

	REPORT TO PLANNING & DEVELOPMENT COMMITTEE TO BE HELD ON THURSDAY, 7 March 2019	
APPLICATION REFERENCE NO: 18/02925/OLA	TARGET DATE: 4 March 2019	GRID REF: 499910-485572

REPORT OF THE PLANNING SERVICES MANAGER – PSM/19/64

SUBJECT: Variation of condition 1 relating to 17/02645/OL for "the residential development of 96 dwellings (access, layout and landscaping for consideration only). All other matters are reserved", dated 19.04.2018 at Land On The North West Side Of Racecourse Road East Ayton Scarborough North Yorkshire for KCS Development Limited

1.0 THE PROPOSAL

1.1 Outline consent for the development of 96 dwellings on the 3.3 hectare 'L' shaped Local Plan housing allocation located to the north of Racecourse Road, East Ayton (HA31) was granted in 2018 under reference 17/02645/OL. Of the five 'reserved matters' (landscaping, access, layout, scale and appearance) layout, landscaping and access were considered and approved at that point.

1.2 The outline consent grants permission for:

- 4 x one-bed dwellings;
- 26 x two-bed dwellings;
- 31 x three-bed dwellings;
- 35 x four-bed dwellings.

1.3 Of these units, 29 were to be affordable homes (30% of the total).

1.4 In addition to the affordable housing, the Section 106 Agreement allied to outline consent provides for:

- £57,568.00 for spending on 'existing or new community sports infrastructure in the locality of East and West Ayton';
- £326,304.00 for providing the infrastructure required for the additional primary school places at East Ayton Community Primary School necessary to cater for children living on the new development; and,
- £33,865 towards upgrading primary health care infrastructure in the locality to cater for patients associated with the new development.

1.5 This application seeks permission for 'minor material amendments' to the approved scheme comprising small adjustments to the layout to allow for the following altered mix of dwellings:

- 4 x one-bed dwellings;
- 12 x two-bed dwellings;
- 24 x three-bed dwellings;
- 45 x four-bed dwellings;
- 7 x five-bed dwellings.

1.6 The footprints of the 96 dwellings (as specified on the approved layout plan) have also changed slightly. Officers are advised that this change is to meet with the requirements of a (as yet unspecified) housebuilder.

1.7 Other notable changes to the approved layout include the relocation of the play area from the north-west corner of the area of formal open space to the centre of the open space and the part removal of the existing central hedge row, which was originally proposed to be retained.

1.8 Since the submission of this application the applicant has submitted a viability appraisal which suggests the development would not be viable on the basis of the affordable housing provision as originally approved (29 units, 30%). The applicant's final position (following negotiations with Officers) is for 25 affordable units (26% of the total). Of these, 4 would be 1-bed bungalows, 16 would be 2-bed houses and 5 would be 3-bed houses. The affordable tenure mix of 30% intermediate and 70% rented housing is proposed to remain.

2.0 SCREENING OPINION REQUIRED?

2.1 No.

3.0 PRE-APPLICATION COMMUNITY ENGAGEMENT

3.1 None undertaken.

4.0 PLANNING HISTORY

4.1 2011: Outline Consent application for single dwelling - permission granted subject to conditions.

4.2 2014: Reserved Matters application for single dwelling - permission granted subject to conditions.

4.3 2017: Full planning application for three dwellings - permission granted subject to conditions.

4.4 2018: Outline Consent application for 96 dwellings (access, layout and landscaping to be considered) - consent granted subject to conditions.

5.0 CONSULTATIONS AND COMMENTS

5.1 The following is a summary of the key and relevant final comments received from consultees and interested parties. Their full comments, any earlier comments and any accompanying documentation are available to view on the Council's website.

5.2 East Ayton Parish Council: No objections.

5.3 Highway Authority: No objections.

5.4 Lead Local Flood Authority: Awaited.

5.5 SBC Coastal and Drainage Engineers: Awaited.

5.6 Vale of Pickering Internal Drainage Board: No comment to make.

5.7 Yorkshire Water: Awaited.

5.8 County Archaeologist: No objections.

5.9 SBC Ecologist: Awaited.

5.10 North Yorkshire Police: The amended layout reflects my comments of 12 December 2018 with respect to the location of the children's play area, access to the rear of plot 59 and the gating of service footpaths, and this is welcomed. The remaining issues can be addressed at the reserved matters stage.

