

Planning Committee

Date	23rd May 2024
Case Officer	Jonny Martin
Application No.	23/00598/FUL
Site Location	Land Off Wainlode Lane, Norton
Proposal	Demolition of existing workshop building and store, erection of a detached single storey dwelling and garage.
Ward	Severn Vale South
Parish	Norton
Appendices	Site Layout Plan 22 Rev A Site Location Plan Ref 1000037319 Proposed Floor Plans 23 Rev A Proposed Elevations 24 Rev Drainage Plan Boundary Treatment Plan
Reason for Referral to Committee	Parish Objection
Recommendation	Permit

Site Location



1. The Proposal

Full application details are available to view online at:

<http://publicaccess.tewkesbury.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R0B0F1QDHAH00>

- 1.1 Planning permission is sought for the demolition of an existing workshop building and store and the erection of a detached single storey dwelling and garage.
- 1.2 The new dwelling would be accessed via an existing track off Wainlode Lane and would provide a two bedrooms bungalow with a detached double garage. A parking and turning area would be provided at the front of the dwelling and private amenity space would be located to the east of the dwelling.

Amendments

- 1.3 Since the application was submitted, the following additional details have been submitted:
 - Amended plans re-siting the dwelling and garage to allow for a frontage to Wainlode Lane.
 - A Preliminary Ecological Assessment (PEA).
 - Drainage details

2. Site Description

- 2.1 The application site relates to a parcel of land adjacent to the settlement boundary of Norton. The site is accessed off Wainlode Lane via an existing access track. The site comprises two existing buildings which are both to be demolished. The workshop building is single storey, erected circa 1980's, constructed of concrete block and render and has also been used for storage purposes in connection with the open land to the east. The storage shed is in a dilapidated state and is constructed of tin sheeting and timber clad gable end walls.
- 2.2 Norton is identified as a Serviced Village, however the main part of the site is located outside of but adjacent to the defined settlement boundary. There are residential dwellings to the south-east and south of the site, an agricultural barn to the west with more dwellings to the west of the agricultural barn along Cook Lane. To the north are open fields and countryside.
- 2.3 The site is located within Flood Zone 1 and there are no landscape or environmental designations relating to the site.

3. Relevant Planning History

Application Number	Proposal	Decision	Decision Date
14/01095/FUL	Hybrid application for the erection of 4 dwellings (full application for 1 dwelling and outline application for 3 dwellings with all matters reserved for future consideration)	PER	05.03.2015
15/00790/APP	Reserved matters application (pursuant to 14/0109/FUL) for the erection of one dwelling (plot 2).	PER	10.11.2015
16/00276/APP	Reserved matters application for plots 2 and 3. House type previously approved for plot 2 (under 15/00790/APP) to be located on plot 3 and new house type for plot 2.	PER	09.05.2016
17/00539/APP	Reserved matters application for a detached dwelling (pursuant to 14/01095/FUL).	PER	12.04.2018

4. Consultation Responses

Full copies of all the consultation responses are available online at <https://publicaccess.tewkesbury.gov.uk/online-applications/>.

4.1 Norton Parish Council – Object

- Outside the village settlement boundary as defined in NDP
- Site adjoins open countryside
- A precedent could be set for development on the adjoining fields.
- Site is adjacent to Cook Lane and this part of the village is known to flood
- Foul water often backing up into properties on Cook Lane and Lime Grove
- Property can only exacerbate the problem.

The Parish Council were reconsulted on the amended plans and in light of the Interim Housing Position Statement (November 2023). However, the Parish maintain their objection to the development.

4.2 Building Control Officer – No objection.

4.3 County Highways Officer – No objection subject to conditions.

4.4 Environmental Health Officer – No objection.

4.5 Flood Risk & Management Officer – No objection subject conditions.

4.6 Severn Trent - No objection

4.7 Ecology – No objection subject to conditions.

5. Third Party Comments/Observations

Full copies of all the representation responses are available online at <https://publicaccess.tewkesbury.gov.uk/online-applications/>.

- 5.1** The application has been publicised through the posting of neighbour notification letters and a site notice for a period of 21 days. 2 letters of objection and 1 letter of support have been received in response. The comments raised are summarised below:

Objections:

- Outside village boundary;
- Additional property would impact foul and surface water drainage;
- Footprint exceeds existing buildings;

Support:

- It makes sense to use this parcel for residential development as there is already good infrastructure in place;
- In keeping with existing properties;
- Won't impact views to surrounding land.

