

PLANNING COMMITTEE – 15 December 2020

REFERENCE NUMBER: 20/00409/RM Application Expiry Date: 18 December 2020

Application Type: Reserved Matters

Proposal Description: **Reserved Matters application for 180 dwellings, including details of Layout, Appearance and Landscaping, pursuant to 17/00268/OL (Major Development) (Amended Plans/Additional information)**

At: **Land North of Spindle Drive/East of Deerlands Road Wingerworth**

For: **Rippon Homes**

Third Party Reps: 30 Parish: Wingerworth
Ward Name: Wingerworth

Author of Report: Adrian Kirkham Date of Report: 01/12/2020

MAIN RECOMMENDATION: GRANT RM APPROVAL



1.0 Reason for Report

- 1.1 The application has been called in to the committee by the Ward Member, Councillor Shipman. The request was made prior to the submission of the amended plans with Cllr Shipman asking for a Committee decision as he has major concerns over the layout of the roads which he considers pose accessibility issues for service vehicles to the properties and the density in which the properties are located are not in keeping with what is expected for this part of Wingerworth.

2.0 Proposal and Background

- 2.1 The application seeks consent for approval of the layout, appearance of the buildings and landscaping of the site further to the grant of outline planning approval in 2018. In addition, as per the details of the outline consent, matters relating to levels, the specific affordable housing scheme, issues in respect of sustainability and landscape and ecological management are to be assessed and finalised at this stage.
- 2.2 The principle of residential development on the site, the access to it and the scale of the buildings was also determined at outline stage and these are not matters for consideration here. The approval granted in 2018 established (inter alia) that the development should not exceed 180 dwellings and dwellings on the northern site boundary should not exceed 1 ½ storeys in height. Other matters, including those relating to surface and foul water, the access and its means of construction, coal mining and biodiversity, archaeology, the provision of the play area and associated facilities, land contamination and ecology were addressed at outline stage and are also not matters that can be controlled, if they were thought appropriate, at this stage.
- 2.3 The application site lies on the eastern edge of Wingerworth and adjoins Hockley Lane to its west, beyond which is further residential development. To the south is an area of open space, along the line of Redleadmill Brook, beyond which is located further residential development off Spindle Drive and Periwinkle Road whilst to the east and north are areas of open land.
- 2.4 The Redleadmill Brook is characterised by mature vegetation with a significant hedgerow and associated trees located on the eastern boundary. Hedging and trees occupy the Hockley Land frontage whilst mixed hedging defines the northern boundary. A significant tree is located close to the eastern boundary and it is intended that this will be retained as part of the proposals.
- 2.5 Access will be taken via a road connecting to Spindle Drive which then affords access to the wider highway network. Pedestrian links are

retained/formed to Hockley Lane with agricultural accesses identified in the northern and eastern boundaries

Application Details

- 2.6 The application seeks consent for reserved matters (layout, appearance and landscaping) for 180 dwellings. Permission was granted in 2018 for the development of the site, with matters of access and scale approved at that stage. Other details, as set out above, require the specific discharge of conditions pursuant to that outline approval and so are not matters for consideration here.
- 2.7 In addition, a section 106 legal agreement was signed which provided for the provision of 40% affordable housing, a public art contribution, public open space (1.76 hectares), education capacity, potential highways improvements along the A61 corridor, healthcare to support the Wingerworth Medical Centre and a Travel Plan.
- 2.8 Following discussions with Officers the scheme has undergone a number of amendments relating to the design and layout of the scheme and it is these latest amendments that are subject of the application.
- 2.9 The application has been supported with technical documents which have been independently reviewed. They include an affordable housing statement, a Design and Access statement, drainage information, landscape mitigation and management, a planning statement and a sustainability appraisal

3.0 Relevant Planning History

- 3.1 NED/17/00268/OL: approval granted in outline (with access and scale not reserved) for up to 180 - dwellings, POS, highway and drainage works and associated infrastructure – Nov 2018

4.0 Consultation Responses

- 4.1 **NEDDC Housing** – 40% should be Affordable Housing this would require a mix of social rented housing and shared ownership. The amendment to a mix of 25% affordable rental homes and 75% of the affordable homes as shared ownership is more acceptable than 100% shared ownership.

The mix, distribution and type of affordable houses is welcome. The applicant may wish to contact registered providers of social housing to ensure they are comfortable with the high percentage of homes to be sold as shared ownership and the suitability of the one bed roomed properties, to avert delays at a later stage.

