

DATED 6th July 2009

(1) WEST DEVON BOROUGH COUNCIL

and

(2) DEVON COUNTY COUNCIL

and

(3) DEREK JOHN NORTHCOTT

and

(4) MIDAS HOMES LIMITED

AGREEMENT

Pursuant to Section 106 Town and Country Planning Act 1990
relating to land at
Town Farm
Launceston Road
Bridestowe
Okehampton
Devon

THIS AGREEMENT is made the

6th

day of

July

2009

BETWEEN:

- (1) **WEST DEVON BOROUGH COUNCIL** of Kilworthy Park, Drake Road, Tavistock, Devon PL19 0BZ ("**the Borough Council**") and
- (2) **DEVON COUNTY COUNCIL** of County Hall, Topsham Road, Exeter, Devon EX2 4QD ("**the County Council**")
- (3) **DEREK JOHN NORTHCOTT** of Town Farm, Bridestowe, Okehampton, Devon, EX20 4EQ ("**the Owner**")
- (4) **MIDAS HOMES LIMITED**(Company Registration Number 2714200) whose registered office is at Cowley Business Park, Cowley, Uxbridge, Middlesex, UB8 2AL ("**the Developer**")

WHEREAS

- (1) In this Agreement unless the context otherwise requires the following words and expressions and phrases shall have the meanings hereby ascribed to them

"Act"

shall mean the Town and Country Planning Act 1990 as amended

"Affordable Home"

shall mean any one of the nine residential units to be made available for rent or purchase by Qualifying Persons with or without their Family and to be constructed on the Property pursuant to the Planning Permission and the "Affordable Homes" means all of them which shall include the mix and tenure of units as detailed in Schedule 1 or such other mix and tenure of units as are approved by the Borough Council at the request of the Developer (such approval not to be unreasonably withheld or delayed)

"the Affordable Housing Land"

shall mean the parts of the Land upon which the Affordable Homes are to be constructed

"Affordable Housing Scheme"	shall mean a scheme for the construction and delivery of homes up to or exceeding the Housing Corporation's Design and Quality Standards (April 2007) and to at least Level 3 of the Code for Sustainable Homes which complies with the Affordable Housing Code of Practice and the Housing Allocations Policy and detailing how the Affordable Homes are to be disposed of and / or allocated including (but without prejudice to the generality of this definition) the following: (a) the RSL which shall manage the Rental Units (b) the RSL or other body which shall manage the Shared Equity Units (c) the method of nominating and vetting those to whom an Affordable Home is to be sold or allocated (d) the method of calculating the amount of any rental or disposal price (e) the method and terms of disposal of and / or allocation of Affordable Homes whether to Qualifying Persons or to a RSL (or other person or body as agreed under (b) above) and (f) provisions relating to the continued use of the Affordable Homes
"Affordable Rent"	the rents charged for social rented housing shall not exceed the Housing Corporation's Target Rent
"Application"	shall mean the application for planning permission received by the Borough Council under reference number 11568/2008/OKE
"Commencement of Development"	shall mean the date on which any carrying out of a material operation pursuant to the Planning Permission in accordance with the provisions of

Section 56 of the 1990 Act forming part of the Development begins to be carried out but not including (for the purposes of this Agreement and for no other purpose) any operations relating to site investigations, surveys, demolition of any existing buildings, clearance of the site, site set up, any remediation works to the Land, archaeological investigations, investigations for the purpose of assessing ground conditions, diversion and laying of services, erection of any temporary means of enclosure, the temporary display of site notices or advertisements or off site sewer works and "Commence the Development" shall be construed accordingly

"Community Facilities Contribution" shall mean the sum of £20,000.00 (twenty thousand pounds) to be used for community facilities to be determined by the Council.