5.11 NHS Clinical Commissioning Group: Awaited.

5.12 NYCC as Education Authority: Awaited.

6.0 PLANNING POLICY

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of The Town and Country Planning Act 1990 require that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise (in the case of advertisement applications the Advertisement Regulations 2007 are applicable). Attention is drawn to the following Development Plan and other planning policies and guidance which are considered to be particularly relevant to the consideration of this application:-

Scarborough Borough Local Plan 2017

SH 1 - Settlement Hierarchy

DEC 2 - Electric Vehicle Charging Points

SD 1 - Presumption in Favour of Sustainable Development

DEC 1 - Principles of Good Design

DEC 3 - The Efficient Use of Land and Buildings

DEC 4 - Protection of Amenity

DEC 5 - The Historic and Built Environment
DEC 6 - Archaeology
HC 1 - Supporting Housing Development
HC 2 - New Housing Delivery
HC 3 - Affordable Housing
HC 10 - Health Care and Education Facilities
HC 14 - Open Space and Sports Facilities
ENV 3 - Environmental Risk
ENV 4 - Groundwater Protection
ENV 5 - The Natural Environment
ENV 7 - Landscape Protection and Sensitivity
INF 1 - Transport

National Planning Policy Framework

NPPF2 - Achieving Sustainable Development
NPPF4 - Decision-making
NPPF5 - Delivering a sufficient supply of homes
NPPF6 - Building a strong, competitive economy
NPPF8 - Promoting healthy communities
NPPF11 - Making effective use of land
NPPF12 - Achieving well-designed places
NPPF14 - Meeting the challenge of climate change, flooding and coastal change
NPPF15 - Conserving and enhancing the natural environment

Scarborough Borough Supplementary Planning Documents

Affordable Housing
Education Payments
Green Space (Adopted November 2014)

Local Planning Policy and Guidance

None relevant

7.0 ASSESSMENT

7.1 Taking into account the relevant planning policy, representations, consultation responses and all other material planning considerations, insofar as the scheme differs from that previously approved, Officers consider the key issues for consideration in the determination of this application to be:

- A) Design and impact on the character of the area;
- B) Impact on the amenity of neighbouring property;
- C) Affordable housing;
- D) Ecology and trees.

7.2 Importantly, this is an application for minor material amendments to outline consent 17/02645/OL only. The principle of the development is already established and changes do not give rise to issues related to highways and access, flood risk,

education, archaeology and health service requirements. These issues were addressed in the consideration of the original application.

A) Design and impact on the character of the area

7.3 At section 12, the NPPF makes it clear that design is a key aspect of sustainable development, and that it is indivisible from good planning. Local Plan policies DEC1 and HC2 state that good design will be expected and that development will be required to meet the principles of good design.

7.4 Whilst the footprints and positioning of the 96 units has changed, the basic design of the proposed layout has not. It still comprises 'perimeter blocks' of dwellings and open space arranged around the distributor road and a central block of housing development. The amount and positioning of open space on the layout is not proposed to change, although the play space has been re-located to a more central position on the main green space at the request of North Yorkshire Police. Subject to the conditional requirements of the original consent, the development has the potential to make for an attractive environment equal to that of the originally approved scheme.

B) Impact on neighbouring property

7.5 Policy DEC4 of the Local Plan requires that new development affords a good level of amenity to new residents, and it precludes development that would unacceptably harm the amenity of neighbouring property.

7.6 Officers have considered the proposal on a plot-by-plot basis to form a view on the standard of amenity for existing and new residents, so far as reasonably practicable given the level of information in hand and on the basis there is no proposal to alter the conditional requirement limiting the scale of development to 2 storeys (with rooms in the roof permissible).

7.7 It appears that all new properties are afforded an acceptable level of amenity; all benefit from a reasonable level of private amenity space (an area of at least 45 square metres per dwelling) and provided the remaining reserved matters (appearance and scale) are dealt with sensitively the layout can yield a development without unacceptable mutual overbearing, overshadowing or overlooking between the new dwellings.