4.2 **NEDDC Environmental Health** – There are no issues relating to Environmental Health considerations therefore no comments to offer. [Officer Note: Issues of any potential contamination are addressed at outline stage and conditions attached to the approval granted.]

4.3 **NEDDC Drainage** – No comments received.

4.4 **NEDDC Parks Department** – No objections regarding the landscaped areas proposed planting scheme. Objections regarding the sand filled play area. Awaiting further information on play area details.

Following the receipt of amended plans the changes are noted and it is requested who will be maintaining the areas of open space.

4.5 **NEDDC Streetscene** – Need to ensure enough storage space is provided for the bins of each individual property, allowance for refuse vehicle turning, adequate off street parking. Details of bin collection points required or alternatively private/un-adopted roads can be signed off by the highway authority with terms agreed.

4.6 **NEDDC Economic Development Unit** – No comments received.

4.7 **DCC Urban Design** – It was commented that more trees and planting were required with greater access to surrounding rights of way and more variety in layout and style was needed with the development being more in keeping with the surrounding area of Wingerworth and the countryside. It was considered the density was in places too high with some plots very close to boundaries with small gardens and in one specific area the angle of an access road reduced the effectiveness of the open space.

Following the receipt of the amended details the alterations were noted and that most of the previously made comments had been addressed leading to an overall improvement in the design and there were no longer any objections to the amended scheme. There was a betterment along the northern boundary including the inclusion of the green screen fencing, more street trees and better parking arrangements. In addition, a greater housing mix and variety in design were welcomed. Two further comments were made in respect of the garden wall of plot 158 and the loss of the short footpath link from Spindle Drive to the green corridor.

4.8 **DCC Highways** – The layout was generally considered acceptable, however some minor issues that would need to be resolved prior to the application being determined were noted including a swept path analysis for large refuse vehicles, adoptable spurs and visibility splays. On any approval of the application a number of conditions were recommended.

Following the receipt of the amended plans it was noted that the swept path analysis showed an overall length of only 10.3m and clarification should be sought from the refuse service. [Officer note: This has been confirmed as acceptable by the Streetscene Officer] Spurs were still needing to be altered on plots 66-68 [Officer Note: This is not to be offered for adoption] and 140-145 [This is needed to afford proper refuse collection services and the adoption or otherwise of the spur will be a matter for the applicant and the Highway Authority] although the emerging visibility of plots 89, 90, 115 and 116 had been revised and is considered acceptable. There was no objection raised subject to conditions and notes.

- 4.9 **DCC Landscape Architect** – Originally commented that frontage parking was dominant, footpaths should be added through green spaces, more planting be included and existing trees celebrated. Some alterations were recommended to the proposed planting and tree species and their replacement with native trees given more space to grow. More curved edges and curved roads should be used and the LEAP and SUDS areas could be redesigned and better connected to create an attractive and useful open space.

Following the receipt of amended plans it is noted that many of the previous landscape concerns have been addressed. There have been improvements made to the original layout with rationalised frontage parking, improved vistas and a better general street scene. The main footpaths have been separated from private drives and these will provide a greener experience within the development.

A sizable increase in tree planting has been included. The overall scale of the proposed tree planting is very welcome, however, the planting mix contains 34 native trees and 76 non-natives and it is suggested that the proportion of natives is increased as far as possible. The site is set in the context of a landscape of large blocks of native woodlands therefore the inclusion of as many native tree species as possible is important to help assimilate the development into the landscape. Whilst it is appreciated in some cases non-natives will have been selected due to constraints of space and for a particular habit, it is considered that there is scope to include more natives and to include larger growing natives on the POS at the entrance to the development.

There has been a marked improvement to the connectivity between the POS, LEAP and SUDS areas and these valuable greenspaces will be much more usable for residents. The footpath passing through the LEAP will help increase passive surveillance, the design of the detailed layout should fit the site features in a natural way responding sympathetically to the existing trees and hedges. In conclusion it is considered there are no longer any major concerns.

