

BRACKNELL FOREST BOROUGH COUNCIL

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**Town and Country Planning Act 1990
OUTLINE PLANNING PERMISSION**

Application Number: 98/00288/OUT 623523
Decision Date: 17th May 2004

Redrow Homes (Southern) Ltd
Redrow House
Faraday Office Park
Faraday Road
Basingstoke, Hants
RG24 8QQ
FAO: John Tarvit

APPLICANT: Redrow Homes (Southern) Ltd

DESCRIPTION: Outline application for new residential neighbourhood (approximately 64 ha) and country park (approximately 37 ha) incorporating dwellings, a primary school, neighbourhood centre, recreation facilities, retained woodland, nature conservation areas, wildlife corridors and play areas. Development of an area of mixed use on land north of Peacock Lane (approximately 5.1 ha) incorporating a public house (including conversion of Peacock Farm buildings) a park and ride site and employment area. Provision of all necessary ancillary services and facilities including structural landscaping, incidental open space, balancing ponds and road, public transport, cycle and pedestrian works including a new junction on Berkshire Way and works to Peacock Lane.

LOCATION: Land North Of Peacock Lane Binfield And South Of Peacock Lane Bracknell Berkshire RG12 0XX

The Bracknell Forest Borough Council as the Local Planning Authority hereby give notice that, in pursuance of the Town and Country Planning Act 1990, **OUTLINE PERMISSION** has been **GRANTED** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to compliance with the following conditions:

01. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and landscaping of each phase or sub phase of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before development of that phase or sub phase is commenced and shall be carried out as approved.
REASON: To comply with Section 92 of the Town and Country Planning Act 1990.
02. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of ten years from the date of this permission.
REASON: To comply with Section 92 of the Town and Country Planning Act 1990.
03. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
REASON: To comply with Section 92 of the Town and Country Planning Act 1990.
04. The development hereby permitted shall be carried out only in accordance with the following plans: drawing 11010974/974/GA/10 Rev B (or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

05. No development shall take place until a scheme for the phasing of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
- (a) a list of the land use components (including non-residential floorspace/number of dwellings) of each phase of the development
 - (b) the precise location of each phase of the development
- The development shall only be carried out in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.
REASON: In order that the Local Planning Authority retains control over the development in the interests of the proper planning of the area.
[Relevant Plans and Policies: None]
06. No phase of the development shall be commenced unless and until a plan showing the sub-phases for that phase has been submitted to the Local Planning Authority.
REASON: In order that the Local Planning Authority retains control over the development in the interests of the proper planning of the area.
[Relevant Plans and Policies: None]
07. No part of any phase or sub-phase of the development shall be begun until details showing the finished floor levels of the buildings in that phase or sub-phase have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
REASON: In the interests of the character of the area.
[Relevant Plans and Policies: BFBLP EN20]
08. Each plot shall be landscaped in accordance with the approved details of landscaping prior to the first occupation of the building on that plot or by a later date approved in writing prior to such occupation by the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the dwelling die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
REASON: To ensure that the works are carried out as approved in the interests of the visual amenities of the area.
[Relevant Plans and Policies: BFBLP EN20]
09. A landscape management plan, including
- a) long term design objectives, and
 - b) management responsibilities, and
 - c) maintenance schedules
- for all landscape areas within a phase or sub phase of the development other than large open space areas to be transferred to the Council by agreement and domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any part of that phase or sub-phase of the development. The landscape management plan shall be carried out as approved.
REASON: To ensure that the landscaping is maintained in the interests of the visual amenities of the area.
[Relevant Plans and Policies: BFBLP EN20]
10. An accurate site survey identifying the positions of all existing trees (including their crown spreads) and hedgerows and shrubbery on the land shall be submitted to the Local Planning Authority prior to the first reserved matters application for the development.
REASON: In order to enable the Local Planning Authority to assess the impact of the development upon the existing vegetation.
[Relevant Plans and Policies: BSP EN1, BFBLP EN1]
11. The plans and particulars submitted in accordance with condition 10 above shall include:
- (a) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75 mm, and the crown spread of each such tree or groups of trees;
 - (b) details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general state of health and stability, of each such tree or groups of trees and of each tree or groups of trees on land adjacent to the site and which overhang the site;

REASON: To safeguard the vegetation that is considered to be worthy of retention in the interests of visual amenities.

