

Cherwell District Council

Lead Member Report for Lead Member for Planning

15 December 2016

<p>Amendments to Graven Hill Phase 1 Local Development Order</p>

Report of Head of Development Management

This report is public

Purpose of report

To seek a decision by the Lead Member on whether to adopt the amended draft Local Development Order (LDO) for phase 0 and phase 1 of the redevelopment of Graven Hill.

1.0 Recommendations

- 1.1 To note the proposed amendments to the LDO and the amended draft LDO 2016
- 1.2 To note the outcome of the consultation process undertaken in respect of the amended draft LDO
- 1.3 To agree to adopt the modified LDO attached at Appendix A to this report
- 1.4 To note the requirement to notify the Secretary of State of a decision to adopt a LDO as soon as practicable, and no later than 28 days after the Local Planning Authority has adopted the Order.

2.0 Introduction

- 2.1 The Graven Hill Phase 1 Local Development Order 2015 was adopted on the 15th December 2015. The LDO in respect of Graven Hill was prepared to facilitate the delivery of self-build dwellings on the site. The LDO achieves this by simplifying the planning process whilst providing certainty that individuality and variety in design will be supported within the parameters set by the Masterplan and Design Code, which has been approved under the outline planning permission (ref: 15/02159/OUT).
- 2.2 Since the LDO's adoption almost 12 months ago it has been applied to the first 10 plots at Graven Hill, which have submitted for Confirmation of Compliance. In applying the adopted LDO when processing applications for confirmation of compliance, some additional requirements and changes have been identified by the Local Planning Authority and Graven Hill Village Development Company to provide further clarity and address some minor design and neighbour amenity issues.

3.0 Report Details

- 3.1 A revised draft LDO has now been prepared and incorporates a number of additional requirements and changes to provide further clarity and address some minor design and neighbour amenity issues identified as a result of applying the adopted LDO to the first 10 plots. The changes that have been made are detailed below in the order in which they appear in the draft LDO:
- 3.2 Interpretation 2. (1) – definition of “Masterplan and Design Code” has been amended to ensure that any subsequent amendment of the Masterplan and Design Code approved under Section 73 of the Act to the outline planning permission is included in the definition.
- 3.3 Interpretation 2. (2) – Insertion of new definitions and amended definitions which appear within the Masterplan and Design Code. This includes “front boundary”, “Gross Internal Area (GIA)”, “Maximum build height” and “vehicle bay”.
- 3.4 A new plan to show the land to which the Order applies. The amended plan has removed the 31 shared ownership terraces (17no. 2 bed terraces, 3no. 3 bed mews, 4no. 3 bed terraces, 2no. 3 bed detached and 3no. 4 bed detached) from the LDO and replaced them with 31 standard selfbuild plots (1no. 2 bed micro house, 11no. 3 bed detached, 13no. 4 bedroom detached and 6no. 5 bedroom detached).
- 3.5 Schedule 2, Class A.1(a) and Schedule 2, Class A.2 (b) – These two paragraphs have been changed to refer to terrace blocks following a concern raised by GHVDC regarding the delivery of terraces within the LDO and difficulties arising if they could not find purchasers for all custom build or self build units within a block within a reasonable time frame. This addition attempts to ensure a robust marketing exercise of the terrace units for custom or self build is undertaken for a period of at least 6 months and at least one of each terrace unit must be custom build or self build to qualify for consideration under the LDO.
- 3.6 Schedule 2, Class A.1 (d) and Schedule 2, Class B.1 (b) – This is a new limitation within Class A and Class B, which restricts balconies and raised platforms above ground floor level which would extend beyond a wall forming a side elevation or a rear elevation of the dwellinghouse. This has been added to control the inclusion of raised balconies or platforms which could introduce unacceptable levels of overlooking and harm to the privacy of neighbouring occupiers.
- 3.7 Schedule 2, Class a.2 (e) and Schedule 2, Class B (c) - Amended to add the following ‘or such other limit as it approved as part of the Design Code and Masterplan’. This allows for an area to be identified for each plot as part of the Masterplan, where the rear elevation has to be sited so that one self builder does not unreasonably restrict the build area of a later adjacent plot that comes forward.
- 3.8 Schedule 2, Class A.1 (f) and Schedule 2, Class B.2 (d) – This is a new limitation within Class A and Class B to allow for chimneys, flues, soil or

vent pipes, or other structures for renewable energy generation, providing it does not exceed 1 metre above the highest part of the roof of the dwellinghouse. This clarifies the uncertainty that has arisen about whether such structures are permitted under the current LDO.