- 4.10 **DCC Flood Risk** – No comments to make.
- 4.11 **DCC Rights of Way** – No comments received.
- 4.12 **Environment Agency** – The submitted plans do not appear to have changed with all the built development located in Flood Zone 1 therefore no comments to make.
- 4.13 **Peak and Northern Footpaths Society** – No comments received.
- 4.14 **The Ramblers Association** – No objection. Requests Wingerworth footpath 2 is maintained in a safe and unobstructed condition throughout the period of the development and that the surface of the path be returned to a condition at least equal to that prior to the development commencing.
- 4.15 **Yorkshire Water** – No comments. Awaits further consultation regarding the discharge of other conditions.
- 4.16 **Derbyshire Wildlife Trust** – More information is required regarding Condition 31, the Landscape and Ecological Mitigation and Management Plan (LEMMP). Information required on appropriate mitigation for existing habitat loss, net biodiversity gain, figures and details for wildlife measures and a lighting strategy.
- 4.17 **Derbyshire Constabulary** – The scheme is generally acceptable with some attention to boundaries and a handful of house aspects.

Further to the amended plans it is noted that all the boundaries are now acceptable excepting for plot 37 which has no separation from the path. The layout is still seen as acceptable with plots 37 and 47 benefitting from the additional window afforded to plot 158.

- 4.18 **Councilor Shipman** – Formally calls in the application to be heard by the Planning Committee. Concerns over the layout of the roads, accessibility and density of properties.
- 4.19 **Wingerworth Parish Council** – No comments received.

5.0 Representations

- 5.1 Site notices were posted on 15/06/20 and an advert published on 18/06/20. In addition, 253 neighbours were consulted by post on 11/11/20.
- 5.2 26 neighbour comments were received to the originally submitted details, 23 objections and 3 general comments. 3 objections have been received following the receipt of the amended plans.

5.3 The 23 objections received to the original plans raised the following issues:

- The amount and density of the housing is not in keeping with the area.
- One access road presents a health and safety risk regarding access for emergency vehicles.
- Concerns regarding drainage in the area. Flooding on Deerlands Road.
- Fewer houses would have more appeal to buyers and be more in keeping with the character of the village of Wingerworth.
- A61 traffic issues already.
- Schools in the area are full.
- Doctors' services are limited in Wingerworth.
- The village is already overpopulated.
- Additional facilities are required in the village before more new houses are built.
- Erosion of green spaces and damage to wildlife.
- What has happened to the Wingerworth Plan regarding future developments?
- The access is across a public open space against the wishes of local residents.
- Safety concerns regarding the Spindle Drive access, additional traffic, construction vehicles and lorries.
- Residents require minimum disruption from this unwanted development.
- We need nature and green spaces for our wellbeing.
- The access off Deerlands Road onto Spindle Drive is on a dangerous bend.
- There is no more demand for new housing in this area.
- Danger to children who walk, play and cycle in the area.
- 180 houses would create an additional 360 cars on local roads.
- Wingerworth as a village has already reached its capacity and cannot absorb another large development.
- Wingerworth is increasingly being used as a rat run which will only become worse with all the new developments.
- Developers should provide more new bungalows for the elderly to downsize.
- The land is not "barren wasteland" it is a green space and was once good agriculture land.
- Adequate parking has not been catered for which will lead to on road parking.
- Possible subsidence and detrimental effect on the stability of surrounding properties due to the development of the steep Greenfield site.
- The developers have not yet filled their obligations on the Phase 1 development landscaping.
- The recent plans have made amendments adversely affecting Hockley Farm and Kennel Cottage increasing the number of houses facing the

these properties. 9 of the proposed 11 houses facing Kennel Cottage are affordable housing, this seems like an unsuitable location for these properties being furthest from the entrance point.

- The muck taken by tractor and trailer from Hockley Farm would now have to go through a small gap between plots 39 and 40 and pass the front of plots 40-62.
- Pulling out of Spindle Drive is dangerous already onto a blind bend, parked cars and narrow road.
- The attenuation pond on phase one has not been looked after, it is overgrown and possibly dangerous due to the boundary being unclear.
- A Highways Transport movement's survey of the area from Nethermoor Road through Deerlands Road Bottom/Spindle Drive is needed to identify risks of extra traffic.
- Parking is already limited in the village at local amenities such as schools, doctors and shops. This site is a long walk from these local amenities.
- The widening of Spindle Drive would cause havoc and disruption for residents living close by.
- Query has Spindle Drive been adopted by the Council? What is the current status of decision making regarding widening Spindle Drive?
[Officer Note: Issues regarding the adoption and widening of Spindle Drive are matters for the Highway Authority and not the Local Planning Authority]

5.4 The 3 general comments make the following points:

- Cars parking on the corner of Deerlands Road is already an issue there needs to be yellow lines on the road in this area.
- Traffic on Derby Road and the surrounding area needs to be addressed. Traffic through Wingerworth is increasing.
- The hedgerow and trees on Hockley should be retained to provide privacy for home owners and habitat for wildlife.
- Hockley Lane has been wrecked by Stancliffe Homes construction traffic so Rippon Homes should access the site via Spindle Drive as shown in the plans.