7.8 With respect to the impact on existing properties, in the view of Officers there are two critical areas to consider: firstly, the impact of the new dwellings on existing dwellings on The Nurseries (including the adjoining property off Betton Rise); and, secondly, the impact of the development on the newly constructed/ permitted dwellings at the north-western end of the site adjacent to Meadow Dene.

7.9 Starting with the impact on the residences on The Nurseries and Betton Rise, on the whole the existing bungalows on the western edge of The Nurseries estate will remain sited in positions distant (at least 20 metres) from new dwellings. In addition, the property in the north-west corner of Betton Rise is sited in excess of 20 metres from the nearest new dwelling, and over 30 metres from the new play space. With this in mind, by reason of the separation distances involved, Officers do not consider that these

properties will suffer unacceptable overlooking, overbearing or sufficiently distant from existing dwellings such that its normal use will not result in unacceptable harm to amenity.

7.10 The one exception to the above generalisation is the proposed relationship between the dwellings on plots 87-90 (previously indexed as 90 to 93 on drawings allied to the original consent, 17/02645/OL) and 12 The Nurseries. At their closest, the new dwellings are located within 20 metres of the Nurseries. In the view of Officers, two storey dwellings on plots 87-90 would lead to close quarters, elevated overlooking of 12 The Nurseries which would have unacceptably harmed its residential amenity. As such, Officers recommend that the condition limiting the scale of these properties to single storey (with no rooms in the roof permissible) be repeated.

7.11 The next key relationships between the proposed development and 'existing/ consented' dwellings are those to the north-west corner of the site. Planning permissions for four new dwellings exists in this area (as set out in the planning history section of this report). The northernmost of these (originally permitted in 2011) is largely complete, but work on the three units permitted in 2017 is yet to begin.

7.12 In terms of the northernmost unit (the '2011 dwelling'), the site of this dwelling will be addressed by the rears of plots 36-39. At least 20 metres will separate the new units and the 2011 dwelling, so Officers do not consider that there will be unacceptable overbearing or overbearing impacts. Whilst it is acknowledged that the curtilage of the 2011 dwelling will be overlooked to some degree by the new units, given the separation distances involved Officers do not consider that amenity will be harmed to an unacceptable degree. In any case, the resulting relationship between the proposed new units and the '2011 dwelling' is not unusual in the locality.

7.13 With respect to the units approved in 2017 (the '2017 scheme'), the three dwellings will be separated from the side elevations of plots 43 and 44 by approximately 15 metres. Officers consider that this is sufficiently distant such that the dwellings on the 2017 scheme will not suffer unacceptable overbearing or overshadowing impacts (such a relationship is not uncommon in the locality). Providing a condition is applied preventing windows in the west (side) facing elevation of plot 43 and 44 then the dwellings approved on the 2017 scheme will not suffer unacceptable overlooking impacts.

C) Affordable housing

7.14 Policy HC3 of the Local Plan requires that 30% of the dwellings on the proposed development are affordable units. It makes it clear that planning permission should be refused where it has not been demonstrated (with evidence) that this level of contribution would render the scheme unviable. The policy is consistent with the requirements of the NPPF.

7.15 Since the submission of this application the applicant has submitted a viability appraisal which suggests the development would not be viable on the basis of the affordable housing provision as originally approved (29 units, 30%). The applicant's final position (following negotiations with Officers) is for 25 affordable units (26%). Of these, 4 would be 1-bed bungalows, 16 would be 2-bed houses and 5 would be 3-bed houses.

7.16 The applicants have sought to justify the reduced affordable housing provision on the basis of abnormal costs associated with matters including cut and fill operations (relating to the site's topography), enhanced protection for the drainage infrastructure due the drinking water Source Protection Zone and special foundation design due to ground conditions. Officers have been in negotiations with the applicants and consider that the 26% affordable housing contribution (which began at 20% upon first submission of the viability work) is the optimum level of affordable housing provision on this site; the costs specified by the applicant are reasonable, and provision beyond the level proposed would threaten the viability of the scheme contrary to the provisions of policy HC3 of the Local Plan.

D) Ecology and trees

7.17 Officers have considered the site's features and the submitted ecological work against the Natural England Standing Advice. On the basis of the evidence in hand, Officers consider that the development could be implemented without the applicant first having to apply to Natural England for a European Protected Species License. As land in intensive agricultural use it is currently of relatively low biodiversity value.

