will be out of keeping with the area and affect the amenity of existing residents.
- Poor design with gable side elevations facing roadway.
- The angled position of the properties at the entrance to the development will be an eye sore that contradicts the linear frontage of the existing estate.

- Lack of facilities within walking distance of the site and poor accessibility employment and services and facilities.
- The public open space in the development will attract youths and associated noise.
- Visual impact of the attenuation pond upon the surrounding area.
- Air quality impacts.
- Ground contamination within the site.
- Lack of access for Welsh Water to access the sewer crossing part of the site.
- Too much hard landscaping to the front of the properties and lack of garden spaces.
- Need for a sewer easement in part of the site.
- Question the reliability of the ecological surveys submitted in support of the application and the need for the Authority's Planning Ecologist to scrutinise these.
- Lack of sufficient public consultation.
- Concerns that the occupiers of the dwellings backing onto the properties of Llanedi Road will not be able to maintain their rear gardens given the presence of retaining walls and lack of access.
- Potential pollution and flooding impacts upon the River Loughor.
- The introduction of a speed hump at the entrance to the development will cause noise and surface water problems.
- The plans submitted do not show sprinkler systems being fitted within the dwellings.
- Question the applicant's right to discharge surface water to the existing watercourse.

The **letter of support** received in respect of the application raises the following issues in support of the development:

- Not all local residents are opposed to the development.
- Developments such as this are vital for first time buyers. The respondent highlights that he is looking to purchase his first house and has become reliant on developments such as this in order to get on the property ladder given that in order to be eligible for government housing schemes such as the 'Equity Loan Scheme', first time buyers are required to buy newly built houses.
- A development of 51 houses will not have any real effect on the local infrastructure in that the majority of the occupiers will already be from the surrounding area therefore having a minimal effect.

- The development will have a positive effect on the local facilities by providing a contribution to improving the school and local play area which are in desperate need of improvement.
- The respondent fails to see how the development will undermine the long term viability of the Welsh language as suggested by other respondents in that the new residents may be from a Welsh speaking background and the contribution towards Hendy School will provide the Welsh stream with better teaching facilities thus promoting the language in future generations.
- The development will benefit new homeowners given it will be within easy access of public transport facilities and the M4.

RELEVANT PLANNING HISTORY

The following previous applications have been received on the application site:-

PA/14589	Residential development (62 units) (Statutory Pre-application enquiry)	27 May 2016
D5/11217	Residential development Outline planning refused	5 June 1989

APPRAISAL

This planning permission is dependent upon the developer entering into a Section 106 Agreement with Carmarthenshire County Council.

THE SITE

The application site consists of an irregular shaped parcel of land located to the north of the Clos Benallt Fawr housing estate off the A48 in Fforest. It covers an area of approximately 2.3 hectares forming part of a larger field enclosure that bounds the northern edge of the housing estate and the rear gardens of neighbouring properties that flank the eastern side of Llanedi Road. The site consists of agricultural improved grassland that is managed by grazing.

The levels of the site fall gradually towards its eastern boundary which is undefined and merges with the remainder of the field enclosure. The northern and western boundaries are defined by hedgerows and trees with a single mature oak tree located centrally within the site. The site's boundary with the Clos Benallt Fawr consists of a mix of fencing types that enclose the side and rear gardens of neighbouring houses. There are a number of mature trees located in the rear garden of a number of the existing properties which are located close to the boundary of the site.

Access to the site is via the estate road of the Clos Benallt Fawr estate which is characterised by large detached houses with garaging facilities and front driveways. The surrounding area is primarily residential in character consisting of large detached properties as well as a mix of semi-detached and terraced properties. There are areas of countryside to the north and east of the site which include a mix of woodland and field enclosures that slope down towards the river Loughor located further to the north and east.

THE PROPOSAL

The application seeks full planning permission for the construction of 51 dwellings together with associated access, parking, landscaping and drainage works. The scheme is to consist of mainly two storey houses with a smaller number (3) of two and a half storey houses which will incorporate additional loft space accommodation. It includes a mix of 30 detached, 16 semi-detached and 6 terraced properties that will provide a range of 2, 3 and 4 bedroom accommodation.

The layout of the development seeks to maximise the development potential of the site while at the same time having regard to the sloping nature of the site, existing landscaping features and the character of the surrounding area. Vehicular access to the development is to be achieved via the continuation of the Clos Benallt Fawr estate road in a northerly direction through the site before turning upslope in a westerly direction beyond the existing mature oak tree to traverse the housing development. The new estate road will be constructed to an adoptable standard with a 5.5 metre wide carriageway and flanking footways.

The new houses are to be arranged around and orientated towards the estate road with a small number being served by private driveways. Private garden areas are provided to the rear of the houses. The existing mature Oak tree is to be retained as part of the development and will be surrounded by an area of open space that will be centrally located and form a focal point of the development. It is to include grassed and landscaped areas as well as pathways and informal areas of play and its central location will ensure a high levels of passive surveillance from the surrounding houses.