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise

The following planning guidance and policies are relevant to the consideration of this application:

6.2 National guidance

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG)

6.3 Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) – Adopted 11 December 2017

- Policy SP1 (The Need for New Development)
- Policy SP2 (The Distribution of New Development)
- Policy SD4 (Design Requirements)
- Policy SD6 (Landscape)
- Policy SD9 (Biodiversity and Geodiversity)
- Policy SD10 (Residential Development)
- Policy SD11 (Housing Mix and Standards)
- Policy SD14 (Health and Environmental Quality)
- Policy INF1 (Transport Network)
- Policy INF2 (Flood Risk Management)
- Policy INF3 (Green Infrastructure)

6.4 Tewkesbury Borough Local Plan to 2011-2031 (TBLP) – Adopted 8 June 2022

- Policy RES 2 (Settlement Boundaries)
- Policy RES 3 (New Housing Outside Settlements)
- Policy RES5 (New Housing Development)
- Policy RES13 (Housing Mix)
- Policy LAN2 (Landscape Character)
- Policy NAT1 (Biodiversity, Geodiversity and Important Natural Features)
- Policy ENV2 (Flood Risk and Water Management)
- Policy TRAC9 (Parking Provision)
- Policy DES1 (Housing Space Standards)

6.5 Neighbourhood Plan – Down Hatherly, Norton and Twigworth NDP 2011-2031

- Policy H1 Housing Development in Norton Parish

7. Policy Context

- 7.1** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the Development Plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the Local Planning Authority shall have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations.
- 7.2** The Development Plan currently comprises the Joint Core Strategy (JCS) (2017), saved policies of the Tewkesbury Borough Local Plan to 2011-2031 (June 2022) (TBLP), and a number of 'made' Neighbourhood Development Plans.
- 7.3** The relevant policies are set out in the appropriate sections of this report.
- 7.4** Other material policy considerations include national planning guidance contained within the National Planning Policy Framework 2021 and its associated Planning Practice Guidance (PPG), the National Design Guide (NDG) and National Model Design Code.

8. Evaluation

Five Year Housing Land Supply

- 8.1** The NPPF requires local planning authorities to demonstrate an up-to-date five year supply of deliverable housing sites (or a four year supply if applicable). Where local authorities cannot demonstrate a five year supply of deliverable housing sites, Paragraph 11 of the NPPF sets out that housing policies contained within development plans should not be considered up-to-date.
- 8.2** Further to the recent Trumans Farm, Gotherington Appeal decision (ref. 22/00650/FUL), and subsequently published Tewkesbury Borough Five Year Housing Land Supply Statement October 2023, the Council's position is that it cannot at this time demonstrate a five year supply of deliverable housing land. The published position is that the Council's five year supply of deliverable housing sites is 3.4 years supply of housing land. Officers consider this shortfall is significant. The Council's policies for the provision of housing are therefore out of date in accordance with footnote 8 of the NPPF.

- 8.3** Paragraph 11(d) of the NPPF therefore applies and states that where policies which are most important for determining the application are out of date, permission should be granted unless: i) the application of policies in the Framework that protect assets of particular importance provides a clear reason for refusing the development; or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole

Principle of development

- 8.4** Criterion 4 (ii) of Policy SD10 'Residential Development' of the JCS sets out that on sites that are neither allocated or previously-developed land, housing development will be permitted, except where otherwise restricted by policies within district plans, where it would represent infill within the existing built up areas of Tewkesbury Borough's towns and villages.
- 8.5** Policy RES2 of the TBLP states that within defined settlement boundaries of the Tewkesbury Town Area, the Rural Service Centres, the Service Villages and the Urban Fringe Settlements (which are shown on the policies map) the principle of residential development is acceptable subject to the application of all other policies in the Local Plan.
- 8.6** Policy H1 of the Down Hatherley, Norton and Twigworth Neighbourhood Development Plan (DHNTNDP), requires housing development in Norton to be within the settlement boundary as defined on Map M1. Outside of the settlement boundary, development will only be allowed as an exception if it conforms to policies in the Core Strategy and Local Plan.
- 8.7** The application site is not located within the defined settlement boundary of Norton as shown on the policies map of the TBP and is not within the defined settlement boundary as shown on map M1 of the DHNTNDP. However, the site access drive lies within the defined settlement boundary while the main part of the site lies outside of but adjacent to the boundary set out within the TBP and the DHNTNDP. The settlement boundary runs along the northern boundary to the plots sited adjacent to Wainlodes Lane and to the west of the access drive.
- 8.8** Of relevance to the consideration of this application and of significance in respect of the defined built-up area boundary is a Supreme Court decision, *Julian Wood v Secretary of State for Communities and Local Government and Gravesham Borough Council* (February 2015), which provides helpful clarification of what constitutes a village. Paragraph 12 of the Judgement states:
- "...while a village boundary as defined in a Local Plan would be a relevant consideration, it would not necessarily be determinative, particularly in circumstances where the boundary as defined did not accord with the inspector's assessment of the extent of the village on the ground."*
- 8.9** This decision identified that village boundary limits should not definitively follow the settlement boundaries set by the Local Plan and should instead be assessed by what is on the ground, considering the physical and functional relationship of the site to the village as a whole.