E) Additional consideration

Importantly, the change to the mix of units has no impact on the levels of financial contribution required by the relevant Supplementary Planning Documents in terms of education and green space.

Members will note that a significant number of comments from statutory consultees are still outstanding at the time of writing. The Committee will be updated on any further responses at the meeting. However, this is an application to modify slightly a pre-existing consent (it does not deal with fundamental issues of principle in any respect) and it is not unusual to receive only limited consultation responses for applications of this nature.

POSITIVE AND PROACTIVE STATEMENT

The application was not acceptable as originally submitted. The Council has worked positively and proactively with the applicant to find an acceptable solution to viability issues.

RECOMMENDATION

Grant consent, subject to the following:

- a) the conditions set out below;
- b) the completion of a deed to vary the terms of the original Section 106 Agreement (allied to outline consent 17/02645/OL) to facilitate the reduction of the affordable housing provision from 30% to 26%;

c) prior to the end of the 13 week determination period, the applicant agreeing to an extension of time for the Council to determine the application of 10 working days post the completion of the deed.

OR, if b) and/ or c) are not met, grant Officers delegated authority to refuse the application on the grounds that no legal agreement is in place and thus the proposal fails to deliver affordable housing, open space, education and health provision in accordance with the Local Plan and relevant Supplementary Planning Documents.

1 The development shall be carried out in accordance with the following plans and drawings:

1805-SI-01 Revision P, Site Layout Plan, received by the Council 22 February 2019

1805-SI-06 Revision J, Planning Layout, received by the Council 22 February 2019

1607-06 Revision a play area, received by the Council 22 February 2019

1607-01 Revision F, Masterplan, received by the Council 22 February 2019

1607-01 Revision F, Detailed Landscaping Sheet 1, received by the Council 22 February 2019

1607-01 Revision F, Detailed Landscaping Sheet 2, received by the Council 22 February 2019

17/118/TR/003(A), highways and access plan, received 24 November 17 as part of the details of outline consent application 17/02645/OL

Reason: To avoid doubt.

2 The details submitted in pursuance of the Reserved Matters shall provide for development which shall be limited to two stories in height with rooms in the roof permissible, with the exception of plots 87, 88, 89 and 90 which shall be single storey in height with no rooms in the roof permissible.

Reason: To ensure the character of the area is not unduly impacted and to ensure the amenity of neighbouring property is not unduly harmed in accordance with policies DEC1 and DEC4 of the Local Plan.

3 The footprints of and number of bedrooms within the approved dwellings shall be as per the approved plans specified in condition 1.

Reason: To avoid doubt.

4 Notwithstanding the terms of any Act, Order or Amendment which may afford Permitted Development Rights for development to the roofs of the dwellings on plots 87, 88, 89 and 90, no such development shall take place.

Reason: To ensure the residential amenity of 12 The Nurseries is afforded sufficient protection in perpetuity in accordance with policy DEC4 of the Local Plan. The relationship between the new units in question and 12 The Nurseries amount to special circumstances which justify removal of Permitted Development Rights in this case.

- 5 There shall be no first floor windows in the west (side) elevation of the dwelling on plots 43 and 44.

Reason: To ensure the residential amenity of the dwelling permitted on land to the west of plot 50 is afforded sufficient protection in perpetuity in accordance with policy DEC4 of the Local Plan.

- 6 No development shall commence until a schedule of external materials of construction of buildings and hard-surfaced areas has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved schedule.

Reason: To ensure the development is a visually attractive place in accordance with policy DEC1 of the Local Plan.

- 7 No development shall commence until a phasing plan for the provision of the areas of the public open space and landscaping (including the play area) has been submitted to and approved in writing by the Local Planning Authority. The landscaping of the site (including the play area) shall be carried out in accordance with the approved phasing plan.

Reason: To ensure residents of the new development are afforded open space in the interests of providing adequate amenity for new residents in accordance with policy HC14 of the Local Plan.

- 8 No development shall commence until a plan for the ongoing maintenance of the areas open space on the development site (including all equipment in the play area, means of enclosure, grassed areas, trees and hard surfaced areas but excluding all on-plot landscaping) has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- proposals for the maintenance of the public open space;
- provision for litter picking;
- provision for the replacement of all equipment when it reaches the practical end of its operational life (the definitions for this shall be set out in the plan); and,
- A starting point for the maintenance regime.