The houses will have traditional saddle roof designs and elevations consisting of a mix of facing brick types to complement the neighbouring Clos Benallt Fawr estate while at the same time creating visual interest and variation in the street scene. The latter will be reinforced by the staggered arrangement of the houses. The scheme includes the provision of a vehicular access to the neighbouring field enclosure to the east with this being located close to the entrance to the development. Two of the houses front towards the access and existing Clos Benallt Fawr estate.

Parking within the scheme is provided via a mix of solutions that include garaging facilities and side and front driveways. The change in levels across the site will require an element of cut and fill earthworks as part of the development although the scheme seeks to retain existing levels where possible. The layout includes retaining wall features in areas of the development to accommodate the change in levels while a number of houses, particularly those located in the eastern part of the site have raised rear terraces.

The application has been accompanied by a detailed landscaping scheme which provides for the retention of the existing landscape features along the site's perimeter as well as the implementation of new planting frameworks within the central area of open space and the site's eastern boundary. Robust planting treatments are also provided throughout the development and boundary treatment measures are to consist of a mix of new hedgerows, face brick walling and fencing.

It is noteworthy that the applicant submitted a pre-application proposal in respect of the site back in March 2016. The proposal consisted of a development layout of 62 houses and also included the removal of the mature oak tree in the centre of the site. Following concerns raised by officers regarding the density of the scheme and the removal the protected tree,

the scheme was subsequently revised to that described above which includes a reduced number of units and the retention of the tree and wider area of open space.

The application has been accompanied by a range of supporting information which include the following:

- Preliminary Drainage Strategy and Flood Risk Assessment;
- Planning Statement;
- Design and Access Statement;
- Site Investigation Report;
- Pre-application Consultation Report;
- Preliminary Ecological Assessment;
- Transport Statement;
- Tree Survey and Arboricultural Method Statement;
- Landscape Specification and Management Plan.

The drainage strategy and flood risk assessment confirms that the site is located within zone A as defined under Technical Advice Note (TAN) 15: Development and Flood Risk (2004) whereby it is considered to be at little or no risk of fluvial or tidal flooding. It sets out a strategy to dispose of surface water run-off from the development to the wider drainage network via an attenuated system that will make efficient use of the topography of the site and best mimic the current catchment hydrology. Surface water will be disposed of via a piped system within the development that will discharge to a new attenuation pond or basin that will be formed within the eastern part of the site beyond the rear of the houses. The pond will be created from the fill taken from the main site and will essentially consist of a dry attenuation basin designed to accommodate surface water from the development in a 1 in 100 year rainfall event with a climate change allowance of 30%. It will include a hydro break that will allow an attenuated discharge of the water to a neighbouring watercourse to the north at a green field rate of 24 litres per second. The piped system leading to the pond will be offered for adoption to Welsh Water while the pond itself will be adopted by the Authority.

The detailed landscaping proposals accompanying the application include the provision of new wildflower and wetland planting on the banks of the new pond in addition to a new planting framework to the east and north that will include a new native woodland area.

Foul water from the development will discharge to an existing public sewer located within the south eastern part of the site.

The preliminary ecological assessment confirms that the site consists of agriculturally improved grassland and is not considered to be of biological importance and unlikely to support protected species. Notwithstanding this, it highlights the possible presence of breeding birds and bats in the hedgerows and trees within the site and makes a number of recommendations with regard to the retention and protection of the same. Allied to this, the arboricultural method statement details a series of measures proposed to protect the existing trees and hedgerows bordering the site as well as tree surgery works to the mature oak tree in the centre of the site that are necessary to ensure its longevity. The ecological assessment also draws reference to the significance of marshy grassland adjacent to and downslope of the site and the opportunity to create a biodiversity resource with the creation of the attenuation pond. It highlights that the creation of the pond and new marshy habitat will mitigate for the loss of the open grassland for foraging birds and bats and provide additional supporting habitats for those species colonising the nearby marshy grassland.

The transport statement provides an assessment of the likely highway and transportation impacts of the development upon the local network and concludes that the development is acceptable in highway terms. The pre-application consultation report provides an appraisal of the responses received in respect of the consultation exercise undertaken by the applicant and sets out to address the issues raised.

Community Benefits

The applicants have agreed to enter into a Section 106 Agreement whereby they will provide the following level of contributions as part of the development. The precise level of contributions have been agreed following negotiations and discussions with officers of this department as well as those of the relevant service providers of the Authority:

- 1 Affordable Housing – 5 of the houses (equating to a 10% proportion) are to be ‘affordable’ with these consisting of a mix of 3 two bedroom and 2 three bedroom houses. They are all designed to meet the Welsh Government’s Welsh Housing Quality Standard (WHQS) while a further commuted payment of £5,017.90 will be made towards the provision of additional affordable housing in the local area.
- 2 Education – a financial contribution of £43,000 towards the improvement of education facilities in Hendy CP School.
- 3 Open Space – a financial contribution of £51,000 towards the improvement of the nearby park and play facilities at Bronallt Road. Furthermore, the scheme is to include the provision of an area of open space around the mature oak tree in the centre of the site which will include the provision of new footpaths and landscaping proposals as well as timber benches and informal play equipment. This area is to be provided by the applicant and maintained thereafter by a private management company.