[Relevant Plans and Policies: BSP EN1; BFBLP EN1]

12. No part of any phase or sub phase of the development shall be begun until a plan containing:-
- Details of all existing trees, hedgerows and shrubbery to be retained in that phase;
 - Details of the locations for 1.2 metre high chain link or chestnut pale protective fencing to be supported on a metal scaffold framework, constructed in accordance with figure 4, section 8 of British Standard 5837:1991;
 - details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site which overhangs the site;
 - details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree or of any tree on land adjacent to the site has been submitted to and approved in writing by the Local Planning Authority.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above.

REASON: In order to safeguard the vegetation that is considered to be worthy of retention in the interests of the visual amenities of the area.

[Relevant Plans and Policies: BSP EN1; BFBLP EN20]

The protective fencing specified by the previous condition shall be erected in the locations to be agreed in writing by the Local Planning Authority prior to the beginning of any material operation on site and shall be retained until the completion of all building operations on the site.

REASON: In order to safeguard the vegetation that is considered to be worthy of retention in the interests of the visual amenities of the area.

[Relevant Plans and Policies: BSP EN1; BFBLP EN20]

14. Once laid out/planted the areas shown for hard and soft landscaping purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose without the prior written permission of the Local Planning Authority.

REASON: In the interests of the visual amenities of the area.

[Relevant Plans and Policies: BSP EN1; BFBLP EN20]

15. There shall be no motor vehicular access or egress from the site onto Ringmead (except for buses and emergency vehicles).

REASON: In the interests of road safety.

[Relevant Plans and Policies: None]

No building shall be occupied until a means of vehicular access to it has been constructed in accordance with details to be submitted to and approved by the Local Planning Authority.

REASON: In the interests of road safety.

[Relevant Plans and Policies: BSP LD5]

17. No dwelling or building shall be occupied until the means of access to it for pedestrians and cyclists has been constructed in accordance with the details shown on a scheme and plans submitted to and approved by the Local Planning Authority

REASON: In the interests of accessibility and to facilitate access by cyclists and/or pedestrians.

[Relevant Plans and Policies: BSP T2, T3]

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development by statutory undertakers for the generation, transmission or supply of electricity for the purposes set out in Class G, Part 17, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 shall be installed or constructed save as agreed in writing by the Local Planning Authority.

REASON: In the interests of the visual amenities of the area.

[Relevant Plans and Policies: BFBLP EN20]

19. The developer shall afford access at all reasonable times to any archaeologist nominated by the Local Planning Authority, and shall allow him/her to observe the excavations and record items of interest and finds.
REASON: In the interests of the archaeological and historical heritage of the Borough.
[Relevant Plans and Policies: BSP EN6; BFBLP EN7]
20. No development shall take place within the application site unless and until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation, including a timetable, which has been submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of archaeological and historical heritage of the Borough.
[Relevant Plans and Policies: BSP EN6; BFBLP EN7]
21. There shall be at least 6.0 metres between garage doors (when shut) and the highway boundary.
REASON: In order to ensure that adequate off-street vehicle parking is provided in accordance with the Borough Council's vehicle parking standards.
[Relevant Plans and Policies: BFBLP M9]
22. The garage accommodation shall be retained for the use of the parking of vehicles at all times.
REASON: To ensure that the Local Planning Authority's vehicle parking standards are met.
[Relevant Plans and Policies: BFBLP M9]
23. Car ports shall be retained for the use of the parking of vehicles at all times.
REASON: To ensure that the Local Planning Authority's vehicle parking standards are met.
[Relevant Plans and Policies: BFBLP M9]
24. A design statement (comprising a written statement and illustrative material in plan and elevation) shall accompany the first application for the approval of reserved matters on any phase or sub phase.
REASON: In order that the Local Planning Authority can control design in the interests of the proper planning of the area.
[Relevant Plans and Policies: BFBLP EN20]
25. No part of any phase or sub phase of the development shall be begun until a scheme indicating the provision to be made for disabled people to gain access to buildings or other facilities in that phase or sub phase has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before any building within that phase or sub phase of the development is occupied.
REASON: To ensure that people with disabilities have adequate access to the development.
[Relevant Plans and Policies: BFBLP EN22]
26. No part of any phase or sub phase of the development shall be begun until a scheme for protecting the proposed buildings/gardens in that phase from road noise has been submitted to and approved by the Local Planning Authority. Any works which form part of the scheme approved by the Local Planning Authority shall be completed before any permitted building within the phase is occupied unless an alternative period is agreed in writing by the Local Planning Authority in which case the works shall be completed by the expiration of such alternative period.
REASON: To ensure that the amenities of the future occupants of buildings are not adversely affected by noise.
[Relevant Plans and Policies: BFBLP EN25]
27. No part of any phase or sub phase of the development shall begin until details of a scheme (Working Method Statement) to control the environmental effects of the demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
- (i) control of noise
 - (ii) control of dust, smell and other effluvia
 - (iii) control of surface water run off
 - (iv) site security arrangements including hoardings
 - (v) proposed method of piling for foundations
 - (vi) construction and demolition working hours
 - (vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking away materials are allowed to enter or leave the site

The development of the phase or sub phase shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.