- 3.9 Schedule 2, Class C.1 – Deleted the requirement for buildings permitted under Class C to comply with the Masterplan and Design Code and removed the requirement for submission of an application for Confirmation of Compliance. This is because the main purpose of Class C is to allow outbuildings that would otherwise be permitted development were the dwellinghouse completed and occupied to be constructed at the same time the dwellinghouse is being constructed. Therefore there is no need for compliance with the Masterplan and Design Code.
- 3.10 Schedule 3 (2) – Amendment to (b) to require a plan which shows the site location in relation to neighbouring plots. This is to assist in the efficient determination of confirmation of compliance applications

Statement of Reasons

- 3.11 A statement of reasons for making the Order, as required by Article 38 of The Town and Country Planning (Development Management Procedure) Order 2015 (as amended), was prepared to be part of the consultation process and is attached as Appendix B to this report.

Consultation on the draft revised LDO

- 3.12 Under Article 38 of The Town and Country Planning (Development Management Procedure) Order 2015 (as amended), where a Local Planning Authority has prepared a draft LDO it must consult on that draft LDO giving a period of not less than 28 days for representations to be made. A 28 day consultation period has been carried out which expired on the 14th December 2016.
- 3.13 When considering what modifications should be made to the draft Order or whether it should be adopted, the Local Planning Authority must take into account all representations made in relation to the draft Order.
- 3.14 A summary of the responses that were received to this consultation are set out below:
- 3.15 **Historic England** – No comments
- 3.16 **Environment Agency** – No comments
- 3.17 **Oxfordshire County Council** – No objection
- 3.18 **Cherwell District Council Planning Policy** – No comments
- 3.19 **Cherwell District Council Landscape Officer** – No comments
- 3.20 No comments have been received in response to the consultation carried out on the proposed draft LDO. Therefore the proposed changes are considered to be acceptable.

EIA Regulations

- 3.21 The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 ('the EIA Regulations') set out the procedure for assessing the likely environmental impacts of major development. The EIA Regulations set out the types of development that are caught by the assessment procedures. If development is caught by the EIA Regulations, planning permission cannot be granted until the environmental impacts have been assessed in an environmental Statement, consulted upon and taken into account in reaching a decision.
- 3.22 The outline planning permission for Graven Hill (ref: 15/02159/OUT) was EIA Development and the application was accompanied by an Environmental Statement.
- 3.23 A Screening Opinion has been adopted by the Local Planning Authority and has concluded that the proposed draft Order is not considered to give rise to significant environmental effects above and beyond those which have already been assessed in the outline planning permission.

4.0 Conclusion and Reasons for Recommendations

- 4.1 The revised draft LDO would address some minor design and neighbour amenity issues that have arisen following the application of the adopted LDO to the first 10 plots that have received confirmation of compliance. The revised draft LDO would still facilitate and encourage the delivery of self build and custom build housing at Graven Hill by simplifying the planning process whilst providing certainty that individuality and variety in design will be supported within the parameters set by the Masterplan and Design Code which has been approved as part of the outline planning permission.
- 4.2 It is therefore recommended that the draft Local Development Order (Revision) 2016 is agreed for adoption.

5.0 Alternative Options and Reasons for Rejection

- 5.1 The following alternative options have been identified and rejected for the reasons as set out below.

Option 1: Not to adopt the revised LDO. This option would mean that the existing LDO remains in place, which could lead to confusion regarding some of the existing definitions and definitions which are not currently included in the LDO. It could also lead to features within the proposed units at Graven Hill which could introduce an unacceptable level of overlooking between plots, and this could affect the marketability and long term desirability of the development, and would not represent good planning. It is therefore suggested that Option 1 is not agreed.