The approved plan shall be implemented (i.e. the maintenance regime shall begin) in accordance with the submitted plan and shall continue in perpetuity.

Reason: To secure proper maintenance of public spaces to ensure sufficient public amenity in accordance with policy HC14 of the Local Plan.

- 9 During the construction phase, all trees and hedges shown to be retained on the site on the approved drawings (including the hedge running along the rears of plots 87-96) shall be protected in accordance with British Standard BS 5837:2012 'Trees in relation to design, demolition and construction'.

Reason: To ensure the visual amenity and ecological value of the area is reasonably and properly protected in accordance with policy ENV5 of the Local Plan.

- 10 The native hedge which shall be planted along the site's entire eastern boundary shall be as specified on the approved landscaping drawings specified by condition 1 and shall be planted in accordance with the details submitted in pursuance of condition 6 (phasing for the provision of the open space). In the event of any trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub of equivalent number and size, shall be planted as a replacement and thereafter properly maintained.

Reason: To ensure the site's eastern boundary is not unduly stark in visual terms.

- 11 Notwithstanding the terms of any Act, Order or Amendment which may afford Permitted Development Rights for the construction of means of enclosure to the east of the hedge specified by condition 9, no such development shall take place.

Reason: To ensure the site's eastern boundary is not unduly stark in visual terms.

- 12 All of the dwellings which have a curtilage abutting the site's northern boundary shall be fitted with a proprietary bat box and this shall be fitted at eaves level on the north facing elevation.

Reason: To ensure opportunities for biodiversity enhancement are maximised.

- 13 Prior to the first occupation of the respective plot, a detailed plan specifying the means of enclosure for the plot shall be submitted to and approved in writing by the Local Planning Authority. The means of enclosure shall be provided for the plot in accordance with the approved plan prior to the first occupation of that plot.

Reason: To ensure a good standard of visual and residential amenity within the development.

- 14 Development shall not commence until precise details (including drawings) for the system for the disposal of surface water from the development have been submitted to and approved in writing by the Local Planning Authority. The details of the proposed system shall:

- Be based on the principles set out in the submitted flood risk assessment;
- Be based on an assessment of the hydrological and hydrogeological context of the development;
- Not allow for surface water (other than from roof slopes) to discharge to soakaways or any other mechanism that requires direct discharge to the ground;
- Include measures to prevent the disposal of surface water onto the public highway;
- Include proposals for the phased implementation of the surface water drainage system; and
- Specify the proposal for the scheme of ongoing maintenance (i.e. the adoption arrangements).

The system, and the development as a whole, shall be carried out in accordance with the approved details, and shall be maintained as such in perpetuity.

Reason: To ensure that the development is properly and sustainably drained of surface water in accordance with policy ENV3 of the Local Plan.

NOTE:

- 15 No development shall take place until precise details of the system for the disposal of foul water from the development have been submitted to and approved in writing by the Local Planning Authority, including details of any balancing works and off-site works to include any pumping stations. The submitted details shall include proposals for the phasing of the foul water drainage system. The system, and the development as a whole, shall be carried out in accordance with the approved details.

Reason: To ensure that the development is properly drained in the interests of the amenity of new and existing residents and the proper protection of the environment, in particular groundwater. In accordance with policy ENV4 of the Local Plan.

- 16 Prior to the commencement of development a Construction Environmental Management Plan (CEMP) should be submitted to and approved by the Local Planning Authority. The development shall be constructed in accordance with the approved CEMP. The CEMP shall include robust mitigation measures designed to protect groundwater during all stages of the site's construction.

Reason: This site is located in ground water protection zone 1. This condition is required to ensure the proper protection of ground water in accordance with policy ENV4 of the Local Plan.

- 17 No development shall commence until a risk based scheme for the construction of surface water drainage features (above and below ground) and foul sewers has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following measures for foul sewers lying within a Source Protection Zone 1 (as defined by the Environment Agency):

- All foul sewers shall be constructed with a secondary Cured in Place Plastic (CIPP) liner or with an equivalent lining technology;
- Any foul sewer chambers / manholes shall be constructed with a full concrete surround;
- Any pumping stations shall be constructed with a full concrete surround incorporating internal benching;
- Details of how any lining measures will be constructed and how they will tie into any new or existing sewers;
- The approved scheme shall be implemented in full and certification that the liners have been installed to the correct standard and prior to occupation, submitted to and approved in writing by the Local Planning Authority.