REASON: In the interests of the amenities of the area.

[Relevant Plans and Policies: BFBLP EN25]

28. The development hereby permitted shall not exceed 1500 dwellings or provide less than 1250 dwellings.

REASON: In the interests of the proper planning of the area.

[Relevant Plans and Policies: BSP H1; BFBLP H1]

29. No details of reserved matters shall be submitted until a Master Plan (comprising a written statement, schedule and plan) has been submitted to and approved in writing by the Local Planning Authority. The Master Plan shall be in substantial accordance with the principles shown on the 'Indicative Master Plan' (drawing 982184/2) submitted with the application and shall contain the following details:

- (a) the disposition of the development within the site including the proposed land uses and density of development
- (b) the principles of vehicular, pedestrian and cyclist access to the development
- (c) the landscaping principles for the development
- (d) the design principles for the development.

The details comprised in the reserved matters shall comply in all respects with the approved Master Plan.

REASON: In the interests of the proper planning of the area and because the development is the subject of an Environmental Impact Assessment and any material alteration to the layout may have an impact which has not been assessed by that process.

[Relevant Plans and Policies: BFBLP H10 and BSP LD3]

30. No part of any phase or sub phase of the development shall be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority to ensure that the dwellings in that phase or sub phase are accessible to all. The scheme should include measures to ensure:
- a) the approaches and entrances are accessible to disabled people, including wheelchair users;
 - b) areas normally used by visitors (e.g. Halls, WC's, living rooms) are accessible to disabled people, including wheelchair users;
 - c) where they comprise more than one storey or level, they are designed internally for easy movement and are amenable to modification, if necessary, for persons of limited mobility.
- The measures included in the approved scheme shall be implemented prior to the first occupation of the dwelling that they relate to.

REASON: In order to ensure that accessible housing is provided in accordance with the planning policies for the area.

[Relevant Plans and Policies: BFBLP H14]

31. The development shall not be commenced unless and until a scheme has been submitted to and approved by the Local Planning Authority for those highway works referred to in conditions 32 to 36. The scheme shall incorporate the construction of three new roundabouts in the approximate positions shown on drawing 11010974/974/GA/27A.

REASON: In the interests of road safety.

[Relevant Plans and Policies: BSP LD5]

32. No building shall commence to be constructed on the site unless and until Peacock Lane has been improved from a point not more than 75 metres east of the junction of Peacock Lane and Beehive Road (south) to the north eastern corner of the site by:-
- a) the widening and realignment of the carriageway
 - b) the provision of a safety margin, a two-way cycleway and a footway on the south side of Peacock Lane and
 - c) the provision of a verge on the north side of Peacock Lane
- and the construction of a junction to enable access to that part of the development which is to be built south of Peacock Lane together with the first part of the access road leading from it all in accordance with a scheme and plans to be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of road safety.

[Relevant Plans and Policies: BSP LD5]