PLANNING POLICY

Local Development Plan (LDP)

In the context of the Authority’s current Development Plan the main body of the application site wherein the houses and estate road are to be constructed is located within the development limits of Fforest and allocated for housing purposes under Policy H1 of the Plan. Housing allocation reference T3/7/H7 refers. The allocation is identified as accommodating approximately 35 dwellings under Policy H1, however, this figure is indicative for the purposes of the Plan.

The remainder of the site that will provide the surface water attenuation basin is located outside the development limits as defined in the Plan. This area also falls within the Llŵchwr Valley Special Landscape Area as defined under Policy EQ6 of the Plan.

Reference is drawn to the following policies of the Plan which are of relevance to the proposal.

In terms of the Plan’s strategic policy context, Policy SP1 promotes environmentally sustainable proposals and encourages the efficient use of vacant, underused or previously developed land.

Policy SP2 supports proposals which respond to, are resilient to and adapt to minimise for the causes and impacts of climate change. Proposals for development which are located within areas at risk from flooding will be resisted unless they accord with the provisions of TAN15.

Policy SP3 states that provision for growth and development will be at sustainable locations in accordance with the LDP's settlement framework wherein Hendy/Fforest is identified as a Service Centre which is located on sustainable transport corridors and has a broad range facilities and services that provide for the needs of the settlement and wider local catchment.

Policy SP5 allocates sufficient land for 15,778 new dwellings within the Plan area in accordance with the Settlement Framework.

Policy SP9 promotes the provision of an efficient, effective, safe and sustainable integrated transport system.

Policy SP14 requires that development should reflect the need to protect, and wherever possible enhance the County's natural environment in accordance with national guidance and legislation.

Policy SP17 states that development will be directed to locations where adequate and appropriate infrastructure is available or can be readily available.

Policy GP1 is a general policy which, amongst others, promotes sustainability and high quality design, and seeks to ensure that development conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment and detailing. Developments should also not have a significant impact upon the amenity of adjacent land uses and properties, be served by appropriate access provision and have regard to the safe and efficient use of the transport network. Proposals are also required to have regard to the generation, treatment and disposal of waste.

Policy GP2 permits proposals within defined development limits subject to the policies and proposals of the plan, national policies and other material planning considerations.

Policy GP3 states that the Council will, where necessary seek developers to enter into planning obligations or to contribute via the Community Infrastructure Levy to secure improvements to infrastructure, community facilities and other services to meet the requirements arising from new developments. Allied to this, Policy AH1 states that a contribution towards affordable housing will be required on all housing allocations and windfall sites. It goes on to state that the Council will seek a level of affordable housing of 30% in the higher viable areas, 20% in the middle viable areas, and 10% within the Ammanford/Cross Hands sub market areas. The application site falls within the 10% viability area.

Policy GP4 states that proposals will be permitted where the infrastructure is adequate to meet the needs of the development. Proposals where new or improved infrastructure is required but does not form part of an infrastructure provider's improvement programme may be permitted where it can be satisfactorily demonstrated that this infrastructure will exist, or where the required work is funded by the developer. Planning obligations and conditions will be used to ensure that new or improved facilities are provided to serve the new development.

Policy H1 allocates land for residential development for the plan period to 2021.

Policy TR2 requires that developments which have the potential for significant trip generation should be located in a manner consistent with the Plan's objectives and in locations which are well served by public transport and are accessible by cycling and walking.

Policy TR3 relates to the highway design and layout considerations of developments and states that proposals which do not generate unacceptable levels of traffic on the surrounding road network, and would not be detrimental to highway safety or cause significant harm to the amenity of residents will be permitted. Reference is also made to the need to meet required access and parking standards as well as promoting the interests of pedestrians, cyclists and public transport as part of proposals.

Policy EQ4 relates to biodiversity and states that proposals for development which have an adverse impact on priority species, habitats and features of recognised principal importance to the conservation of biodiversity and nature conservation (i.e. NERC & Local BAP, and other sites protected under European or UK legislation), will not be permitted unless satisfactory mitigation is proposed, and in exceptional circumstances where the reasons for development outweigh the need to safeguard biodiversity and where alternative habitat provision can be made.

Policy EQ6 designates Special Landscape Areas within the Plan which include the Lwchwr Valley wherein part of the site is located. The policy permits proposals that enhance and improve the Special Landscape Area through their design, appearance and landscaping schemes. Appendix 4 of the Plan provides a description of the landscape types designated in the Plan with the Lwchwr Valley being described as consisting of a wide and level flood plain with steeply sloping valley sides. The flood plain of the river is described as being open and characterised by large irregular fields and some drainage channels, whilst the sloping sides are said to support an attractive mix of woodland and agricultural land.

Policy EP1 permits proposals where they do not lead to a deterioration of either the water environment and/or the quality of controlled waters.

Policy EP2 states that proposals should wherever possible seek to minimise the impacts of pollution. New developments will be required to demonstrate that they satisfactorily address any issues in terms of air quality, water quality, light and noise pollution, and contaminated land.

Policy EP3 requires proposals to demonstrate that the impact of surface water drainage, including the effectiveness of incorporating Sustainable Urban Drainage Systems (SUDS), has been fully investigated. Furthermore, Policy EP6 states that in areas where land instability is known, proposals must be accompanied by a scoping report to ascertain the nature of the instability.