"County Council" shall mean Devon County Council of County Hall Exeter Devon EX2 4QD

"Development" shall mean the development of the Land as set out in the Application

"District" shall mean the administrative area of the Borough Council

"Education Contribution" shall mean the sum of £32,975.00 (thirty two thousand nine hundred and seventy five pounds) solely for the provision of education facilities in Bridestowe

"Family" shall mean the father mother son daughter spouse common law husband or wife partner civil partner of the Qualifying Person or other dependant

"Financial Contributions"	shall be the collective term for the Education Contribution, the South West Water Contribution, the Off-site play area/equipment Contribution and the Community Facilities Contribution
"Affordable Housing Code of Practice"	shall mean the Borough Council's adopted Housing Code of Practice dated August 2007 or such other policy as agreed with the Borough Council by the Developer
"Housing Allocations Policy"	shall mean the Borough Council's adopted Allocation Policy Choice Based Lettings dated September 2007 or such other policy adopted in the future by the Borough Council "Housing Need" shall mean the circumstances where unless provided to the contrary in the Agreement a household is currently occupying accommodation that is substandard or unsuitable for its requirements and which has income that is too low either to buy or rent accommodation appropriate to their circumstances on the open market
"Index"	shall mean the BCIS All In Tender Price
"Land"	shall mean all that piece or parcel of land formerly known as the Town Farm, Launceston Road, Bridestowe, Okehampton, EX20 4EQ and shown edged red on Plan Number 1 annexed to this Agreement
"Local Connection"	shall mean a person who: a. lives in the District (through choice) b. has permanent work in the District c. has previously lived in the District for 5 years in the last 10 years (through choice) preceding the availability of the Affordable Home and wishes to return to the District

	d. is owed a statutory re-housing duty under homelessness legislation
"Off-site play area/equipment"	shall mean the sum of £1,575.00 (one thousand five hundred and seventy five pounds) solely for the provision and maintenance of recreational facilities for public use at a place to be determined as appropriate for this purpose by the Borough Council.
"On-site Open Space"	shall mean an open space area within the Land for public use as provided for in the Revised Site Layout Plan submitted 14/03/2008 submitted with the Application and approved by the Borough Council as part of the Application
"Open Market Dwelling"	shall mean those dwellings to be constructed pursuant to the Planning Permission which are not Affordable Homes
"Plan Number 1" and "Plan Number 2"	shall mean the Plans annexed to this Agreement and so numbered
"Planning Obligations"	shall mean the obligations of the Owners specified in Schedule 2 to this Agreement
"Planning Permission"	shall mean the planning permission for the Development to be granted by the Borough Council pursuant to the Application in the form of the draft annexed hereto
	"Qualifying Person(s)" shall mean a person or persons who:
	a. has/have a Local Connection; and
	b. is/are in Housing Need
"RSL"	shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Housing Corporation pursuant to that Act
"Rental Unit"	shall mean one or more (depending on the context) of the Affordable Homes owned and managed by a RSL

- and let on an assured tenancy at a rent not to exceed an Affordable Rent and the "Rental Units" means all of them
- "Services" shall mean utility services comprising vehicular and pedestrian access, foul and surface water sewers and water gas, electricity and telecommunications services to be linked to the relevant services to be constructed and laid upon the remainder of the Land
- "Shared Equity Unit" shall mean an Affordable Home occupied by a person nominated by the Borough Council who is part renting and part purchasing an Affordable Home under a shared ownership lease with an RSL or other body approved by the Borough Council and where the total weekly costs of rent and mortgage payments shall not exceed an amount determined by the Borough Council that eligible local people can afford determined from the Borough Council 's most up to date Housing Needs Study or Housing Market Assessment and the "Shared Equity Units" means all of them
- "South West Water Contribution" shall mean the sum of £80,000.00 (eighty thousand pounds) plus Value Added Tax to be used solely towards the upgrading of sewerage necessary to allow the Development to proceed
- "SUDS Scheme" shall mean a sustainable urban drainage system
- (2) A reference in this Agreement to an act of Parliament or to any order, regulation, statutory instrument or the like shall include a reference to any amendment or re-enactment of the same.
- (3) Words importing the masculine gender include the feminine gender and vice versa and words in the singular include the plural and vice versa and words importing individuals shall be treated as importing corporations and vice versa.

