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| **Application Number** | 07/2018/0278/VAR |
| **Address** | Land To The West OfGrasmere AvenueFaringtonLancashire |
| **Applicant** | Landway Properties Ltd |
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| **Agent** | Ms Cheryl Wood McDermott Development Ltd 1 Mercury RiseAltham Business ParkALTHAMBB5 5BY |
| **Development** | Application for the variation of condition 2 (Approved plans) of planning permission 07/2016/0186/REM |
| **Officer Recommendation****Officer Name** | Approval with Conditions Mrs Janice Crook |
| Date application valid | 15.01.2018 |
| Target Determination Date | 16.04.2018 |
| Extension of Time | 10.05.2018 |
|  |  |
| **Location Plan** |  |



1. **Summary**
	1. This application seeks a variation of condition 2 of planning approval 07/2016/0186/REM in respect of the approved plans. Condition 2 required that the development be carried out in accordance with the approved plans and listed those plans by reference number and title. The proposed amendments mainly involve changes to the housetype as those previously approved were of a generic nature and the developer has their own designs. The changes to the housetypes also involves some minor changes to the site layout/plots. The amendments have been considered in terms of the relationship to existing properties to ensure no undue impact will occur to residential amenity as a result of the amendments and as such are considered to be policy compliant.
	2. Whilst it is appreciated that a number of objections have been received, many of these relate to matters such as the impact on the local highway network and the loss of an area of amenity greenspace. These matters are not for consideration as part of the application process as this application merely seeks to amend the housetypes with the overall development of this site and the access to it having already been considered as part of the outline approval 07/2011/0711/ORM which approved the access to the site and 07/2016/0186/REM which approved the detailed design of the site.
	3. The amendment are considered to be policy compliant and the application is recommended for approval.
2. **Application Site and Surrounding Area**
	1. The application site comprises 7.13ha of land bounded by residential properties on Grasmere Avenue, Windermere Avenue and Kentmere Drive to the east, Farington Hall Wood to the south and Lancashire Business Park to the north. Land to the south and west of Lancashire Business Park forms part of the Farington Hall Estate and is allocated for Employment Use with a Master Plan having been produced for a mixed use development of employment and residential development on the land, including the application site with this application site being the residential element.
3. **Planning History**
* Outline planning approval 07/2011/0711/ORM or the erection of 160 dwellings with associated landscaping, public open space, cycle and footpath links, accessed off Grasmere Avenue was granted on 11 March 2013.
* Reserved Matters application 07/2016/0186/REM for the erection of 160 dwellings with associated landscaping, public open space, cycle and footpath links, accessed off Grasmere Avenue was approved on 28 July 2016.
* Planning application 07/2017/2181/VAR for a variation of condition 2 of planning permission 07/2016/0186/REM in respect of amendments to the site layout plan and housetype plans was approved 17 November 2017.
* Discharge of conditions application 07/2018/0271/DIS to discharge conditions 2(Approval of details of the layout scale and appearance) 6(Noise management) 8(Remediation strategy) 9(Wheel washing facilities) 10(Drainage design and levels design) 12(Ecology) 15(Cycle and footpath links) and 16(Air quality assessment) of planning permission 07/2011/0711/ORM was discharged on 09 March 2018
* Discharge of conditions application 07/2018/0272/DIS to discharge conditions 3(Materials), 5(Construction Management Plan), 6(Waste and recycling storage), 9(SUDS Management plan), 11(Air Quality Technical scoping report) and 12(Boundary treatment plan) of planning permission 07/2016/0186/REM was discharged on 23 March 2018
1. **Proposal**
	1. The application is made under Section 73 of the Town and Country Planning Act 1990. Section 73 allows applications to be made for permission to amend or remove a condition previously imposed on a planning permission. The original planning permission will continue to subsist whatever the outcome of the application under section 73.
	2. This application proposes the variation of condition 2 of planning permission 07/2016/0186/REM in respect of amendments to the site layout plan and housetype plans.
	3. Condition 2 required that that development be carried out in accordance with the approved plans and listed those plans by reference. This condition was varied by planning application 07/2017/2181/VAR as a new developer wanted changes to the site layout in a number of locations and also the housetypes. This application was approved but will not now be implemented and another developer is now to develop the site and has submitted their own housetype plans. The proposal amends the housetypes and site layout with all previously approved plans being replaced or updated. The proposed plans subject of this variation of condition 2 application are listed below:

Site Layout GA/PLO1 Rev A

Site Layout Wider Context GA/PLO2 Rev A

Affordable Housing Layout GA/PLO3 Rev A

Street Scene

Landscape Layouts 5636.01A; 5636.02A; 5636.03A; 5636.04A; 5636.05A

Housetype plans: Buttermere (brick) BUT 1.0C; Windermere (brick) WIN 1.7; Winster (brick) WIN 1.7; Welland (brick) WEL 1.7; Oakhurst (brick) OAK 1.7; Cleveland (brick) CLE 1.7; Churchill (brick) CHU 1.11; Ashdown (brick) ASH 1.7; Ashdown (brick/render) ASH 1.71; Ashdown 2 (brick) ASH2 1.7; Bromley (brick) BRO 1.7; Bromley (brick/render) BRO 1.71; Bromley 2 (brick) BR2 1.7; Applebury (brick) APP 1.7; Grasmoor (brick) GRA 1.7; Millrigg (brick) MIL 1.7

1. **Summary of Publicity**
	1. Two hundred and seventy six neighbouring properties were notified by letter and three site notices were posted in the vicinity of the site. 7 letters of representation were received, objecting to the proposal on the following grounds:
* Emergency access to Hall Lane will required significant tree felling or pruning of established and mature trees
* The woodland has protected status
* Emergency access should not be allowed
* Will cause problems to local residents
* Considerable amount of traffic passing through Wheelton Lane, this application will increase the volume of this
* Wheelton Lane will become a rat run
* Increase in noise and pollution
* State of highway along Wheelton Lane
* Parking problems in area
* All the green land and wildlife are being stripped away from the area
* Risk of asbestos being brought to the surface
* Air pollution
* Public Safety due to increase in traffic
* Highway works required do not have to be carried out before the developer starts work, this puts public at unnecessary risk
* When will 10 space parking area be available for residents?
* Size of development and its impact on natural flood plain for the River Lostock
* Flooding has previously caused damage to properties, development will add to this problem
* Leyland has lots of recent new home development but no infrastructure to support it
* Roads in area are in a shocking conditions
* Insufficient GP surgeries, schools, nurseries, hospitals etc
* Leyland need some green wild space for wildlife to inhabit
* Development should be reduced in size
1. **Summary of Consultations**

6.1 **County Highways** do not have any objections in principle to the proposed variation of Condition 2. However they comment that the Churchill and Cleveland house types are listed within the submitted documents as 3 bed dwellings with studies. The studies are of a size that could be used as bedrooms. This is supported on the developer's website where it lists these two dwellings as four bed properties. The amended layout as shown in drawing GA-PL02 has included 3 parking spaces for each of the Churchill dwellings therefore it meets South Ribble Borough Councils parking standards for a four bedroom dwelling. However the Cleveland only has two parking spaces plus an under sized integral garage.

6.2 **Environmental Health** comment that the proposed access to the site off Grasmere Avenue for construction vehicles is a poor concept which will lead to conflict with existing residents. However, this application is for a change of housetypes and the access to the site was approved at outline stage and therefore these comments cannot be taken into account as part of this current application.

6.3 **Lancashire Archaeological Advisory Service** has examined the documentation accompanying this application. Their records indicate there are no significant archaeological implications in relation to the proposed development and therefore have no comments to make with regard to the variation of condition.

6.4 **Arboriculturist** has no objections to the application

6.5 **Natural England** has no comment to make on the variation of condition 2 but comment that, should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again.