- 8.10** As mentioned above, the dwelling would be accessed via an existing access track from Wainlode Lane. The dwelling would be located to the north of the residential dwelling called Willow House. Willow House was granted permission along with three other dwellings (to the east) under planning permission 14/01095/FUL and the current application site was within the red line boundary of permission 14/01095/FUL with the existing buildings shown on the site layout plan.
- 8.11** The application site is also bound by an existing agricultural building to the west and a further 15 dwellings are located to the west along Cook Lane though these are more dispersed in character and are not within the defined settlement boundary and have a different character to the main core of the village. Residential dwellings are also located to the south of the site on the other side of Wainlode Lane.
- 8.12** The application site contains two existing buildings which are to be demolished to accommodate the proposed new dwelling and garage. The existing workshop building is not considered to be of a design which contributes to the character and appearance of the area given its concrete block and render external appearance. The storage shed is in a dilapidated state and is constructed of tin sheeting and timber clad gable end walls. The proposal would see the demolition of these two buildings which are in a poor state of repair and the proposal would provide a new dwelling and associated garage.
- 8.13** Since the original application was submitted, amended plans have been received to reposition the proposed buildings. The dwelling is now proposed to be sited to the north-western part of the site and would be visible from Wainlode Lane. As a result the dwelling would be better related to the character of the village providing a frontage to the street and relating to existing depth of development to the west.
- 8.14** The application site is adjacent to the settlement boundary and would be accessed via an existing access track which lies within the settlement boundary and is bound by residential development/existing built development to the southeast, south and west. It is considered that the development would make use of an existing under-developed plot and would be well related to existing built development in the settlement and would therefore comprise infill development in accordance with Policy SD10 of the JCS and principles set out in the Council's Interim Housing Position Statement (November 2023) to support small scale development adjacent to existing settlements.
- 8.15** The site has a clear physical and functional relationship to the Service Village and is well related to the existing built-up frontage along Wainlode Lane. The proposal is considered acceptable in principle subject to assessment of other material planning considerations set out below.

Design and Visual Amenity

- 8.16** Policy JCS Policy SD4 provides that new development should respond positively to, and respect the character of, the site and its surroundings, enhancing local distinctiveness, and addressing the urban structure and grain of the locality in terms of street pattern, layout, mass and form. It should be of a scale, type, density and materials appropriate to the site and its setting.
- 8.17** Criterion 6 of Policy SD10 'Residential Development' of the JCS states the residential development should seek to achieve maximum density compatible with good design, the protection of heritage assets, local amenity, the character and quality of the local environment, and the safety and convenience of the local and strategic road network.

- 8.18** Policy RES 5 of the TBLP requires new housing to be of a design and layout that respects the character, appearance and amenity of the surrounding area and is capable of being well integrated within it.
- 8.19** Policy H1 of the DHNTNDP requires new housing development in Norton to achieve a standard of design, scale and layout which is respectful of its surroundings.
- 8.20** Amended plans have been received to relocate the dwelling and the garage to provide a frontage onto the street. The new sitting of the dwelling ensures it is now visible from Wainlode Lane and as such the dwelling would be viewed in context with the existing built development and the form of the settlement.
- 8.21** The proposal will see the demolition of two outbuildings which are not considered to be of noteworthy design and are in a poor state of repair. The new dwelling and garage would both be single storey which would be commensurate with the height of the buildings to be demolished. This would ensure the new dwelling would not adversely impact on the existing properties to the south, mainly Willow House. The new dwelling is considered to be of a scale which is appropriate to its setting and would not be intrusive within the street scene.
- 8.22** The dwelling and garage would have a pitched roof design with the garage having a lower ridge height compared to the main house. This roof profile and single garage design would be in keeping with the dwellings surrounding the site to the south. The materials would be in keeping with the four dwellings to the south of the application site with facing brickwork and roof slates, however the precise details would need to be secured by condition
- 8.23** The proposal is considered to be of a layout, scale, design and massing that would be in keeping with the character and appearance of adjoining development and Norton Village and would be in accordance with Policy SD4 of the JCS, Policy RES 5 of the TBP and Policy H1 of the DHNTNDP.