- (4) Any headings or side notes are for ease of reference only and shall not affect the construction of this Agreement.
- (5) If any party to this Agreement comprises more than one party then that party shall be jointly and severally liable under this Agreement.
- (6) The Borough Council is the local planning authority for the purposes of the Act for the area in which the Land is situate and is minded to grant the Planning Permission subject to the completion of this Agreement.
- (7) The County Council is the Local Education Authority and the Borough Council and the County Council are the Local Planning Authorities by whom the obligations imposed by this Agreement shall be enforceable.
- (8) The Owner is the freehold proprietor of the Land
- (9) The Developer has a conditional contract to acquire the Land.
- (10) The planning purpose of this Agreement is to improve the amenity and educational facilities of land forming part of and / or in the locality of the Development and to provide affordable housing in accordance with the Development Plan for the district of West Devon and other material considerations.

NOW THIS DEED WITNESSETH as follows:

1. This Agreement is made in pursuance of Section 106 of the Act; Section 111 of the Local Government Act 1972 and Section 2 of the Local Government Act 2000
2. **It is hereby agreed and declared** that notwithstanding any other provisions in this Agreement:
 - 2.1 Unless the context otherwise requires the provisions of this Agreement shall become operative only in the event of Planning Permission having been granted and the Commencement of Development
 - 2.2 No person shall be liable for any breach of the Planning Obligations or other provisions of this Agreement after it shall have parted with its entire freehold or leasehold interest in the Land or the relevant part thereof but without prejudice to liability for any subsisting breach arising prior to parting with such interest
 - 2.3 This Agreement shall cease to have effect (insofar only as it has not already been complied with) if the Planning Permission shall expire before the commencement of Development or shall be quashed revoked or otherwise

withdrawn or (without the consent of the Owner or the Developer) it is modified by any statutory procedures

- 2.4 The Borough Council shall upon receipt of a written request from the Owners and/or Developer without unreasonable delay at any time after all the planning obligations under this Agreement have been fulfilled issue written confirmation thereof and shall forthwith effect cancellation of all entries made in the Register of Local Land Charges in respect of this Agreement
- 2.5 This Agreement shall not be enforceable against owners occupiers leaseholders or tenants of individual dwellings constructed pursuant to the Planning Permission nor against those deriving title from them
- 2.6 Nothing in this Agreement shall prohibit or limit the right to develop any part of the Land in accordance with a planning permission (other than the Planning Permission) granted (whether or not on appeal) after the date of this Agreement
- 2.7 This Agreement is a local land charge and shall be registered as such
- 2.8 The Contracts (Rights of Third Parties) Act 1999 does not apply to this Agreement
- 2.9 If any provision of this Agreement shall be prohibited by or adjudged by a Court to be unlawful, void or unenforceable such provision shall to the extent required be severed from this Agreement and rendered ineffective as far as possible without modifying the remaining provisions of this Agreement and shall not in any way affect any other circumstances or the validity or enforcement of this Agreement.
- 2.10 The Planning Obligations contained and referred to in paragraphs 7 to 9 of Schedule 2 (inclusive) of this Agreement shall not apply to any mortgagee or chargee of the Affordable Homes or any of them nor to any receiver appointed by any such mortgagee or chargee to the interest that any such mortgagee or chargee or receiver may deal with or dispose of the Affordable Homes or any of them free from the said restriction and on the basis of any person deriving title through or under such mortgagee chargee or receiver shall not be bound by paragraphs 7 to 9 of Schedule 2 (inclusive) of this Schedule PROVIDED FURTHER THAT the said Planning Obligations contained and referred to in paragraphs 7 to 9 of Schedule 2 (inclusive) shall not apply to any person holding

a lease of a Shared Equity Unit or other interest in any Shared Equity Unit from time to time in the event that such person by exercising any right to staircase or redeem acquires 100% of his Landlord's interest in the Shared Equity Unit and nor to any person deriving title through or under such person

3 DEVELOPERS COVENANTS

- 3.1 The Developer covenants with the Borough Council and the County Council in the terms set out in the Schedule 2 to this Agreement, those covenants being planning obligations under Section 106 of the Act and enforceable by the Borough Council and the County Council as appropriate.
- 3.2 The Developer covenants to pay to the Borough Council on or before the date of this Agreement the Borough Council's reasonable costs in connection with this Agreement.
- 3.3 The Developer covenants to pay to the County Council on or before the date of the Agreement the County Council's reasonable costs in connection with this Agreement.