7.0 Implications

Financial and Resource Implications

7.1 There are no financial and resource implications identified.

Comments checked by:
Denise Taylor, Service Accountant, 01295 221982,
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Legal Implications

7.2 The Council has followed the required process for amending the LDO.

Comments checked by:
Nigel Bell, Team Leader – Planning and Litigation, 01295 221687,
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8.0 Decision Information

Wards Affected

Bicester South and Ambrosden
Launton and Otmoor
Fringford and Heyford

Links to Corporate Plan and Policy Framework

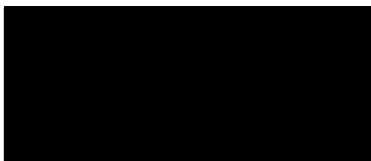
A district of opportunity

Lead Councillor

Councillor Clarke, Lead Member for Planning

Document Information

Appendix No	Title
A	Draft Local Development Order (Revision) 2016
B	Statement of Reasons
Background Papers	
None	
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17 January 2017

**APPENDIX A: Graven Hill Phase 1 Local Development
Order (Revision) 2016**



DISTRICT COUNCIL
NORTH OXFORDSHIRE

Graven Hill Phase 1

Local Development Order (Revision)
2016

DRAFT

Cherwell District Council, in exercise of the powers conferred on the Council as local planning authority by sections 61A-61D and Schedule 4A of The Town and Country Planning Act 1990 (as amended), and pursuant to Article 38 of The Town and Country Planning (Development Management Procedure) Order 2015 (the Procedure Order), makes the following revision of the Graven Hill Phase 1 Local Development Order 2015:

Citation, commencement and application

1. (1) This Order may be cited as the Graven Hill Phase 1 Local Development Order (Revision) 2016 and comes into force on 5 December 2016.

(2) From the date this Order comes into force, the Graven Hill Phase 1 Local Development Order 2015 shall be treated as revised in accordance with the provisions of this Order.

(3) This Order applies to the land at Graven Hill Bicester shaded Yellow and annotated as "Residential land covered by LDO" on the plan included as Schedule 1 to the Order.

(4) Subject to the Council's power to revoke this Order under section 61A(6) of the Act, this Order will remain in force until 15 December 2020.

(5) If the Order is revoked or revised such that it ceases to grant planning permission in respect of a development that has commenced and has received confirmation of compliance under this Order, that development may be completed.

(6) Nothing in this Order removes, cancels, or otherwise makes void the national permissions granted by The Town and Country Planning (General Permitted Development) (England) Order 2015 (the General Order).

Interpretation

2. (1) In this Order –

"access" has the same meaning as in the Procedure Order

"the Act" means The Town and Country Planning Act 1990 (as amended)

"appearance" has the same meaning as in the Procedure Order

"construction" means the carrying out of building or engineering operations in, on, over or under land and "construct" and "constructed" shall be construed accordingly

"completion" means that to all intents and purposes the dwellinghouse has been completed and is either occupied or capable of being occupied as a dwellinghouse, and "complete" and "completed" shall be construed accordingly

“the Council” means Cherwell District Council

“confirmation of compliance” means a formal written notification of the local planning authority confirming that a proposed development complies with the Masterplan and Design Code approved under the outline planning permission

“custom build” and “self build” means the erection or construction by (a) individuals, (b) associations of individuals, or (c) persons or companies working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals, and “custom built” and “custom builder” and “self built” and “self builder” shall be construed accordingly

“developer” means a custom builder or self builder

“development” has the same meaning as in section 55 of the Act

“dwellinghouse” does not include a building containing one or more flats, or a flat contained within such a building

“erection” means the carrying out of operations to erect a structure or building on or over land

“General Order” means The Town and Country Planning (General Permitted Development) (England) Order 2015 and any subsequent amendment to that Order

“highway” has the same meaning as in the Highways Act 1980 (as amended)

“landscaping” has the same meaning as in the Procedure Order

“layout” has the same meaning as in the Procedure Order

“Masterplan and Design Code” means the master plan and design code originally approved under condition 26 of the outline planning permission, and any subsequent amendment of the masterplan and design code approved pursuant to an application under section 73 of the Act relating to that outline planning permission

“outline planning permission” means the planning permission dated 08 August 2014 granted by the Council pursuant to the application for outline planning permission dated 29 September 2011 and allocated reference number 11/01494/OUT, and any subsequent planning permission granted pursuant to an application under section 73 of the Act relating to that outline planning permission

“the Procedure Order” means The Town and Country Planning (Development Management Procedure) (England) Order 2015 and any subsequent amendment to that Order

“scale” has the same meaning as in the Procedure Order

- (2) For the purposes of determining whether development complies with the Masterplan and Design Code -

“front boundary” means any boundary which is or would be forward of the principal elevation of a dwelling

“Gross Internal Area (GIA)” means the total enclosed internal floor area, above ground level, of a building measured within the external walls taking each floor into account and excluding the thickness of the external walls. The Gross Internal Area includes any integral garages and conservatories”

“maximum building height” means the height of the building when measured from the approved ground level (approved under the Masterplan and Design Code or other relevant condition of the outline permission) of the plot to the top of the highest part of the roof, excluding any external chimneys, flues, soil or vent pipes or other structures for renewable energy generation

“vehicle bay” means a vehicle bay for the parking of a single car, which measures a minimum of 2.5 metres by 5.5 metres.