33. No more than 30 dwellings shall be completed on the site unless and until the easternmost roundabout of the three new roundabouts on Peacock Lane has been constructed and Peacock Lane improved between the easternmost roundabout and the improvements to be carried out pursuant to condition 32 by:-
a) the widening and realignment of the carriageway
b) the provision of a safety margin, a two-way cycleway and a footway on the south side of Peacock Lane
c) the provision of a verge on the north side of Peacock Lane and
d) the provision of a controlled crossing for pedestrians and cyclists adjacent to the junction of Peacock Lane and Beehive Road (south) and an associated footway / cycleway link to Beehive Road (south) and the construction of the first parts of the northern and southern access roads off the easternmost roundabout
all in accordance with a scheme and plans to be submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of road safety.
[Relevant Plans and Policies: BSP LD5]
34. No more than 280 dwellings shall be completed on the site unless and until the westernmost of the three new roundabouts on Peacock Lane has been constructed and Peacock Lane improved between the westernmost roundabout and the improvements to be carried out pursuant to condition 33 by:-
a) the widening and realignment of the carriageway
b) the provision of a safety margin, a two-way cycleway and a footway on the south side of Peacock Lane and
c) the provision of a verge on the north side of Peacock Lane and the construction of the first part of the access road off the westernmost roundabout
all in accordance with a scheme and plans to be submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of road safety.
[Relevant Plans and Policies: BSP LD5]
35. No more than 430 dwellings shall be completed on the site unless and until Waterloo Road has been improved, in accordance with a scheme and plans to be submitted to and approved in writing by the Local Planning Authority, from the westernmost roundabout of the three new roundabouts on Peacock Lane to that point on Waterloo Road which is the most westerly point at which the highway boundary of Waterloo Road either falls within or abuts the site.
REASON: In the interests of road safety.
[Relevant Plans and Policies: BSP LD5]
36. No more than 430 dwellings shall be completed on the site unless and until a new junction on the A329 (Berkshire Way), a new central roundabout (of the three new roundabouts on Peacock Lane) and a link road between the new A329 junction and the new central roundabout on Peacock Lane have been constructed all in accordance with a scheme and plans to be submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of road safety.
[Relevant Plans and Policies: BSP LD5]
37. The gradient of private drives shall not exceed 1 in 8.
REASON: To ensure that adequate access to parking spaces and garages is provided.
[Relevant Plans and Policies: BFBLP M9]
38. No building shall be occupied until vehicle/cycle parking space for it has been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking and in the interests of the accessibility of the site to cyclists.
[Relevant Plans and Policies: BFBLP M9]
39. No classroom in the new primary school shall be occupied until a School Travel Plan has been approved by the Local Planning Authority. The approved plan shall thereafter be implemented, observed and performed.
REASON: To ensure a reduction in car borne journeys to the school.
[Relevant Plans and Policies: BSP T5]

40. No part of any phase or sub phase of the development shall be begun until details of a scheme for the disposal of surface water (including source control measures) and sewage has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be carried out before any part of the development in that phase or sub phase is occupied.
REASON: To prevent the increased risk of flooding and to improve water quality.
[Relevant Plans and Policies: None]
41. No part of any phase or sub phase of the development shall be begun until details in respect of measures to:
a) minimise, re-use and recycle waste, including materials and waste arising from demolition;
b) minimise the pollution potential of unavoidable waste;
c) dispose of unavoidable waste in an environmentally acceptable manner;
for that phase or sub phase have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented during the course of building operations in that phase or sub phase and the subsequent use of the building(s).
REASON: To protect the amenities of the area.
[Relevant Plans and Policies: BSP W2; BWLP WLP9]
42. No part of any phase or sub phase of the development shall be begun until details of facilities for the separation and collection of different types of waste have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be implemented prior to the first occupation of any building within the phase or sub phase and shall thereafter be retained.
REASON: To ensure the provision of satisfactory waste collection facilities in the interests of amenity.
[Relevant Plans and Policies: BWLP WLP6]
43. No phase or sub phase of the development shall be begun until a scheme has been submitted and approved in writing by the Local Planning Authority, to accommodate:
(a) parking of vehicles of site personnel, operatives and visitors
(b) loading and unloading of plant and vehicles
(c) storage of plant and materials used in constructing the development
(d) wheel cleaning facilities
and each facility shall be retained throughout the course of construction of the phase or sub phase of development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (d) above without the prior written permission of the Local Planning Authority.
REASON: In the interests of amenity and road safety.
[Relevant Plans and Policies: None]
44. The development shall not be commenced unless and until proposals have been submitted to and approved by the Local Planning Authority for:-
a) Measures to be taken to ensure that all construction vehicles with a gross laden weight in excess of 7.5 tonnes when visiting the site during the course of development are directed not to use:-
i) Waterloo Road to the west of the western limit of the site.
ii) Ringmead.
b) the size, siting, and design of signs to be displayed on the development site to direct and notify construction traffic of the roads or sections of the road not to be used. The approved measures shall be implemented and operated and the signs shall be displayed and retained throughout the carrying out of the development.
REASON: In the interests of amenity and highway safety.
[Relevant Plans and Policies: None]
45. No development shall take place on any part of a phase or sub phase of the development until:-
(i) buildings and trees at the site proposed to be demolished/felled have been surveyed for the presence of bats,
(ii) the survey has been submitted to the Local Planning Authority, and
(iii) either the Local Planning Authority have agreed that no relocation of bats is necessary or the relocation of bats has been achieved in accordance with proposals previously submitted in writing to and approved by the Local Planning Authority.
REASON: In the interests of nature conservation and to comply with Berkshire Structure Plan Policy EN8.
[Relevant Plans and Policies: BSP EN8]