4 BOROUGH COUNCIL'S AND COUNTY COUNCIL'S COVENANTS

- 4.1 The Borough Council covenants with the Owners and as a separate covenant with the Developer to issue the Planning Permission on the date of this Agreement
- 4.2 In respect of the Financial Contributions payable by the Owners to the Borough Council and the County Council under the Planning Obligations, the Borough Council and the County Council covenant with the Owners:
 - 4.2.1 to use or ensure that the Financial Contributions are used solely and exclusively for the purposes specified in this Agreement
 - 4.2.2 if expenditure of any part or all of the Financial Contributions required to be made pursuant to this Agreement has not been fully committed within ten years of the date of receipt by the Borough Council (or the County Council as may be the case pursuant to paragraph 4 Schedule 2 of this Agreement) for the relevant purpose then the relevant contribution or any uncommitted balance as may be appropriate shall in each case be repaid to the payer of the contribution together with all interest at one percent below the rate of the current Bank of England basic rate that shall have accrued thereon

5 LEGAL BASIS

- 5.1 This Agreement is made as a Deed pursuant to Section 106 of the Act.

6 WAIVER

- 6.1 No waiver (whether express or implied) by any party to this Agreement of any breach or default in performing or observing any of the provisions of this Agreement by any other party shall constitute a continuing waiver and no such waiver shall prevent the party granting it (or implied to have done so) from enforcing any of the relevant provisions or from acting upon any subsequent breach or default

7 INDEXATION

- 7.1 Where any provision of this Agreement provides for any sum to be increased in accordance with this the indexation provisions of this clause, at the date or dates upon which the increased sum is calculated the following formula shall be used:

$$C = \frac{\text{£Y} \times B}{A}$$

A

Where:

- A is the value of the Index last published before the said date hereof and
- B is the value of such Index last published before the said calculation has been paid
- C is the sum in question after application of this formula; and
- £Y is the sum to which this formula is applied

provided that if the Index shall cease to exist, there shall be substituted such other index as shall be specified by the Borough Council, or by the County Council where it is the recipient of the payment in question, in either case acting reasonably

8 VAT

- 8.1 All sums payable under this Agreement shall be deemed to be exclusive of Value Added Tax where applicable, and except where otherwise stated, the party liable to make the payment shall also be liable to pay any Value Added Tax due

9 JURISDICTION

- 9.1 This Agreement is governed by and interpreted in accordance with the law of England and Wales; and the County Court in whose district the Land is situated shall have full jurisdiction to hear and determine proceedings arising from or relation to this Agreement or for the enforcement of its terms or any of them

10 DISPUTE RESOLUTION

- 10.1 Save as otherwise expressly provided any dispute or difference arising between the parties as to their respective rights or duties or obligations and to any other matter or things in any way arising out of or in connection with the subject matter of this Agreement shall be referred for the determination of any independent expert with at least ten years experience of dealing with disputes of which they are appointed to resolve be agreed upon by the parties or failing agreement by a person nominated by the President for the time being of The Law Society and the decision of the said expert shall be final and binding on the parties in the absence of manifest error and the said expert's fees and expenses shall be payable as the expert directs

EXECUTED as a deed by the parties and delivered the day and year first before written

SCHEDULE 1

MIX OF AFFORDABLE HOUSING

1. The Affordable Homes shall comprise:
 - 1.1. Nine (9) Rental/Shared Equity Units which shall consist of:
 - 1.1.1. Two (2) two (2) bedroom flats for rent and located at units 22 and 23 shown on Drawing marked (B) annexed to this Agreement ("the Drawing")
 - 1.1.2. Two (2) two (2) bedroom houses for rent and located at units 18 and 19 shown on the Drawing
 - 1.1.3. Two (2) three (3) bedroom houses for rent located at units 20 and 21 shown on the Drawing
 - 1.1.4. Two (2) two (2) bedroom coach houses to be Shared Equity Units located at units 8 and 25 shown on the Drawing
 - 1.1.5. One (1) three (3) bedroom house to be a Shared Equity Unit located at unit 24 shown on the Drawing