5.5 The 3 objections made to the amended plans raise the following points:

- Residents' concerns regarding the Spindle Drive entrance have not been addressed in the revised drawings and documents.
- Resident's questions have been unanswered.
- The Spindle Drive entrance via a bridge over the stream is most inappropriate.
- Residents understood there was to be no more development of Phase 1 when buying their Rippon homes.
- The Spindle Drive entrance is being called Phase 1 Development.

- The original roads and green space on Spindle Drive will be partially destroyed and re-done.
- Inspector's report states all construction vehicles to be kept within the curtilage. No regards to the impacts upon residents and the safety aspects.
- The proposed vehicular access to the site is a major departure from the original plans.
- Serious negative impacts on local living standards, privacy and peace.
- Spindle Drive is an unsafe and inadequate access/exit to cope with the traffic generated by a further 180 dwellings.
- Widening the road will not address the highway safety issues.
- A more obvious and safer access solution is only 50 metres away.

6 Relevant Policy and Strategic Context

6.1 The Development Plan comprises the **North East Derbyshire Local Plan** and **Wingerworth Neighbourhood Plan**.

6.2 In respect of the **North East Derbyshire Local Plan** the most relevant policies to this application are considered to be as follows:

GS1 Sustainable Development
 GS6 New Development in the Countryside
 GS9 Planning Obligations
 H3 Housing Development outside the Settlement Development Limits
 H12 Design and Layout of new Houses
 NE1 Landscape Character
 NE9 Development and Flood Risk
 BE1 General Design Principles
 T2 Highway Access and the Impact of New Development
 T9 Parking Provision for Development
 CSU4 Surface and Foul Water Drainage
 CSU6 Contaminated Land

6.3 In respect of the **Wingerworth Neighbourhood Plan** the most relevant policies are considered to be as follows:

Policy W2 Development in the Countryside
 Policy W12 Design Principles
 Policy W13 Biodiversity
 Policy W17 Highway Safety
 Policy W19 Enhancements of Footpaths, Cycleways and Bridleways

6.4 Other relevant **policy documents** include the Successful Places Design Guide and Affordable Housing SPD.

6.5 The **North East Derbyshire Publication Draft Local Plan 2014-2034 (PDLP)**, whilst not forming part of the adopted Development Plan, was submitted for examination in May 2018, with public hearings taking place in November/December 2018 and March 2019. The Inspector issued her interim findings in letters dated 18 February and 21 March 2019. In May 2019, the Council paused the Plan, pending consideration of its options around housing numbers and Green Belt release. On 27 February 2020 the Council announced the un-pausing of the Plan to allow it to proceed to the next stage of consultation on the Main Modifications. Consultation on main modifications has now begun. It is anticipated that the Plan will achieve adoption in spring 2021

6.6 In respect of the PDLP the most relevant policies to this application are considered to be as follows:

- SS1 Sustainable Development
- SS2 Spatial Strategy and the Distribution of Development
- SS9 Development in the Countryside
- SDC3 Landscape Character
- SDC12 High quality Design and Place-Making
- ID1 Infrastructure Delivery and Developer Contributions
- ID3 Sustainable Travel

The weight to be attached to the policies of the Publication Draft Local Plan is a matter for the decision maker and is discussed below.

Other Material Considerations

National Planning Policy Framework (2019)

6.7 The revised National Planning Policy Framework was published on 19th February 2019 and sets out the government's planning policies for England and how these are expected to be applied. This revised Framework replaces the previous National Planning Policy Framework published in July 2012 and 2018.

7.0 Planning Issues

Introduction

7.1 The planning issues relevant to the proposal are in respect of its design, layout, appearance and landscaping.

In addition, issues of levels, affordable housing, climate change mitigation, landscaping and ecological management should be addressed now as these are all matters considered by the Inspector to require consideration at this, the reserved matters, stage and not matters to be addressed as

standalone matters (as others have been as identified in the decision made at outline stage such as drainage, play facilities roads and subsidence).