Policy REC2 requires that all new development of five or more units will be required to provide on-site open space in accordance with the Council's adopted standards.

National Planning Policy

Planning Policy Wales (PPW) (Edition 9, November 2016) provides a national overview of planning policy on a wide range of issues relevant to the proposed development. The Welsh

Government supports the vision for good quality, mixed housing accessible to all which conforms to sustainability principles which underpin all planning policy guidance.

The document refers to the Welsh Government's approach, as set out in its National Housing Strategy, to provide more housing of the right type and to offer more choice while ensuring that new housing and residential environments are well designed and make a significant contribution to promoting community regeneration and improving the quality of life. Further emphasis is placed on the requirement to ensure that new housing development in villages, towns or edge of settlement is a mix of affordable and market housing that retains and, where practical, enhances important landscape and wildlife features in the development.

Para 9.1.2 of PPW goes on to highlight that local planning authorities should, amongst others, promote sustainable residential environments that are easily accessible by public transport, walking and cycling, have good access to employment, retail and other services and make the most efficient use of land.

PPW is supplemented by a continually updated series of Technical Advice Notes (TANs). The following TANs are relevant in the consideration of this application:

TAN 2 (Planning and Affordable Housing) provides guidance on the role of the planning system in delivering affordable housing.

TAN 5 (Nature Conservation and Planning) seeks to ensure that protected species, habitats and designated sites are both protected and conserved by the planning system.

TAN 12 (Design) seeks to promote sustainability principles through good design and identifies how local planning authorities can facilitate this process through the planning system.

TAN 15 (Development and Flood Risk) aims to direct new development away from those areas that are at high risk of flooding and defines what is considered to be vulnerable development and provides advice on permissible land uses in relation to the location of the proposed development and the consequences of flooding.

TAN 18 (Transport) endeavours to ensure Wales develops an efficient and sustainable transport system to meet the needs of a modern, prosperous and inclusive society.

TAN 20 (The Welsh Language) provides guidance on how the planning system considers the implications of the Welsh language when LDPs are prepared. In essence, the TAN advises that planning applications should not be subject to Welsh language impact assessment as this would duplicate LDP site selection processes where LDP objectives indicated the need for such an assessment.

THIRD PARTY REPRESENTATIONS

The application has attracted a significant number of objections from local residents while the local member and assembly member have also raised concerns regarding the development. The issues raised are addressed in the following appraisal.

The majority of respondents are of the opinion that that the highway network in the surrounding area is inadequate to safely accommodate the additional traffic generated by

the development. Many refer to the cumulative impacts of the proposal with other developments in the wider Hendy and Pontarddulais area while particular reference has been made to, amongst others, the capacity of the M4 junction in Hendy, restrictions along the A48 with on street parking and a lack of footways, and the adequacy of the existing junction of Clos Benallt Fawr. The lack of parking within the development is also a concern of many while a number have suggested that the scale of the development will require a through road or alternative means of egress.

The Head of Highways and Transport having carefully assessed the application and accompanying Transport Statement has raised no objection to the proposal from a highway capacity or safety perspective. He is satisfied that the likely additional traffic can be safely accommodated on the local highway network and that the existing junction and new estate road are adequate to serve a development of the scale proposed and meet the required standards. The Authority's Highway Adoptions officer has also confirmed his acceptance of the layout and design of the new estate road proposed.

The Welsh Government's Transport Division were consulted on the application in light of concerns raised regarding the impact upon the junction of the A4138 with the M4 in Hendy, however notwithstanding these concerns they've raised no objection to the application.

Concerns regarding the lack of parking within the development are misjudged in that the Head of Highways and Transport has confirmed his acceptance of the level and layout of the provision included in the scheme. On the question of lack of footways along the A48 between the site and the neighbouring settlements of Hendy and Pontarddulais which are located approximately 700 metres to the south of the site. Although the A48 does not have a continuous footway on both sides of the carriageway along its southerly route, it does nevertheless have a number of crossing facilities at varying points along its route which will allow residents to safely cross the road and walk to these settlements and the various services and facilities therein. Moreover, it is noteworthy that there is an existing bus stop located adjacent to the junction of Clos Benallt Fawr and the A48 which will be within a short walking distance of the development and provides access to a number of regular bus services that run along the A48 to destinations which include Pontarddulais, Swansea and Ammanford.

Councillor Thomas has suggested that new footways are required in the rural area to the north west of the site to link Carmarthen Road with Heol y Parc to the West, however, these are not considered to be necessary to serve the development and it is not therefore reasonable to request a contribution towards their provision as part of the application.

The proposal is therefore considered to be in compliance with Policies SP9, GP1, and TR3 of the LDP in terms of its highway impacts upon the surrounding area.

A further common ground of objection is the number of dwellings and density of development being greater than identified in the LDP with many drawing reference to the findings of the Inspector who presided over the LDP examination who suggested that the site could provide an opportunity to bring forward low density residential development similar to other developments in the Fforest area. The respondents are of the opinion that the development will be out of keeping with the site's rural context and harm the character of the village while others have questioned the need for further housing suggesting that the proposal will result in the over delivery of housing.