6.6 **Strategic Housing** comment that the scheme proposes for 16 affordable housing units, a mix of 2 and 3 bed dwellings to be available as an intermediate tenure through shared ownership. The affordable housing units are located in small clusters around the site. Given the number of affordable units and the size of the site, this is accepted and can support effective housing managements

6.7 **The Council’s Independent Valuers – Keppie Massie** considered the submitted Confidential Financial Viability Report in terms of the provision of affordable housing together with information on abnormal costs and S106 contribution to enable the adjacent site to come forward. Keppie Massie concluded that the site’s viability could support the 10% (16) affordable dwellings on the basis of shared ownership whilst remaining sufficiently viable. This is discussed further in the ‘Affordable Housing’ section of this report.

1. **Policy Considerations**
	1. The application 07/2016/0186/REM to which this application seeks amendments was considered in terms of the National Planning Policy Framework, the Central Lancashire Core Strategy policies 1: Locating Growth; 5: Housing Density; 6: Housing Quality; 7: Affordable Housing; 17: Design of New Buildings; 22: Biodiversity and Geodiversity; 26: Crime & Community Safety; and 27: Sustainable Resources and New Development; the Central Lancashire Supplementary Planning Documents on Affordable Housing; Design Guide and Open Space and Playing Pitch and South Ribble Local Plan 2012-2026 policies A1: Developer Contributions; D1: Allocation of Housing Land; D2: Phasing, Delivery and Monitoring; Policy G10: Green Infrastructure Provision in Residential Developments; G11:Playing Pitch Provision; G13: Trees, Woodlands & Development; Policy G16: Biodiversity & Nature Conservation
	2. In terms of this variation of condition application, the relevant policy in the South Ribble Local Plan are considered to be:
	3. **F1: Parking Standards** requires developments to provide car parking in accordance with the parking standards adopted by the Council.
	4. **Policy G17: Design Criteria for New Development** permits new development provided that the development does not have a detrimental impact on neighbouring buildings or on the street scene by virtue of its design, height, scale, orientation, plot density, massing, proximity, use of materials. Furthermore, the development should not cause harm to neighbouring property by leading to undue overlooking, overshadowing or have an overbearing effect; the layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and will provide an interesting visual environment which respects the character of the site and local area; the development would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces to below the standards stated in Policy F1. Furthermore, any new roads and/or pavements provided as part of the development should be to an adoptable standard; and the proposal would not have a detrimental impact on landscape features such as mature trees, hedgerows, ponds and watercourses.
2. **Material Considerations**
	1. **Principle of Development**
		1. The principle of development of this site for 160 dwellings with access off Grasmere Avenue was established with the outline approval 07/2011/0711/ORM. The Reserved Matters approval considered the detailed design of the site layout and the design and appearance of the residential dwellings. The application was duly considered and approved by planning committee in July 2016. During consideration of that application and again with this current application, a number of objections have been received in respect of the site access, traffic and highway issues and the use of Hall Lane for an emergency access.
		2. This application is for minor material amendments to the design and appearance of the dwellings and redesign of some areas of the site layout. Matters of access to the site, traffic and highway issues are not for consideration, although parking provision and the suitability of the amended site layout is for consideration, together with any impact the amendments may have on the residential amenity of the occupants of existing properties.
	2. **Amendments**
		1. The application site is accessed off Grasmere Avenue with the main estate road extending in a westerly direction then turning north and then again west. A central ‘square’ feature, forming a block paved junction, will be incorporated to break the expanse of road up. Six cul-de-sac roads will be formed off the main access route, each with their own turning areas to their ends.
		2. The amendments relate to changes to the housetypes and plot sizes to 144 plots with others remaining as approved. Originally the proposal included 13 different housetypes listed as T1 to T13. The amendments are now to provide the following dwellings:

7 Buttermere, 2-bed Mews

24 Windermere, 3-bed Mews

14 Winster, 3-bed semi-detached

19 Welland, 3-bed detached

19 Oakhurst, 3-bed detached

4 Ashdown, 3-bed detached

16 Churchill, 3/4-bed semi-detached

17 Applebury, 4-bed detached with integral garage

5 Cleveland, 3/4-bed detached

16 Millrigg, 4-bed detached with integral garage

11 Bromley, 4-bed detached

8 Grasmoor, 4-bed detached with integral garage

* + 1. In order to accommodate the amended housetypes some of the plots have been amended, for example, plots 148 and 149 as approved had a pair of semi-detached T3 dwellings. These are now amended and become one plot, plot 12, with a detached Millrigg housetype.
	1. **Residential Amenity**
		1. As assessment of the amendments has been carried out in respect of the relationship to the existing residential properties on Kentmere Avenue and Grasmere Avenue.
		2. Plot 160 becomes plot 1 and is adjacent 14 Grasmere Avenue with a spatial separation distance of 7m. No first floor windows in the side facing elevation are proposed with 14 Grasmere Avenue having a first floor landing window facing. As this is not to a habitable room, the proposal is considered acceptable and no undue impact will occur to No 14.
		3. Plot 17 will be located to the rear of 3, 5 and 7 Windermere Avenue at a distance of 30m with one first floor window to a bathroom facing. The spatial separation distance is in excess of that normally required to prevent any loss of privacy.
		4. Plots 18 to 22 are to be located to the rear of 11 to 21 Windermere Avenue with their rear elevations facing the rear elevations of those existing properties. A 35m separation distance is achieved and therefore there will be no undue loss of privacy or overlooking issues.
		5. Plot 23 is located adjacent to the rear garden of 15 Kentmere Avenue and is set at a distance of 8m off the common boundary. The dwelling is to be the Windermere housetype with a first floor window facing which is to a bathroom and will therefore be of obscure glazing and as such no overlooking will occur to the amenity garden area of 15 Kentmere Avenue.
		6. In terms of the proposed amendments and their relationship to existing properties, in all circumstances no undue impact will occur and the proposal is considered to be compliant with Policy G17.
	2. **Parking**
		1. Parking provision is by way of parking bays, detached or integral garages. County Highways comment that the Churchill and Cleveland house types are listed within the submitted documents as 3 bed dwellings with studies. County Highways consider the studies are of a size that could be used as bedrooms and comment that the developer's website lists these two dwellings as four bed properties.
		2. They go on to comment that the amended layout has included 3 parking spaces for each of the Churchill dwellings and therefore it meets the parking standards for a four bedroom dwelling. However the Cleveland only has two parking spaces plus an under sized integral garage. This issue was raised with the applicant who confirms that the study to the first floor layout has a total floor area of 6.83sqm. This is below the technical requirements for bedroom floor areas set out in the National Technical Housing Standards paragraph 10c for single bedrooms and therefore this house type is classed as a 3 bedroomed house with study.
		3. Additionally, it is noted that 5 Cleveland housetypes are proposed, plots 59, 103, 125, 138 152 and these are scattered around the site and not in one area. Therefore, given bedroom 4 is indicated as a study and is below the recommended room size to count as a bedroom and that this relates to just 5 plots, then it is considered acceptable to relax the parking standards on this scheme.
		4. Additionally, as part of the reserved matters approval, a 10 space parking area adjacent the site entrance is to be provided for parking for existing residents of Grasmere Avenue. This is to remain as approved.
	3. **Affordable Housing**
		1. A Section 106 Agreement was negotiated and agreed at outline stage which sets out the requirement for commuted sums of £22,000 (bus stop contribution) and £454,500 (employment land contribution). The S106 also set out the affordable housing requirement for the scheme to provide a minimum of 10% and a maximum of 20% affordable housing, subject to a viability assessment. At Reserved Matters stage, the approved Affordable Housing Plan, Dwg BP/PL-303 Rev A, demonstrated the suggested location of the affordable homes and included 32 dwellings, forming 20% of the overall development. As part of this amended scheme, the applicant, due to issues of viability, only proposes 16 affordable dwellings amounting to 10% of the total dwellings and has submitted a Financial Viability Report which has been considered by independent valuers, Keppie Massie, the Council advisors in financial matters. Keppie Massie have assessed the likely costs and revenues associated with the application scheme and consider that the methodology that has been adopted for assessing viability is reasonable. In relation to the appraisal variables many are considered reasonable for the purpose of the assessment including the net sales prices for the dwellings and the benchmark land value.
		2. The appraisal shows that once the development costs and developers profit return are deducted, the residual land value is below the benchmark land value and indicates that the development is not sufficiently viable to support 20% affordable housing together with the full S106 contribution of £476,500.
		3. Keppie Massie prepared a financial appraisal inclusive of 16 affordable units on the basis of shared ownership and also included the S106 contribution of £476,500. They have assumed that the affordable units comprise Buttermere (7 units) and Windermere (9 units). The appraisal, inclusive of the proposed 10% affordable housing provision, generates a residual land value which is very slightly above the benchmark land value figure and indicates that the development would be sufficiently viable to support the offer made by the applicant of 16 affordable dwellings and a S106 contribution of £476,500. As the residual land value is in slightly in excess of the benchmark figure, it is possible that this may be sufficient to support one further affordable dwelling. Overall however, based on an objective assessment of viability, the offer of 16 affordable dwellings and a S106 contribution of £476,500 is considered reasonable.
		4. The Council’s Strategic Housing Officer comments that the scheme proposals offer 16 affordable housing units, a mix of 2 and 3 bedrooms to be available as an intermediate tenure through shared ownership. The affordable housing units are located in small clusters around the site. Given the number of affordable units on the site and the size of the site, this is accepted and can support effective housing management.
		5. Suggested affordable housing size mix for Low Cost Home Ownership within South Ribble has been identified within the SHMA as follows:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| 1 Bed  |  2 Bed  |  3 Bed  |  4 Bed  |   |
|  12%  |  42%  |  38%  |  8%  |   |