Principle of Development

- 7.2 The site received outline planning permission, along with the approval of access and the scale of the new units, in 2018. Therefore, the principle of residential development of the site is established and not a matter to be revisited at this stage.
- 7.3 The approval in principle was subject to a number of conditions which included for the scale of the units along the northern site boundary to be no greater than 1 ½ storeys in height. This has been followed through into the detailed submission with all the other units being 2 storeys high.
- 7.4 Other matters, the affordable housing scheme, levels, sustainability and landscape and ecological management were all issues that were required to be considered at this detailed reserved matters stage. Other matters are the subject of standalone conditions that will need to be addressed and discharged on their own terms at some stage before development starts but are not matters needing to be addressed here.

Layout and Appearance

- 7.5 The application has been subject of discussion regarding the layout of the site between the applicant and Officers. The amended scheme is set out below.



- 7.6 The originally submitted scheme was not considered appropriate for the site and did not represent the good design aspired to by the Council and as required by the policies of the Development Plan, both Local and Neighbourhood Plans, the Publication Draft Local Plan or the National Planning Policy Framework.
- 7.7 However, working with the applicant, the revised scheme has introduced many improvements to it. It now reinforces a block structure and is generally outward facing, it retains an attractive set back and frontage to Hockley Lane, along with a direct pedestrian access to it, to afford an easy access point to the local footpath network, it provides links between the open spaces that frame the site to the east, south and west, a central spine that offers green relief to the centre of the scheme along the line of an existing hedgerow, along with a defined entrance into the development, feature buildings at certain key points and the celebration of some key features such as the tree specimen close to the eastern boundary.
- 7.8 The dwellings proposed along the northern boundary are 1 and ½ storeys as required by the outline planning consent with rooms in the roof space and dormer windows (see below).



- 7.9 Otherwise, the proposed units are two storey in scale and whilst standard house types they do offer variety throughout the site and where appropriate are of a rendered finish (for example, as the site is entered (see below)).



- 7.10 Officers have sought to achieve an entirely outward facing scheme by turning the properties along the northern boundary by 180 degrees. However, the site levels have precluded this and so that element of the scheme continues to face inwards.

However, the site levels will result in these units being low in scale, already being below two storeys in height, and, along with the inclusion of a green fencing/boundary along much of the northern boundary where it is most prominent, this will soften this aspect of the scheme sufficiently for Officers to conclude it is acceptable.

- 7.11 The site levels are considered acceptable as submitted.
- 7.12 Overall, it is considered that the design is now good, offers variety across and through the site, celebrates some key features and so is distinctive. Officers consider it appropriate to the site in line with the comments received from the Urban Designer who has commented on the scheme. The minor additional points raised are not considered overriding or necessary in this case due to the many other positive elements contained within the scheme.

Landscaping

- 7.13 A detailed landscaping scheme has been submitted which is generally considered acceptable resulting in the retention of the majority of trees and hedges on and within the site and providing additional planting as appropriate.
- 7.14 The comments of the landscape architect are noted in respect of the species that would be planted but Officers consider that overall the mix is acceptable.
- 7.15 The only area of doubt remains in relation to the attenuation basin where the landscaping scheme identifies a different design and ecological solution to the submitted drainage drawings. Officers are supportive of the intention to create a multi-purpose attenuation basin but the design of the engineering drawings is not consistent with that approach. As such, so to avoid any doubt, Officers consider this matter should be reserved for further consideration in respect of both the construction and detailing of the basin and its landscaping such that a dual purpose feature may be formed/created.
- 7.16 Otherwise, the landscaping scheme is considered acceptable.

Affordable Housing.

- 7.17 The outline permission included a requirement as set out in the associated section 106 agreement that the affordable housing scheme, identifying 40% of the proposed units to be for affordable housing, was to be approved, effectively, as part of the reserved matters submission.
- 7.18 Initially, all the units were proposed to be offered as shared ownership homes. However, following negotiation, the applicant has agreed to offer 25% of the 40% as socially rented units, the Council's preferred choice, with the other 75%, as shared ownership, a mix seen as acceptable to the Council's Housing Officer.
- 7.19 In addition, the affordable units will be distributed across the site and be tenure blind, a proposal that Officers support. As such, the submitted affordable housing scheme is considered acceptable.