SCHEDULE 2
THE PLANNING OBLIGATIONS

(A) ON SITE OPEN SPACE

1. Not to occupy or allow to be occupied any dwelling to be constructed pursuant to the Planning Permission until details for the management and future maintenance of the On-site Open Space have been submitted to the Borough Council and approved (such approval not to be unreasonably withheld or delayed) such details to include a timetable for the completion of the Open Space and the maintenance of such
2. To carry out and maintain the On-site Open Space in accordance with the details approved pursuant to paragraph 1 above or such other details as may from time to time be approved in writing (such approval not to be unreasonably withheld or delayed) by the Borough Council

(B) OFF SITE PLAY AREA/EQUIPMENT CONTRIBUTION

3. Prior to the occupation of the 25th dwelling to be constructed pursuant to the Planning Permission to pay to the Borough Council the Off-site Play Area/Equipment Contribution

(C) EDUCATION CONTRIBUTION

4. On the commencement of the Development to pay to the County Council 25% of the Education Contribution the remaining 75% will be paid on occupation of the 12th dwelling or 18 months from the date of the first payment whichever event is the earlier subject to indexation in accordance with clause 7

(D) AFFORDABLE HOUSING

5. Prior to Commencement of Development to submit to the Borough Council details of the Affordable Housing Scheme for the Borough Council 's approval
6. Not to occupy or permit occupation of the first Open Market Dwelling until the details of the Affordable Housing Scheme submitted in accordance with paragraph 5 have

been approved by the Borough Council PROVIDED THAT the Borough Council does not unreasonably withhold or delay its approval

7. Not to sell allocate or otherwise dispose of any of the Affordable Homes or part share of any such Affordable Home other than in accordance with the approved Affordable Homes Scheme
8. Subject to paragraph 9 not to allow or otherwise permit the Affordable Homes to be sold or let as the case may be or otherwise occupied other than by Qualifying Persons with or without Family PROVIDED THAT nothing in this Undertaking shall prevent:
 - 8.1 a transfer of an Affordable Home to an RSL or other person approved by the Borough Council pursuant to the Affordable Housing Scheme; or
9. Not more than 50% of the Open Market Dwellings are to be occupied prior to the construction completion and transfer to an RSL of 50% of the Affordable Homes and not more than 80% of the Open Market Dwellings are to be occupied prior to the construction, completion and transfer to an RSL of the balance of the Affordable Homes