8.5.6 Proposals for 2 and 3 bedroom affordable homes on the site will therefore support the housing need of the borough. Additionally, a total of 52 applicants have applied to the Council’s affordable home ownership interest list of which 52% have registered their interest in affordable home ownership within the Central area of which Farington falls. Expression of interest is greatest for two and three bedroom homes.

1. **Conclusion**
	* 1. For the reasons outlined above, the amendments to the previously approved scheme are considered acceptable and accord with policies in the South Ribble Local Plan. The application is therefore recommended for approval subject to the imposition of conditions. However, it must be noted that the applicant has successfully discharged conditions imposed on the reserved matters approval that this application seeks to amend. The discharge of conditions involves the submission of the technical details required by each condition which are then considered by the relevant statutory consultees. As this is a Section 73 application, each condition has been re-imposed but with reference to the discharged status and listing the documentation and plans which enabled each condition to be discharged.

**10.0 Recommendation**

10.1 Approval with Conditions.

**11.0 Recommended Conditions**

1. The development hereby approved shall be begun either before the expiration of 3 years from the date of the outline permission, or before the expiration of 2 years from the date of the Reserved Matters permission, determined on 28/07/2016

 REASON: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990

2. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans Dwgs: Site Layout GA/PLO1 Rev A; Site Layout Wider Context GA/PLO2 Rev A; Affordable Housing Layout GA/PLO3 Rev A; Street Scene; Landscape Layouts 5636.01A; 5636.02A; 5636.03A; 5636.04A; 5636.05A; Boundary Treatment Plan GA-BTP01; Material Layout GA-MLP01; Housetype plans: Buttermere (brick) BUT 1.0C; Windermere (brick) WIN 1.7; Winster (brick) WIN 1.7; Welland (brick) WEL 1.7; Oakhurst (brick) OAK 1.7; Cleveland (brick) CLE 1.7; Churchill (brick) CHU 1.11; Ashdown (brick) ASH 1.7; Ashdown (brick/render) ASH 1.71; Ashdown 2 (brick) ASH2 1.7; Bromley (brick) BRO 1.7; Bromley (brick/render) BRO 1.71; Bromley 2 (brick) BR2 1.7; Applebury (brick) APP 1.7; Grasmoor (brick) GRA 1.7; Millrigg (brick) MIL 1.7

 REASON: For the avoidance of doubt and to ensure a satisfactory standard of development

3. The development shall be carried out in accordance with the materials schedule detailed on the approved plan Dwg GA-MLP01 'Material Layout' unless otherwise agreed in writing with the Local Planning Authority.