The application site is allocated for residential development in the LDP and its suitability for the same was deemed to be acceptable by the Inspector presiding over the examination of

the Plan. The allocation of the site and other housing sites in the wider Fforest/Hendy area is a reflection of the settlements' status as a Local Service Centre in the sustainable settlement framework of the LDP whereby they are located on sustainable transport corridors and collectively contain a broad range of services and facilities.

In terms of dwelling numbers, the site is identified as accommodating 35 units in the LDP, however, it is important to note that this is a notional figure for the purposes of the Plan. Although the number of dwellings proposed (51) exceed this figure, the resulting density of 28 units per hectare is not considered to be high; indeed it is in accord with the objectives of national guidance which advocates that Local Authorities should ensure the most efficient use of land and a mix of housing types. Whilst being of a higher density than the neighbouring Clos Benallt Fawr estate which consists of large detached properties, the general scale, design and spatial layout of the development with its mix of housing types and sizes is considered to be acceptable within the context of the surrounding pattern of development. The design of the scheme with its mix of hard and soft landscaping, retention of existing landscape features and centrally located area of open space will respond well to the site's setting in the wider context. The figure of 35 dwellings referred to in the LDP would result in a markedly low density of 19 units per hectare in the context of current guidance and although the Inspector presiding over the LDP examination suggested that the site could provide an opportunity for lower density housing, this does not mean that a higher density of development would not be acceptable. Furthermore, officers are satisfied that the modest uplift of numbers on the site will not undermine the overall housing strategy of the LDP.

Certain of the respondents have remonstrated that the attenuation pond is located outside the development limits of the LDP while also suggesting that the development will harm the character of the Llŵchwr Valley Special Landscape Area. Although forming part of the same field enclosure as the main built form of the development, the attenuation pond is located beyond the development limit of the settlement and falls within the Llŵchwr Valley Special Landscape Area as defined under Policy EQ6 of the Plan.

As mentioned earlier, the attenuation pond will consist of a dry basin that will hold water during periods of heavy rainfall. The ground currently slopes in an easterly direction and will be re-profiled to form an eastern bank to the basin that will be robustly landscaped. The planting scheme follows the recommendations of the ecological assessment in that the basin itself will consist of wildflower wetland seeding to create a new wetland habitat, while the sloping bank to the east and north of the basin will be planted to form a new native woodland and be seeded with wildflower. In addition, the eastern boundary of the new houses will be defined by a new native hedgerow and tree planting that will provide a defined natural boundary to the built development. The design of the attenuation pond combined with these robust planting proposals will ensure it will not be discordant with or undermine the rural character and appearance of the Special Landscape Area while the new planted woodland and hedgerows will also provide a visual buffer to the new housing development when viewed from the river valley and beyond.

The proposal is therefore in accord with the objectives of policies EQ6, GP2 and GP1 of the LDP in terms of its landscape and visual impact.

A number of respondents suggest that the development is of a poor design drawing reference to, amongst others, engineered structures such as retaining walls and raised terraces while other opine that the shared driveways, boundary treatment measures and facing brick finishes will be out of keeping with the area. The layout and design of a number of houses in the scheme is also challenged by a number of respondents.

The change in ground levels across the site has required the applicant to include retaining wall and terraced features within the development layout. These features have been designed in a sensitive manner whereby they do not dominate or detract from the appearance of the development with the majority being located in the rear curtilages of the houses. The layout and design of the houses and palette of external finishes have been designed to create interest in the street scene and, combined with the hard and soft landscaping proposals and area of open space, will result in the creation of an attractive residential estate that will complement the visual amenity of the surrounding area. The open space is to have new hedgerows and tree planting to supplement the existing mature oak tree as well as informal play facilities and a number of pathways that will provide permeability through the site. Its central location will provide an attractive focal point to the development with high levels of passive surveillance from the surrounding houses.

The issue of the impact of the development upon the residential amenity of surrounding residential properties has been carefully examined as part of officer's assessment of the application. The orientation and separating distances to existing properties adjoining the development will be such that any overlooking would not be intrusive. Similarly, the layout will not cause any unacceptable impacts by way of loss of light and overshadowing. It is not envisaged that the scale of development proposed will result in any adverse impacts in terms of traffic noise and disturbance and it is of note that the Head of Public Protection has raised no objection to the development from a residential amenity perspective. Any permission granted will be conditioned to require the submission of a construction method statement which will include measures such as a dust mitigation scheme designed to minimise the impact upon local residents and the surrounding environs.

The development therefore accords with policies SP1, GP1, and TR3 in terms of its impact upon the surrounding area.

As to the concerns regarding surface water flooding, the application has been accompanied by a detailed drainage strategy wherein run-off from the development will be discharged to the attenuation pond and discharged to an existing watercourse on the perimeter of the site at a controlled greenfield run-off rate. The scheme will provide a sustainable means of disposal ensuring that no surface water will enter the public sewerage system and no detriment is caused to neighbouring occupiers and landowners. The Authority's drainage engineers and Natural Resources Wales have raised no objection to the scheme nor have they expressed concerns regarding existing springs within the site as suggested by a number of respondents.

As to the question of whether the applicant is permitted to discharge surface water to the existing watercourse, the point of discharge is located within the application site and under the control of the applicant.