Permitted development

3. (1) Reserved matters approval pursuant to the outline planning permission is hereby granted for the classes of development described as permitted development in Schedule 2.
- (2) Any permission granted by paragraph (1) is subject to any relevant exception, limitation or condition specified in Schedule 2.
- (3) Nothing in this Order permits development contrary to or without compliance with any condition imposed by the outline planning permission.
- (4) The permission granted by Schedule 2 does not apply if—
- (a) in the case of permission granted in connection with an existing building, the building operations involved in the construction of that building are unlawful;
 - (b) in the case of permission granted in connection with an existing use, that use is unlawful.
- (5) The permission granted by Schedule 2 does not authorise any development which creates an obstruction to the view of persons using any highway used by vehicular traffic, so as to be likely to cause danger to such persons.

(6) Where a person uses electronic communications for making any application required to be made under any Class of Schedule 2, that person is taken to have agreed—

(a) to the use of electronic communications for all purposes relating to that person's application which are capable of being effected using such communications;

(b) that the address for the purpose of such communications is the address incorporated into, or otherwise logically associated with, that person's application; and

(c) that the deemed agreement under this paragraph subsists until that person gives notice in writing revoking the agreement (and such revocation is final and takes effect on a date specified by the person but not less than 7 days after the date on which the notice is given).

Adopted by Cherwell District Council on...

The Common Seal of
Cherwell District Council
was affixed hereunto in
the presence of:

Authorised Signatory

Schedule 2 – Permitted Development

Class A – the erection or construction of a dwellinghouse

Development Permitted

A. The erection or construction of a dwellinghouse, including access and landscaping, pursuant to the outline planning permission

Development Not Permitted

A.1 Development is not permitted by Class A if –

- (a) In the case of a detached or semi-detached dwellinghouse, the dwellinghouse is not a custom build or self build dwellinghouse;
- (b) the dwellinghouse is to be erected or constructed on land that is not identified for development as a dwellinghouse in the Masterplan and Design Code approved under the outline planning permission; or
- (c) the dwellinghouse does not comply with the Masterplan and Design Code approved under the outline planning permission;
- (d) the dwellinghouse would include the construction or provision of a balcony or raised platform above ground floor level which would extend beyond a wall forming any side elevation or any rear elevation of the dwellinghouse

Conditions

A.2 Development is permitted by Class A subject to the following conditions –

- (a) Prior to development commencing, the developer must apply to the Local Planning Authority for a determination as to whether the development complies with the Masterplan and Design Code approved under the outline planning permission and the provisions of Schedule 3 of this Order apply in relation to that application
- (b) In the case of a dwellinghouse forming part of a terrace and that is not a custom build or self build dwellinghouse:
 - i) evidence that the whole of the terrace has been subject to a robust and realistic marketing exercise for custom build and self build development for a minimum period of 6 months shall be submitted to and approved by the Local Planning Authority as part of its determination under paragraph A.2(a); and
 - ii) at least one dwellinghouse within the terrace must be a custom build or self build dwellinghouse.
- (c) The principal elevation of the dwellinghouse must front a highway

- (d) Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse and facing a boundary with a neighbouring dwellinghouse that has received either confirmation of compliance or planning permission must be —
- (i) obscure-glazed unless the window is more than 1.7 metres above the floor of the room in which the window is installed; and
 - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed
- (e) Any part of the dwellinghouse that would —
- (i) have more than a single storey; and
 - (ii) would be within 2 metres of the boundary with a neighbouring dwellinghouse that has received either confirmation of compliance or planning permission
- must not extend beyond the rear wall of the neighbouring dwellinghouse by more than 3 metres, or such other limit as is approved as part of the Design Code and Masterplan.
- (f) the height of any external chimney, flue, soil or vent pipe, or other structure for renewable energy generation, must not exceed the highest part of the roof of the dwellinghouse by 1 metre or more.
- (g) Any hard surface to be provided on land between a wall forming the principal elevation of the dwellinghouse and the highway must either be made of porous materials, or provision made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse
- (h) Development under Class A must be completed within a period of 3 years starting with the confirmation of compliance date