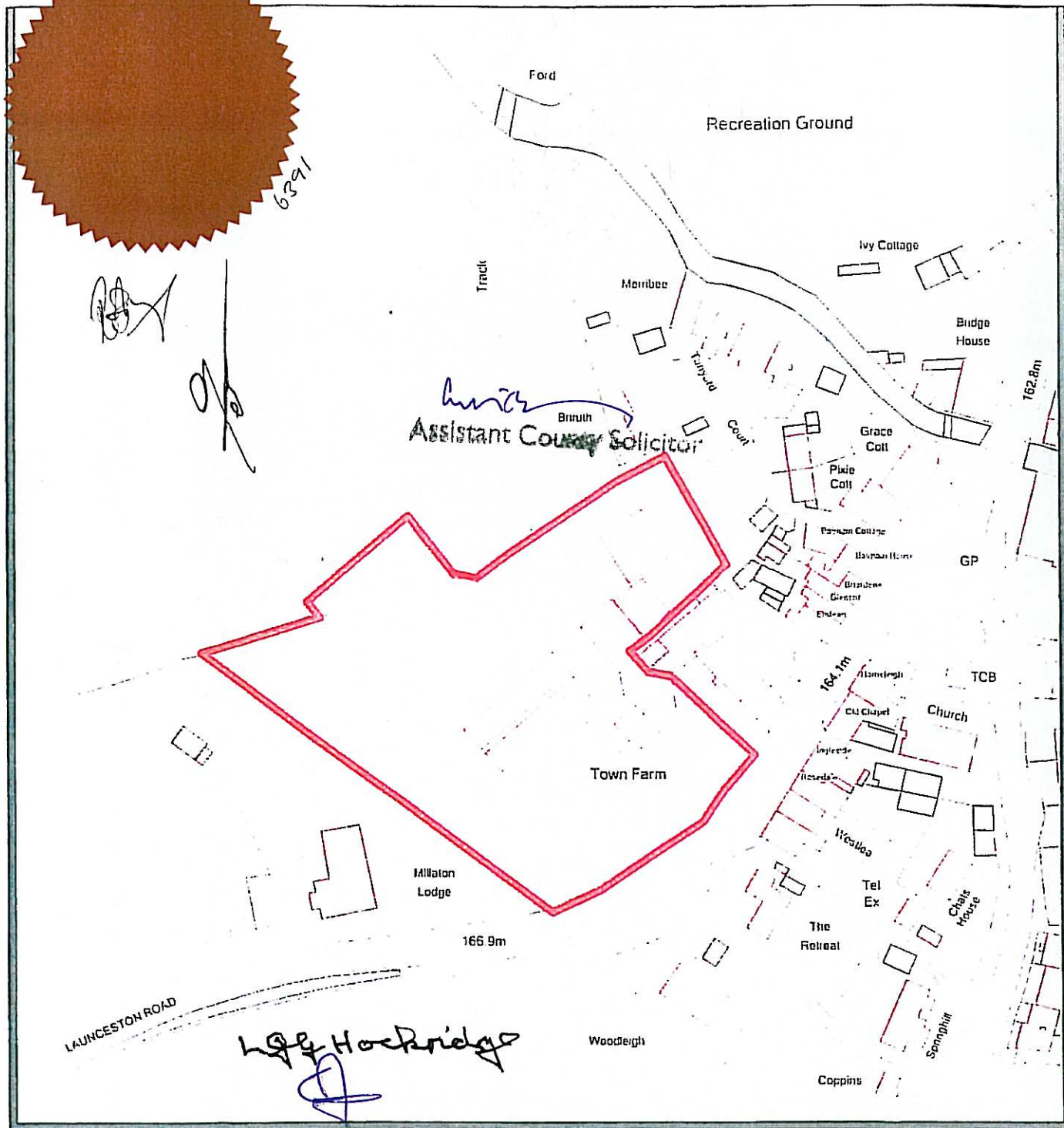
(E) SUDS SCHEME

10. Not to Commence the Development until details of the management and future maintenance of the SUDS system which shall serve the Development have been submitted to the Borough Council and approved (such approval not to be unreasonably withheld or delayed)
11. To manage and maintain the SUDS system in accordance with the details approved pursuant to paragraph 10 above or such other details as may from time to time be approved in writing (such approval not to be unreasonably withheld or delayed) by the Borough Council

(F) COMMUNITY FACILITIES CONTRIBUTION

12. Prior to the occupation of the twenty-fifth dwelling to pay to the Borough Council the Community Facilities Contribution.

(G) SOUTH WEST WATER CONTRIBUTION



Site Details Town Farm Section 106

O.S. Grid Reference.....