Landscaping

- 8.24** Policy LAN2 of the TBP requires all development, through sensitive design, siting and landscaping to be appropriate to and integrated into the existing landscape setting.
- 8.25** As shown on the proposed site plan, the proposal would provide a vehicle parking and turning area to the front of the dwelling and garage which would provide sufficient off street parking to serve the development.
- 8.26** In relation to soft landscaping, the site plan proposes new grass areas either side of the access track with a number of trees proposed to be planted to the frontage. The land to the east of the dwelling will be utilised as private amenity space and will be laid to lawn.
- 8.27** In relation to boundary treatment, the existing north and west boundaries are mature hedging which will be strengthened where necessary and retained. The southern boundary would comprise the existing timber fence along the rear garden of Willow House and this will remain unchanged. The new eastern boundary to define the residential curtilage will be constructed of a timber post and rail fence. These details are acceptable in principle however full details of hard and soft landscaping along with details of tree planting and boundary treatment would need to be secured by condition.

- 8.28** Overall, the proposed development would integrate with the character of the area and would not result in any undue landscape harm.

Residential Amenity

- 8.29** JCS policies SD4 and SD14 require development to enhance comfort, convenience and enjoyment through assessment of the opportunities for light, privacy and external space. Development should have no detrimental impact on the amenity of existing or new residents or occupants.
- 8.30** The proposal would provide a single storey two bedroom dwelling with a gross internal area of 100sqm. This would exceed the Nationally Described Space Standards and would provide acceptable living conditions for any future occupiers. Similarly, the proposal would benefit from a generous garden area which would meet the reasonable amenity requirements of future occupiers.
- 8.31** In terms of overlooking to Willow House, the new dwelling would be single storey and would have a separation distance of circa 30 metres from habitable room to habitable room. This would ensure the new dwelling would not result in any unacceptable overlooking to neighbouring properties. There would be circa 17 metres from the rear of Willow House and the rear amenity area for the new dwelling. Given the distances between the dwellings and the single storey nature of the dwelling and garage, the proposal would not lead to a loss of light or overbearing effects upon neighbouring properties and the northerly siting and single storey scale would not result in any adverse overshadowing.
- 8.32** The proposed dwelling would be set away from the neighbouring boundaries and as a result of its siting, design and scale would not be overbearing or result in adverse living conditions for the occupiers of neighbouring dwellings. Furthermore, the council's Environmental Health Officer has raised no objection to the proposed development in terms of noise or nuisance. The proposal would therefore accord with Policy RES5 of the TBLP and SD4 and SD14 of the JCS.

Drainage and Flood Risk

- 8.33** Policy INF 2, Flood Risk Management, of the JCS explains how development should minimise the risk of flooding, contribute to a reduction in existing flood risk, apply a sequential test for assessment of applications giving priority to land in Flood Zone 1, incorporate suitable Sustainable Drainage Systems (SuDS) where appropriate in the view of the local authority to manage surface water drainage: to avoid any increase in discharge into the public sewer system; to ensure that flood risk is not increased on-site or elsewhere; and to protect the quality of the receiving watercourse and groundwater.
- 8.34** Policy ENV 2, Flood Risk and Water Management, of the TBLP requires all proposals to incorporate sustainable drainage systems where appropriate and proportionate to the scale and nature of development proposed.
- 8.35** As confirmed by the Environmental Agency's Flood Map for Planning, the site is located within Flood Zone 1 and therefore at the lowest risk of flooding and appropriate for new residential development.