Class B – the enlargement, extension or alteration of a dwellinghouse

Development Permitted

B. The enlargement, extension or alteration of a dwellinghouse erected or constructed under Class A of this Order

Development Not Permitted

B.1 Development is not permitted by Class B if —

- (a) the enlargement, extension or alteration does not comply with the Masterplan and Design Code approved under the outline planning permission; or

- (b) the enlargement, extension or alteration would consist of or include the construction or provision of a balcony or raised platform, above ground floor level, which would extend beyond a wall forming a side elevation or rear elevation of a dwellinghouse

Conditions

B.2 Development is permitted by Class B subject to the following conditions –

- (a) Prior to development commencing, the developer must apply to the Local Planning Authority for a determination as to whether the development complies with the Masterplan and Design Code approved under the outline planning permission and the provisions of Schedule 3 of this Order apply in relation to that application
- (b) Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse and facing a boundary with a neighbouring dwellinghouse that has received either confirmation of compliance or planning permission must be —
 - (i) obscure-glazed unless the window is more than 1.7 metres above the floor of the room in which the window is installed; and
 - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed
- (c) Any part of the enlargement, extension or alteration that would –
 - (i) have more than a single storey; and
 - (ii) would be within 2 metres of the boundary with a neighbouring dwellinghouse that has received either confirmation of compliance or planning permission

must not extend beyond the rear wall of the neighbouring dwellinghouse by more than 3 metres, or such other limit as is approved as part of the Design Code and Masterplan.

- (d) the height of any external chimney, flue, soil or vent pipe, or other structure for renewable energy generation, must not exceed the highest part of the roof of the dwellinghouse by 1 metre or more.

Class C – buildings etc incidental to the enjoyment of a dwellinghouse

Development Permitted

C. The provision within the curtilage of a dwellinghouse that is being erected or constructed under Class A of this Order of –

(a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such; or

(b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas

Development Not Permitted

C.1 Development is not permitted by Class C if –

- (a) the dwellinghouse has been completed;
- (b) any of the following criteria would apply:
 - (i) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the dwellinghouse that is being erected or constructed) would exceed 50% of the total area of the curtilage (excluding the ground area of the dwellinghouse that is being erected or constructed);
 - (ii) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming, or proposed to form, the principal elevation of the dwellinghouse that is being erected or constructed;
 - (iii) the building would have more than a single storey;
 - (iv) the height of the building, enclosure or container would exceed –
 - (i) 4 metres in the case of a building with a dual-pitched roof
 - (ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or
 - (iii) 3 metres in any other case;
 - (v) the height of the eaves of the building would exceed 2.5 metres;
 - (vi) it would include the construction or provision of a veranda, balcony or raised platform;
 - (vii) it relates to a dwellinghouse or a microwave antenna; or
 - (viii) the capacity of the container would exceed 3, 500 litres

Interpretation of Class C

C.3 For the purposes of Class C, “purpose incidental to the enjoyment of the dwellinghouse as such” includes the keeping of poultry, bees, pet animals, birds or other livestock for domestic needs or personal enjoyment of the occupants of the dwellinghouse

Schedule 3 – Procedure for Confirmation of Compliance under Schedule 2

(1) The following provisions apply where under this Order a developer is required to make an application to the Local Planning Authority for a determination as to whether the development complies with the Masterplan and Design Code approved under the outline planning permission.

(2) The application must be accompanied by—

- (a) a written description of the proposed development;
- (b) a plan indicating the location of the site in relation to neighbouring plots;
- (c) a plan or plans showing the details of access, appearance, landscaping, layout and scale of the proposed development;
- (d) the developer's contact address, contact telephone number; and
- (e) the developer's email address if the developer is content to receive communications electronically

(3) The local planning authority may refuse an application where, in the opinion of the Authority—

- (a) the proposed development does not comply with, or
- (b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with,

any conditions, limitations or restrictions specified in this Order as being applicable to the development in question.

(4) Where the Local Planning Authority refuses an application under paragraph (3), for the purposes of section 78 (appeals) of the Act such a refusal is to be treated as a refusal of an application for approval.

(5) The development must not begin before the occurrence of one of the following—

- (a) the receipt by the applicant from the Local Planning Authority of a written notice of their determination that the development complies with the Masterplan and Design Code approved under the outline planning permission;
- (b) the expiry of 28 days following the date on which the application under sub-paragraph (2) was received by the Local Planning Authority without the authority notifying the applicant as to whether confirmation of compliance is given or is refused.