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Published 21 May. 09

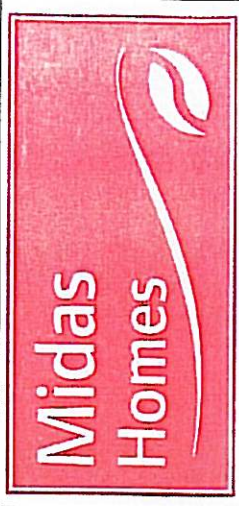
oliver green
residential

tel: 01326 356656
fax: 01326 356657
www.olivergreen.co.uk

PLAN 2

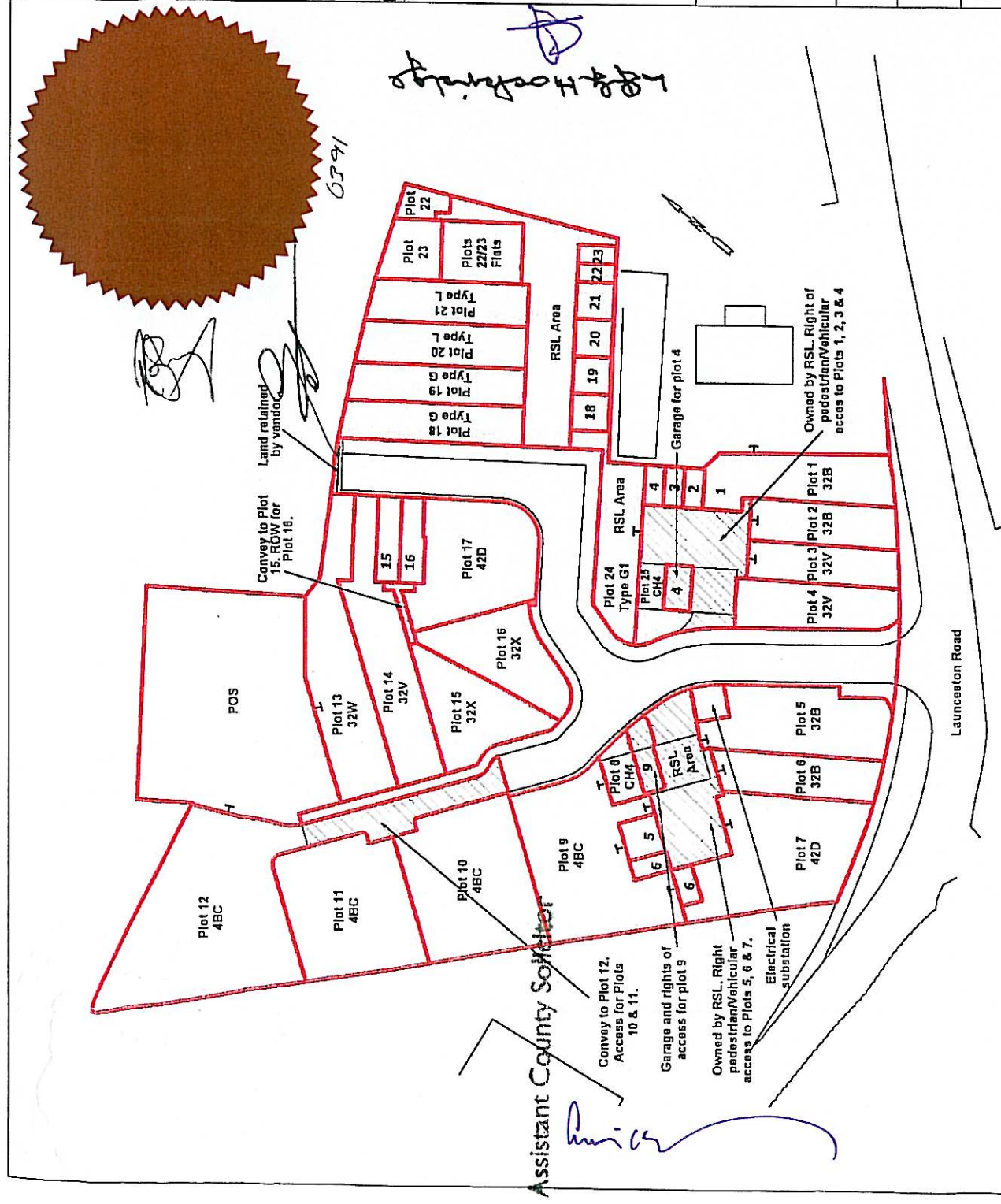
C : 20.05.09 : Outside area to plots 18 & 25 removed and given to plots 9 & 1.
B : 15.05.09 : Revised in accordance with Midas Homes requirements.
A : 01.05.09 : Revised in accordance with solicitors comments.

Rev: Date: Comment:



Midas Homes Limited
Homeside House
Silverhills Road
Newton Abbot
Devon TQ12 5YJ
Tel: 01326 356656
Fax: 01326 356657
midashomes.com

Job Title:	Town Farm Bridestowe Devon
Drawing Status:	Construction
Drawing Title:	Conveyance Plan
Scale:	1:500 @ A3
Drawn by:	P. Rose
Checked:	B. Oliver
Date:	May 2009
Job No:	MH/577
Drawing Number:	EX 147.04
Rev:	C



0391

0391

0391

APPLICATION NO: 11568/2008/OKE

WEST DEVON BOROUGH COUNCIL

**TOWN AND COUNTRY PLANNING ACT, 1990 AS AMENDED BY THE PLANNING AND
COMPULSORY PURCHASE ACT 2004
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURES ORDER) 1995
GRANT OF CONDITIONAL PLANNING PERMISSION**

Agent:

Applicant: Mr P Green
Oliver Green Partnership
The Byre
Berry Pomeroy
Totnes
Devon
TQ9 6LH

The WEST DEVON BOROUGH COUNCIL hereby grant permission to carry out the development described in the application received on 6th March 2008 and the plans and drawings stamped approved and enclosed herewith.