Turning to foul drainage, Welsh Water have raised no objection to the applicants' proposal to discharge foul water into the existing public sewer that crosses the site.

The proposal is therefore considered to be in accord with the objectives of policies EP2 and EP3 of the LDP in that it will dispose of foul and surface water in an acceptable and sustainable manner without causing unacceptable harm to neighbouring properties or the wider water environment.

A number of respondents have concerns regarding the impact of the development upon local services and facilities such as schools and health facilities and question whether sufficient capacity exists to accommodate the development. The development will be well related to the services and facilities available in Fforest and Hendy as well as benefiting from good levels of accessibility to public transport facilities and the higher order facilities available in the wider Llanelli area. The relevant catchment schools currently have surplus places and, as mentioned earlier in the report, the applicant will make a financial contribution towards the improvement of facilities at Hendy CP as well as the nearby park in Bronallt Road which is in need of improvement. Furthermore, it is not envisaged that the range of health care services available in the wider area including doctor's surgeries and hospital facilities will be adversely affected by a development of the scale proposed. In this regard, the proposal is in accord with the requirements of Policy GP3 and SP1.

In terms of the respondents' ecology concerns, the ecological assessment confirms that the site is of low ecological value. The scheme has been designed to ensure the retention of the mature oak tree in the centre of the site as well as the hedgerows and trees along its perimeter. The arboricultural method statement sets out a series of protective measures to safeguard these features. The planting proposals will create new landscape frameworks within and on the perimeter of the development in addition to providing ecological enhancements with the creation of a new marshy habitat in and around the attenuation pond. The Authority's Planning Ecologist and Natural Resources Wales concur with the conclusions of the ecological assessment and have raised no objection from an ecology perspective subject to the implementation of the abovementioned protective and enhancement measures which will be a conditional requirement of any permission granted.

Officers are also satisfied that the proposal will have no unacceptable pollution or flooding impacts upon the River Loughor and the Authority's Ecologist and Natural Resources Wales have, again, raised no concerns in this regard. The permission will be conditioned to require the approval and implementation of a construction method statement as part of the development which will include measures to prevent any detriment to the surrounding environs including the River Loughor and its drainage catchment.

The proposal is therefore considered to be in accord with the ecological objectives of Policy EQ4 of the LDP.

As to the suggestion that the Authority must consider the requirements of the Well Being of Future Generations (Wales) Act 2015 in determining the application, officers are satisfied that the development will create no adverse impacts that would unacceptably challenge the objectives of the Act.

The suggestion that brownfield sites should be developed before the application site are misjudged in that it is allocated for the residential development purposes in the LDP. Furthermore, contrary to the assertion that the affordable units are not well integrated into the development, they are to be located in the western part of the site and will be surrounded by open market housing. As to concerns regarding the stepped entrances to a number of the houses, these are not uncommon in developments on sloping sites and are acceptable in design terms.

Turning to the issue of ground contamination, the application has been accompanied by a detailed site investigation of the site and the Head of Public Protection has raised no objection in this regard subject to the implementation of suitable conditions which will ensure compliance with Policy EP2 of the LDP.

A number of respondents have questioned the need to include a road access to the neighbouring field to the east of the development. The road in question is acceptable in design terms and will provide access to two of houses to be located close to the entrance to the site. Moreover, it will provide an access to the attenuation pond for maintenance purposes.

Concerns regarding the potential for anti-social behaviour and noise in the area open space to be provided within the development are outside of planning control. Similarly, the question of whether the development will be leasehold or freehold is not relevant to the determination of the application as is the suggestion that the County has a high dependency on a single developer to develop sites.

The impact of the development upon the Welsh language has previously been considered as part of the LDP site selection process and the advice in TAN 20 (The Welsh Language) recommends that planning applications should not duplicate this process. Officers are satisfied that a development of the scale proposed would not undermine the long term viability of the language and culture in the local area of the site. Indeed, the provision of a number of affordable units within the development will make a positive contribution towards retaining young potentially Welsh speaking residents in the local area while the financial contribution towards improving education facilities in Hendy CP school, will again assist in promoting the long term viability of the language.

Suggestions that the development will include the introduction of a speed hump at the entrance to the site are mistaken in that it does not form part of the application nor shown on any of the drawings submitted. Furthermore, concerns that the occupiers of the new dwellings backing onto the existing properties of Llanedi Road will not be able to maintain their rear gardens are misjudged in that these properties will have stepped accesses to the raised areas that will provide safe access for maintenance purposes.

As to concerns regarding the publicity of the application, the original submission as well as subsequent amendments have all been publicised in accordance with the relevant statutory requirements.

Concerns regarding the lack of detail relating to the sprinkler systems in the new houses are not material in the determination of the application given they are requirement of Building Regulations. There is no requirement to provide such detail as part of the current planning application.

Finally, officers are satisfied that the development does not constitute a departure from the policies of the LDP.

CONCLUSION

On balance, and after careful examination of the site and its surrounding environs, together with the representations received to date, the proposal is considered to represent an acceptable form of residential development that will be in keeping with and complement the general character and appearance of the surrounding area. The site is allocated for housing purposes and its development complies with the key policy and sustainability objectives of the Authority's adopted Local Development Plan and National Planning Policy.