The development shall be implemented in accordance with the approved scheme.

Reason: This site is located in ground water protection zone 1. This condition is required to ensure the proper protection of ground water in accordance with policy ENV4 of the Local Plan.

18 Development shall not commence until the following has been submitted to and approved in writing by the Local Planning Authority:

- a proposal for the extension of the Racecourse Road street lighting system eastwards to take in the new access and relocated gateway feature;
- precise details of the highway works (including the gateway feature) as specified on the approved drawing 17/118/TA/003(A) are complete
- A program for the implementation of these works.

The development shall be implemented in accordance with the approved details.

Reason: The highway improvement scheme is necessary to ensure traffic associated with the development can be safely accommodated on the highway network.

19 There shall be no excavation or other groundworks, except for investigative works or the depositing of material on the site, until the following drawings and details have been submitted to and approved in writing by the Local Planning Authority:

a) Detailed engineering drawings to a scale of not less than 1:500 and based on an accurate survey showing:

- The proposed highway layout including the highway boundary
- Dimensions of any carriageway, cycleway, footway, and verges
- Visibility splays
- Accesses and driveways
- The highway drainage system and its relationship with the site-wide drainage system
- Any lining and signing
- Any traffic calming measures
- All types of surfacing (including any tactile surfacing), kerbing and edging

b) Longitudinal sections to a scale of not less than 1:500 horizontal and not less than 1:50 vertical along the centre line of each proposed road showing:

- The existing ground level
- The proposed road channel and centre line levels
- The highway drainage system proposals and its relationship with the site-wide drainage system.

c) Full highway construction details including:

- Typical highway cross-sections to scale of not less than 1:50 showing a specification for all the types of construction proposed for carriageways, cycleways and footways/footpaths
- Cross sections at regular intervals along the proposed roads showing the existing and proposed ground levels

- Kerb and edging construction details
 - Typical drainage construction details
 - The highway drainage system
- e) Details of all proposed street lighting.
- f) Drawings for the proposed new roads and footways/footpaths giving all relevant dimensions for their setting out including reference dimensions to existing features.
- g) Full working drawings for any structures which affect or form part of the highway network.
- h) A programme for completing the works.

The development shall only be carried out in accordance with the approved drawings and details.

Reason: To secure an appropriate highway constructed to an adoptable standard in the interests of highway safety and the amenity and convenience of highway users.

- 20 No dwelling to which this planning permission relates shall be occupied until the carriageway and any footway/ footpath from which it gains access is constructed to basecourse macadam level and/ or blocked paved and kerbed and connect to the existing highway network with street lighting installed and in operation.

Reason: In the interests of highway safety and the amenity and convenience of highway users.

- 21 There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 120m measured along both channel lines of the major road A170 from a point measured 2.4m down the centre line of the access road. The eye height will be 1.05m and the object height shall be 0.6m. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In the interests of road safety.

- 22 Development shall not commence until a Written Scheme of Archaeological Investigation has been submitted to and approved in writing by the local planning authority. The scheme shall include an assessment of archaeological significance and research questions; and:
- a) The programme and methodology of site investigation and recording
 - b) The programme for post investigation assessment
 - c) Provision to be made for analysis of the site investigation and recording
 - d) Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - e) Provision to be made for archive deposition of the analysis and records of the site investigation

- f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

The development shall be carried out in accordance with the approved Written Scheme of Investigation. Further, no dwelling shall be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved Written Scheme of Investigation and provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: This condition is imposed in accordance with policy DEC6 of the Local Plan as the site is of archaeological interest.

- 23 The reserved matters application shall include details of an electric vehicle charging socket which shall be provided for each dwelling.

Reason: As required by policy DEC2 of the Local Plan.

David Walker

Background Papers:

Those documents referred to in this report.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS, PLEASE CONTACT MR DANIEL METCALFE ON 01723 383538 email daniel.metcalfe@scarborough.gov.uk



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