46. No clearance of trees, shrubs or hedgerows on the site shall take place during the main bird-nesting period of March to July inclusive unless previously approved in writing by the Local Planning Authority.
REASON: In the interests of nature conservation and to comply with Berkshire Structure Plan Policy EN8.
[Relevant Plans and Policies: BSP EN8]
47. The total amount of B1 (business) and B2 (industrial) floorspace on the employment area north of Peacock Lane shall not exceed 8,000 square metres gross external floorspace. For the purposes of this condition gross external floorspace means the total floorspace comprised in a building (including public and non-public areas, corridors, staircases, WCs and storage areas) measured to the outside of the external walls of the building.
REASON: The development is the subject of an Environmental Impact Assessment and any material alteration to the likely employment generation may have an impact which has not been assessed by that process.
[Relevant Plans and Policies: BSP BU1]

INFORMATIVES

In relation to condition 26, matters requiring consideration by the scheme will need to include sound attenuation, landscaping, building orientation and design. The scheme should demonstrate that the following noise levels expressed as LAeq.tdB are to be achieved:

Time	Location	Noise Level
0700-2300	Habitable rooms	40 dB(A)
2300-0700	Habitable rooms	35 dB(A)
0700-2300	Garden	55 dB(A)

If fixed shut glazing forms part of the scheme, dwellings should incorporate a specifically designed artificial ventilation system capable of meeting the requirements of the Building Regulations.

02. Before demolition/construction, the applicant is requested to contact the housing and pollution team in the Environment and Leisure Department to agree the precautions to be employed to minimise the environmental impact of these activities.
03. The Assistant Director (Street Care) should be contacted at the Environment and Leisure Department, Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 351400, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 weeks notice to obtain details of underground services on the applicant's behalf.
04. The Highway Authority has the power, under Section 143 of the Highways Act 1980, to remove any structure erected on a highway.
05. The attention of the applicant is drawn to the Berkshire Act 1986, Part II, section 9, which enables the Highway Authority to recover the costs of repairing damage to the footway or grass verge arising during building operations.
06. The attention of the applicant is drawn to the Highways Act 1980 which enables the Highway Authority to recover expenses due to extraordinary traffic.
07. Any planting, other than grass, in areas to be adopted by the Highway Authority may be considered to be an obstruction of the highway and action could be taken to remove it.
08. In order to protect the stability of the highway it is advised that no excavation is carried out within 15 metres of a public highway without the written approval of the Highway Authority.
09. Any incidental works affecting the adjoining highway shall be approved by, and a licence obtained from, the Assistant Director (Street Care), Environment and Leisure Department, Time Square, Market Street, Bracknell, RG12 1JD, telephone 01344 351400, before any development is commenced.
10. The Highway Authority has the power (under Section 69 of the Road Traffic Regulation Act 1984 and amended by the New Roads and Street Works Act 1991) to enter land and remove any device giving guidance or direction to persons on the highway, if at any time it should be considered detrimental to road safety.
11. The applicant should be aware of the need to enter into a Section 278 Agreement under the 1980 Highway Act before any work can be undertaken within the public highway.

12. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below the existing ground level.
13. For the purposes of conditions 33-36 development shall be considered to be 'completed' as specified in clause 2.3 of the agreement dated 17 May 2004 pursuant to s106 of the Town and Country Planning Act 1990 between Bracknell Forest Borough Council, CABA Trustees Ltd and Redrow Homes (Southern) Ltd.
14. This permission shall not be deemed to confer any right to obstruct the public footpaths that cross the site which shall be kept open and unobstructed at all times.
15. The applicant is advised that advisory signs denoting the presence of the public footpaths crossing the site are required. Please contact the Countryside and Rights of Way Officer at Bracknell Forest Borough Council in this respect. Tel 01344 354118.



Vincent Haines
Head of Planning and Building Control

This outline planning permission has been granted following the completion of a legal agreement, dated 17th May 2004 under Section 106 of the Town and Country Planning Act 1990.

This is an outline **PLANNING** permission. Before beginning any development you may also need separate permission(s) under the Building Regulations or other legislation. It is your responsibility to check that there are no covenants or other restriction that apply to your property. If in doubt consult your solicitor or other representative. A statement of the applicant's rights is set out overleaf.