The general scale, design and layout of the scheme will be in keeping with the character and appearance of the surrounding area. The development will provide a range and choice of housing types and sizes that will be well related to the existing services and facilities in Fforest/Hendy and the wider Pontarddlais and Llanelli areas. Moreover, the houses will be within easy access of public transport facilities and the M4 motorway. The development will also secure a range of community benefits in the local area which will include the provision of a number of affordable dwellings and area of open space as well as improvements to existing education and recreational facilities.

The proposal also satisfies the sustainability requirements of the LDP from an environmental quality and utility provision perspective by implementing a drainage strategy that will dispose of foul and surface water in a sustainable and controlled manner. Furthermore, and as outlined in the appraisal above, there are no highway, amenity, or ecological objections to the development

Finally, it is of note that the Welsh Government have advised that they have been requested to call in the application on the basis of the development's nature conservation and landscape impacts, the number of dwellings proposed and impact upon the character of the area, and the detrimental environmental effects and increased problems of flooding and water management. Having considered the officer's report presented to the Planning Committee at their previous meeting on 11 January 2018, they are satisfied that officers have, with the assistance of the relevant statutory consultees, undertaken a robust and detailed assessment of the proposal. They've confirmed that the issues raised are no more than local importance and that the application will not be called in for determination by the Welsh Ministers.

Accordingly, the application is put forward with a favourable recommendation subject to the successful completion of a Section 106 Agreement securing the community benefits outlined above.

RECOMMENDATION – APPROVAL

CONDITIONS

- 1 The development shall begin no later than five years from the date of this decision.
- 2 The development shall be carried out in accordance with the following approved plans and documents:-
 - Location plan (LP-04) received on 8 November 2017;
 - Planning Layout (PL-04 Rev F) received on 22 November 2017;
 - Site Sections (SCS-01B) received on 12 December 2017;
 - Site Sections (SCS-02B) received on 12 December 2017;
 - Street Elevations (SE-01) received on 23 November 2017;
 - Management and Maintenance Plan (MMP-01A) received on 8 November 2017;
 - The Alwick (Village) Plans and Elevations (AN-WD16 Rev H) received on 2 February 2017;
 - Moseley (Village) plans and elevations (MS-WD16 Rev L) received on 2 February 2017;
 - Hanbury (Village) plans and elevations (HB-WD16 Rev P) received on 2 February 2017;

- Hatfield (Village) plans and elevations (HT-WD16 Rev R) received on 2 February 2017;
- Clayton Corner (village) plans and elevations (CCA-WD16 Rev G) received on 2 February 2017
- Roseberry (Village) plans and elevations (RS-WD16 Rev S) received on 2 February 2017;
- Chedworth plans and elevations (CD-WD10 Rev N) received on 2 February 2017;
- Chedworth special plans and elevations (CD-WD06 Rev D) received on 12 December 2017;
- Chatsworth plans and elevations (CT-WD10) received on 2 February 2017;
- Chatsworth (village) (CT-WD11 Rev C) received on 12 December 2017;
- Garage plans and elevations (SGD-01) received on 2 February 2017;
- Floor plans and elevations (628-WHQS-WD01) received on 24 November 2017;
- Floor plans and elevations (835-WHQS-WD04) received on 24 November 2017;
- Engineering Layout (10073-001M) received on 20 December 2017;
- Detailed Soft Landscaping Proposals (TDA.2336.01 Rev.C) received on 20 December 2017;
- Preliminary Drainage Strategy and Flood Risk Assessment (Revision A) received on 8 November 2017;
- Preliminary Ecological Assessment received on 2 February 2017;
- Preliminary Ecological Assessment (addendum) received on 13 December 2017;
- Site Investigation Report (11578/PB/15/SI) received on 2 February 2017;
- Transport Statement (16-00450/TS/01/A) received on 2 February 2017;
- Tree Survey prepared by Treescene dated 31 January 2017 received on 2 February 2017;
- Arboricultural Method Statement (TDA/2336/AMS/AMP/10.17) received on 23 November 2017;
- Landscape Specification and Management Plan prepared by TDA Environment/Landscape/Design dated October 2017 received on 12 December 2017.

- 3 The parking spaces and layout shown on the plans herewith approved shall be provided in accordance with the details shown prior to the occupation of the dwellings. Thereafter, they shall be retained, unobstructed, for the purposes of parking only.
- 4 Prior to the occupation of the dwellings hereby approved the required access roads and footpaths leading from the existing public highway to the respective units shall be laid out and constructed in accordance with the details shown on the drawings hereby approved.
- 5 Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and site glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