 REASON: To ensure the satisfactory detailed appearance of the development in accordance with Policy 17 of the Central Lancashire Core Strategy and Policy G17 of the South Ribble Local Plan 2012-2026

4. The new estate road for the development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level up to the entrance of the site compound before any development takes place within the site and shall be further extend before any development commences fronting the new access road.

 REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative as required Policy G17 in the South Ribble Local Plan 2012-2026

5. The development shall be carried out fully in accordance with the approved Construction and Environmental Management Plan document and updated Management Plan Dwg MP-02.

 REASON: To safeguard the amenities of neighbouring properties in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

6. The storage of refuse and waste materials for the development hereby approved shall be provided in accordance with the approved Refuse Statement and the Planning Layout Dwg GA-PL01 Rev A

 REASON: To safeguard the character and visual appearance of the area and to safeguard the living conditions of any nearby residents particularly with regard to odours and/or disturbance in accordance with Policy 27 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

7. Prior to first occupation of the dwellings hereby approved, one Electric Vehicle Recharge point shall be provided to all dwellings with one or more off-street parking space/garage space integral to the curtilage to the property.

 REASON: To enable and encourage the use of alternative fuel use for transport purposes in accordance with Policy 3 of the Central Lancashire Core Strategy.

8. The drainage for the development hereby approved, shall be carried out fully in accordance with the approved drainage and levels design plans Dwg Drainage and Levels Design Layout 17200/01/1 to 4 Rev C; Drainage and Levels Design Long Section 17200/01/5, 8 & 9 Rev A; Long Section 17200/1/6 Rev B and 17200/1/7 Rev C

 REASON: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding in accordance with Policy 29 in the Central Lancashire Core Strategy

9. The development hereby approved shall be carried out fully in accordance with the approved SUDS Management Plan - SUDS O&M Manual dated January 2018 Ref V1 (11.01.17).

 REASON: To improved water management and reduce the risk of flooding in accordance with Policy 29 in the Central Lancashire Core Strategy.

10. The development hereby approved shall be carried out in accordance with the recommendations made in the Arboricultural Statement Ref: CW/6382-AS2 dated 25 February 2016. Before any site activity (construction or demolition) is commenced in association with the development, the barrier fencing shall be erected around all trees to be retained on the site as detailed in the Tree Protection Plan Ref: CW/6382-P-TP-1. The fencing shall be constructed and located in compliance with BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations. Within these fenced areas no development, vehicle manoeuvring, storage of materials or plant, removal or addition of soil may take place. This includes ground disturbance for utilities. The fencing shall not be moved in part or wholly without the written agreement of the Local Planning Authority. The fencing shall remain in place until completion of all development works and removal of site vehicles, machinery, and materials in connection with the development.

 REASON: To prevent damage to trees during construction works in accordance with Policy G13 in the South Ribble Local Plan 2012-2026

11. The development hereby approved shall be carried out fully in accordance with the approved Air Quality Technical Scoping Report dated January 2018 Ref A106729 and through the provision of an AQMesh monitoring system supplied by the applicant at a point of 80% occupancy of the site with the data collection and maintenance of the system to be undertaken by the Environmental Health Department.

 REASON: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy.

12. Prior to first occupation of the development hereby approved, the boundary treatments shall be erected fully in accordance with the approved Boundary Treatment Layout plan Dwg GA-BTP01 Boundary Treatment Plan. Any fencing/walling erected pursuant to this condition shall be retained at all times thereafter.

 REASON: To ensure the provision and retention of adequate screening in the interests of amenity in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026.

13. The roadway to the north of the site, west of proposed public open space, shown on the approved plans GA-PL01 Rev A Planning Layout shall be restricted to use as part of the development hereby approved. At no time shall the roadway be used to access lands beyond the approved boundary of the site unless otherwise agreed in writing by the Local Planning Authority.

 REASON: To allow the Local Planning Authority to retain control over the impact of adjacent development and/or land uses on residential amenity and/or highway safety in accordance with Policy G17 in the South Ribble Local Plan 2012-2026

**12.0 RELEVANT Policy**

G17 Design Criteria for New Development

F1 Car Parking