Play Area(s)

- 7.20 The outline planning consent required a play area to be installed on the site. The details are not required as part of the reserved matters application and whilst a LEAP is shown on the submitted plans the details of what it contains do not form part of the application submission.
- 7.21 The associated 106 does however require all the public open space is to be set out as such before 75% of the dwellings on the site are occupied and to ensure proper management is agreed prior to the occupation of any dwellings.
- 7.22 The level of play and open space on the site is acceptable to Officers and the details of the play area are to be addressed through the discharge of the relevant condition on the outline approval.

Climate Change Mitigation

- 7.23 Condition 32 of the outline permission requires that a scheme to mitigate the impacts of climate change should be submitted as part of this application.
- 7.24 A scheme has been submitted setting out how through the site's sustainable location close to Wingerworth and its associated facilities, the site's layout retaining vegetation, the provision of biodiversity features throughout the development, provision of a sustainable drainage basin, using passive solar gain, the use of appropriate building materials and techniques, an aspiration to use renewable technologies, sustainable drainage, local supply chains and the reliance on sound green infrastructure the impacts of climate change will be mitigated.
- 7.25 Officers agree that this mix of aspiration and design do seek to mitigate climate change and are acceptable in this regard

Landscape and Ecological Management

- 7.26 Condition 31 of the outline permission requires the submission of a Landscape and Ecological Mitigation and Management Plan (LEMMP) to be submitted to and be approved as part of this reserved matters submission.
- 7.27 A scheme has been submitted and initially the DWT sought additional information on a variety of issues. A revised and updated scheme has now been submitted and the further comments of the DWT are awaited. However, Officers are of the view that the submitted information does properly cover the requirements of the imposed condition and, subject to the final comments of the DWT, it is considered acceptable.

Amenity

- 7.28 The comments made by certain stakeholders raise concerns about the loss of amenity that would be caused by the development. However, the proposed dwellings are a significant distance from the existing nearby dwellings such that there would be no unacceptable impact on the amenity of existing residents.
- 7.29 Condition 30 of the outline permission restricts when the development may be carried out and this is considered sufficient to ensure the development is carried out in a manner appropriate to this residential area.

Other Issues

- 7.30 A number of other issues have been raised by stakeholders in the comments made. These relate to the principle of the development taking place, the impact on road safety and the local highway network, access and parking, drainage and local facilities and infrastructure.
- 7.31 However the principle of development has been established through the granting of the outline planning consent and the other matters are either matters that have been assessed and determined through the outline permission or are otherwise controlled by condition or delivered through the signed section 106 agreement. They are not matters for consideration at this stage.

Conclusion

- 7.32 With outline planning permission having been granted only matters of detail are to be considered at this reserved matters stage. Details have been submitted that Officers consider lead to a design that is acceptable and achieves the aims and objectives of the Development Plan and national policy.

- 7.33 Certain other matters are also properly considered now. These relate to affordable housing provision and location, levels, climate change and the LEMMP. For the reasons set out in the body of the report these areas of detail are also considered acceptable.
- 7.34 Overall, following the submission of the amended details the reserved matters are now considered acceptable and accordingly it is recommended that consent is granted.

8.0 Recommendation

8.1 **GRANT** reserved matters approval for the submitted reserved matters subject to the following conditions the precise wording of which to be delegated to the Planning Manager (Development Control) to include but not exclusively relate to the following:

1. The development hereby approved shall be carried out in accordance with the amended plans, add in plan details, unless otherwise specifically agreed in writing by the Local Planning Authority or otherwise required by any other condition in this decision notice.
2. Within 28 days of the development, hereby approved commencing, species specifications (including the manufacturer, range and colour details where applicable) or samples of the walling and roofing materials to be used, shall be made available on site for inspection, and subsequent written approval, by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.
3. Notwithstanding any submitted details, within 28 days of the development hereby approved commencing details of the proposed attenuation basin, its means of construction and its contours, depths and extent, along with the landscaping of the basin and adjoining land and the provision of any other structures/features incorporated into it, along with a timetable for implementation, shall be submitted to and be approved in writing by the Local Planning Authority. The attenuation basin and all/any associated landscaping shall then be implemented as agreed and be retained as such thereafter.
4. Prior to the occupation of the 175th house, hereby approved, the agreed scheme of boundary treatments shall be implemented in full. Once implemented the agreed scheme shall be retained as such thereafter.