Brief particulars of which are as follows:-

Erection of 25 dwellings
at Town Farm, Launceston Road, Bridestowe, Okehampton, Devon, EX20 4EQ
in the parish of Bridestowe

Subject to the following conditions:-

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: To comply with Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. No work shall be commenced until details samples of facing materials, and of roofing materials to be used in the construction of the proposed development have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

3. Notwithstanding the provisions of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2008 as amended (or any Order revoking, re-enacting or further amending that Order), no development of the types described in Schedule 2, Part 1, Classes A and E of the Order, shall be carried out on the site, other than that hereby permitted, unless the permission in writing of the Local Planning Authority is obtained.

Reason: To protect the appearance of the area to ensure adequate space about the buildings hereby approved and in the interests of road safety.

4. The land indicated on the drawings for the parking of vehicles shall be provided for the parking of vehicles prior to the first occupation and shall not be used for any other purpose unless an alternative and equivalent area of land within the curtilage of the site has been provided for car parking purposes with the agreement of the Local Planning Authority.

Reason: To ensure adequate provision of off-street parking space, in the interests of road safety and character of the area.

5. The proposed estate road, cycle ways, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, road maintenance/vehicle overhang margins, embankments, visibility splays, accesses, car parking and street furniture shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing before their construction begins and thereafter so implemented. For this purpose, plans and sections indicating, as appropriate, the design, layout levels, gradients, materials and method of construction shall be submitted to and approved in writing the Local Planning Authority.

Reason: In the interest of Highway Safety

6. Details of play equipment to be submitted to and approved in writing by the Local Planning Authority and approved prior to commencement of the development and the open space to be fully laid out and play equipment provided prior to occupation of the 10th unit of accommodation

Reason: To ensure adequate level of play provision.

7. Prior to the commencement of the development, the finalised foul and surface water drainage design and supporting calculations shall be submitted to and approved in writing by the local planning authority. Details of maintenance and management responsibility for the drainage systems must be submitted to and approved in writing by the local planning authority prior to commencement on site. Such approved foul and surface water drainage details shall be completed and become fully operational before the first occupation. Following its installation the approved scheme shall be permanently retained and maintained thereafter. Construction of the surface water systems shall be in accordance with the best practice set out in CIRIA C698 Site Handbook for the Construction of SuDS.

Reason: In the interest of ensuring that the development is adequately and safely drained.

8. Visibility splays shall be provided, laid out and maintained for that purpose at the junction between and in accordance with the approved plans, and shall be completed prior to the first occupation of any of the dwellings.

Reason: To provide adequate visibility from and of emerging vehicles.

9. This application is considered to accord with the provisions of the development plan. Policies considered particularly relevant being:

Government Guidance/Supplementary Planning Guidance
PPG1 Sustainable Development
PPS3 Housing
PPS7 Sustainable Development in Rural Areas
PPS9 Biodiversity and Geological Conservation
PPG13 Transport
PPS25 Development and Flood Risk

Structure Plan 2001-2016 Policy
ST1 Sustainable Development
ST4 Infrastructure Provision
ST18 Affordable Housing
ST18a Mix and Type of Housing
CO6 Quality of New Development
TR4 Parking Strategy, Standards and Proposals

Local Plan Review Policies
NE10 Protection of the Wider Countryside and Other Open Spaces
BE11 Design and Local Distinctiveness
H1 Provision for new dwellings
H20 Bridestowe
H21 Mix of housing
H23 Local distinctiveness
H28 Residential Development
H26 Open Space Provision in New Residential Developments
H36 Provision of Affordable Housing
H42 Disabled and mobility

ED12 Safeguarding Employment Land
T8 Car Parking
T9 The Highway Network
PS1 Surface Water Run-off
PS2 Sustainable Drainage Systems
PS3 Sewage Disposal
PS11 Infrastructure Provision Arising from New Development

Authorised by: Chief Planning Officer

Signature:

Date: 10th December 2008

This decision is not a decision under Building Regulations

Note to Applicant...

Any amendments proposed to the approved plans should be submitted for consideration under this approval number and where relevant for Building Regulations approval and/or Listed Building Consent.