(6) The development must be carried out in accordance with the details provided in the application referred to in sub-paragraph (2) unless the Local Planning Authority and the developer agree otherwise in writing.

APPENDIX B: Statement of Reasons

Statement of Reasons

In accordance with paragraphs (1) and (2) of Article 38 of The Town and Country Planning (Development Management Procedure) Order 2015, the Council is required to prepare a statement of reasons for making the Order containing a description of the development which the Order would permit, and a plan or statement identifying the land to which the Order would relate.

Description of Development

The development which the Order would permit is:

- A) The erection or construction of a dwellinghouse that is either a custom build or self build dwellinghouse, pursuant to the outline planning permission for the redevelopment of the site (ref: 15/02159/OUT)
- B) The enlargement, extension or alteration of a dwellinghouse that has been erected or constructed under the Order
- C) The provision of buildings etc. incidental to the enjoyment of a dwellinghouse that is being erected or constructed under the Order

The development which would be permitted by the Order would be subject to limitations and conditions as detailed under Schedule 2 of the draft Order, including a requirement to apply for confirmation as to whether the development complies with the Masterplan and Design Code approved under the outline permission.

Land to which the Order would relate

The land at Graven Hill, Bicester, shaded yellow and identified as "residential land covered by LDO" on the plan included as Schedule 1 to the draft Order.

Reasons for Making the Order

Graven Hill Phase 1 Local Development Order (LDO) was adopted on the 15 December 2015 to facilitate and encourage self build and custom build housing at Graven Hill by simplifying the planning process whilst providing certainty that individuality and variety in design would be supported within the parameters set by the Masterplan and Design Code to be approved under the outline planning permission. Since the LDO's adoption almost 12 months ago it has been applied to the first 10 plots at Graven Hill, submitted for Confirmation of Compliance. In applying the document when processing applications for confirmation of compliance, some additional requirements and changes have been identified by the Local Planning Authority and Graven Hill Village Development Corporation to provide further clarity and address some minor issues. The proposed amendments are set out in detail below.

- Interpretation 2. (1) – definition of "Masterplan and Design Code" has been amended to ensure that any subsequent amendment of the Materplan and Design Code approved under section 73 of the Act to the outline permission is included within the definition
- Interpretation 2. (2) – Insertion of new definitions and amended definitions which appear within the Masterplan and Design Code. This includes "front boundary, "Gross Internal Area GIA", "maximum building height" and "vehicle bay"

- A new plan to show the land to which this Order applies. The amended plan has removed the 31 shared ownership terraces (17no. 2 bed terraces, 3no. 3 bed mews, 4no. 3 bed terraces, 2no.3 bed detached and 3no. 4 bed detached) from the LDO and replaced them with 31 standard self build plots (1no. 2 bed micro house, 11no. 3 bed detached, 13no. 4 bed detached and 6 no. 5 bed detached)
- Schedule 2, Class A.1(a) and Schedule 2, Class A.2 (b) – These two paragraphs have been changed to refer to terrace blocks following a concern raised by GHVDC regarding the delivery of terraces within the LDO and difficulty arising if they could not find purchasers for all custom build or self build within a block within a reasonable time frame. This addition attempts to ensure a robust marketing exercise of the terrace units for custom or self build is undertaken for a period of 6 months and at least one of each terrace unit must be custom build or self build
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- Schedule 2, Class A.2 (e) and Schedule 2, Class B.2(c) – Amended to add the following ‘or such other limit as is approved as part of the Design Code and Masterplan. This allows for an area to be identified for each plot as part of the Masterplan, where the rear elevation has to be sited so that one self builder does not restrict the build area of a later plot that comes forward
- Schedule 2, Class A.1 (f) and Schedule 2, Class B.2(d) – This is a new limitation within Class A to allow for chimneys, flues, soil or vent pipes, or other structure for renewable energy generation providing it does not exceed 1 metre above the highest part of the roof of the dwellinghouse
- Schedule 2, Class C.1 – Deleted the requirement for buildings permitted under Class C to comply with the Masterplan and Design Code and removed the requirement for submission of an application for Confirmation of Compliance
- Schedule 3 (2) – amendment to (b) require a plan which shows the sites location in relation to neighbouring plots. Inserted an additional requirement at (c) to require a plan showing the layout of the proposed development