- 6 The foul and surface water drainage scheme proposed to serve the development shall be completed in strict accordance with the details contained in the Preliminary Drainage Strategy and Flood Risk Assessment (Revision A) received on 8 November 2017 and shown on the Engineering Layout (10073-001M) received on 20 December 2017 prior to the occupation of the dwellings hereby approved. The rate of discharge from the attenuation pond shown on the engineering layout shall not exceed 24 litres per second.
- 7 No development shall take place on the application site until the applicant has:
- Prepared a detailed scheme for the investigation and recording of contamination for the site (where necessary). The detailed site investigation report (Quantitative Risk Assessment) shall be submitted to and approved by the Local Planning Authority. The report shall be prepared in accordance with recognised current best practice, legislation, relevant guidance, documentation and British Standards.
 - Submitted detailed proposals for site remediation and verification (Remediation Strategy) which may involve the removal, containment or otherwise rendering harmless such contamination. The proposals shall be prepared in accordance with recognised current best practice, legislation, relevant guidance, documentation and British Standards and shall be submitted to and have received in writing the approval of the Local Planning Authority prior to commencing the works.
 - If, during development, any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the 'Remediation Strategy' then a revised 'Remediation Strategy' shall be submitted to the Local Planning Authority.
- 8 No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:
- i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - v) wheel washing facilities;
 - vi) measures to manage noise and the emission of dust and dirt during demolition and construction; and
 - vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

- 9 The development hereby approved shall be undertaken in strict accordance with the recommendations and measures contained in the Tree Survey prepared by Treescene received on 2 February 2017 and the Arboricultural Method Statement (TDA/2336/AMS/AMP/10.17) received on 23 November 2017.
- 10 No development shall commence until details of a scheme of bird and bat boxes to be provided within the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
- 11 Prior to the beneficial occupation of the dwellings hereby approved a detailed Travel Plan, setting out ways of reducing car usage and increasing walking and cycling to and from the development and timetable for implementation shall be submitted to and agreed in writing with the Local Planning Authority. The Travel Plan shall be implemented in accordance with the approved details.
- 12 No development or site clearance shall take place until detailed proposals in the form of specification and layout drawings, for all hard landscape elements and features within the central site area of open space to the north of Plots 43 and 44 have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
- 13 Notwithstanding the additional detail required under Condition no. 12 above, the Detailed Landscape Design Scheme shown on the following documents shall be carried out in the first planting season following the occupation of the dwellings or the completion of the development, whichever is the sooner:-
- Detailed Soft Landscaping Proposals (TDA.2336.01 Rev.C) received on 20 December 2017;
 - Landscape Specification and Management Plan prepared by TDA Environment/Landscape/Design dated October 2017 received on 12 December 2017.
- 14 The landscape and maintenance information, as defined in the following submitted documents shall be fully implemented in accordance with the details shown:
- Landscape Specification and Management Plan prepared by TDA Environment/Landscape/Design dated October 2017 received on 12 December 2017.
 - Management and Maintenance Plan (MMP-01A) received on 8 November 2017.

Any of the hereby scheduled specific landscape elements which, within the lifetime of the approved development are removed; die; become diseased; damaged or otherwise defective, to such extent that, in the opinion of the Local Planning Authority, the function of the landscape elements in relation to this planning approval is no longer delivered, shall be replaced with elements of similar size and specification, in positions and to a timescale as agreed with the Local Planning Authority, and thereafter likewise retained and replaced for the lifetime of the approved development:-

- existing mature Oak tree within the central area of open space to the north of Plots 43 and 44;
- proposed hard landscape elements and features within the central area of open space to the north of Plots 43 and 44 as approved to discharge Condition 12;
- proposed tree and shrub planting within the central area of open space to the north of Plots 43 and 44;
- proposed native woodland buffer planting and associated native tree planting to the eastern side of the attenuation pond;
- proposed native tree planting and associated native hedgerow planting to the eastern boundary of Plots 1 and 3 to 14.

All new landscape elements constructed, planted or seeded; or existing landscape elements retained; in accordance with the approved Detailed Landscape Design Scheme not hereby specifically scheduled, which, within a period of 5 years after implementation are removed; die; become diseased; damaged or otherwise defective, to such extent that, in the opinion of the Local Planning Authority, the function of the landscape elements in relation to this planning approval is no longer delivered, shall be replaced with replacement elements of similar size and specification in positions and to a timescale as agreed with the Local Planning Authority.

- 15 The garages of the proposed dwellings hereby approved shall be used for private purposes incidental to the enjoyment of the dwelling and not for any business or commercial use.

REASONS

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 To ensure that only the approved works are carried out
- 3+4 In the interests of highway safety.
- 5 To prevent the pollution of the environment.
- 6 To ensure the installation of an appropriate drainage scheme and to prevent the pollution of the environment.
- 7 To ensure any potential contaminants within the site are removed and to prevent any health risk to future occupiers.
- 8 To prevent the pollution of the environment and safeguard residential amenity.
- 9 To protect existing trees and landscape elements identified for retention as part of the development.
- 10 In the interests of biodiversity.

- 11 To promote and encourage more sustainable modes of travel.
- 12 In the interests of visual amenity.
- 13+14 To ensure the provision, establishment and maintenance of an appropriate landscaping scheme.
- 15 In the interests of safeguarding residential amenity.

NOTES

- 1 The applicant/developer is advised that the outline application relating to this development is the subject of a Section 106 Agreement requiring a proportion of affordable housing within the development and the payment of commuted sums to the Council in respect of improvements to educational and recreational facilities in the locality.
- 2 Further advice and guidance from consultees is provided in their consultation responses which can be viewed on the Authority's website. This may include reference to other relevant permissions and legislation.
- 3 Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any Conditions which the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all Conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any Conditions which require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other Conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.