- 8.36** However, in the surrounding area Wainlode Lane is shown to be at high risk of surface water flooding. It is therefore important that the surface water runoff from this site is managed effectively. The proposals will increase the impermeable areas of the site and therefore the potential volume of surface water runoff. The application form indicates that a soakaway will be used for the management of surface water but limited details are provided at this time.
- 8.37** Soils mapping indicates Slightly acid loamy and clayey soils with impeded drainage. Infiltration testing results in accordance with BRE Digest 365 and details of ground water levels will be required to demonstrate whether soils on the site are suitable for infiltration. If this turns to be insufficient, an alternative receptor for the surface water discharge (from a sustainable drainage system) is available to the surface water sewer via plot 2 which owned and occupied by the applicant. Therefore, a feasible route of discharging surface water from the development in accordance with the discharge hierarchy has been identified.
- 8.38** The Council's drainage officer has reviewed the submitted information and has raised no objection however the detailed drainage design will need to be secured by condition.
- 8.39** In relation to foul water drainage, the site plan shows all foul sewage is proposed to discharge to the public foul sewer and on-site grey water tank. The Severn Trent drainage officer has reviewed the proposals and raises no objection.
- 8.40** A condition will be added to ensure an appropriate foul water connection is provided prior to the occupation of the dwelling.

Ecology

- 8.41** The NPPF sets out, inter alia, that when determining planning applications, Local Planning Authorities should aim to conserve and enhance biodiversity by encouraging opportunities to incorporate biodiversity in and around developments, especially where this can secure measurable gains for biodiversity. Policy SD9 of the JCS seeks to protect and, wherever possible enhance biodiversity, including wildlife and habitats. Policy NAT1 of the TBP states that development proposals that will conserve, and where possible restore and/or enhance, biodiversity will be permitted.
- 8.42** The application has been accompanied by a Preliminary Ecological Assessment (PEA) prepared by Wilder Ecology. The PEA identified the workshop & store buildings as having negligible potential for bats. The building works will be restricted to the areas of close mown grass & the two small patches of tall ruderal vegetation (which are annually cut). Section 5.1 of the PEA provides mitigation and reasonable avoidance methods for birds, newts, hedgehogs and bats.
- 8.43** Appendix 5 of the PEA shows proposed native hedgerow planting of native trees and shrubs. These details are acceptable in principle but would need to be secured by a detailed landscaping condition. Furthermore, bat and bird boxes are proposed to be installed as shown within appendix 5 of the PEA.
- 8.44** The Council's Ecologist has reviewed the updated PEA and has no objections to the proposal subject to conditions relating to compliance with the mitigation and enhancements and control of external lighting.

Access and Highway Safety

- 8.45** Policy INF1 'Transport Network' states that developers should provide safe and accessible connections to the transport network to enable travel choice for residents and commuters. TBP Policy RES5 requires proposal to make provision for appropriate parking and access arrangements and not result in the loss or reduction of existing parking areas to the detriment of highway safety.
- 8.46** The site is located in Norton which is identified as a Service Village. The application site is within walking distance of regular bus service stops served by the 71 from Gloucester to Tewkesbury approximately 300 metres away. Amenities within the village include a primary school, pub, playground, and village hall reducing reliance on private vehicles with the provision of sustainable transport options. The location is therefore considered to be accessible and sustainable.
- 8.47** The site plan has been amended to include the existing agricultural access between the new site driveway and the access to the adjacent barn site to provide a safe and suitable access. The proposed drive would be made up as bound hard standing within 5 metres of the carriageway nearside edge to prevent any loose material being brought onto the highway from vehicles and the drive would be arranged so that it drains within the site.
- 8.48** The Highway Authority has undertaken an assessment of the application and have advised that there would not be an unacceptable impact on highway safety or a severe impact on the operation of the highway network and that the proposal is acceptable subject to a condition to secure the provision of appropriate vehicular visibility splays, in the interest of highway safety.

Community Infrastructure Levy (CIL)

- 8.49** The development is CIL liable because it creates a new dwelling. The relevant CIL forms have been submitted.

9. Conclusion

- 9.1** Section 38(6) of the Town and Country Planning Act 1990 provides that, if regard is to be had to the development plan, the determination must be made in accordance with the development plan unless other material circumstances indicate otherwise. Section 70 (2) of the Act provides that the Local Planning Authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations.
- 9.2** Given the principle of development is considered to be acceptable, officers have subsequently assessed the other material planning considerations. Following the receipt of amended plans it is considered that then proposal has overcome initial concerns in respect of design and siting and the application as proposed is considered acceptable in all respects.

Benefits

The public benefits of the proposal relates to, amongst others, the delivery of one house in a sustainable location, new construction jobs and social and economic benefits. The Council recognise that these benefits are very limited given the proposal is for one dwelling and the contribution that would make to the significant overall housing shortfall, nevertheless these are benefits of the proposed development. There will also be benefits in relation to tree planting, biodiversity enhancements and native hedge planting.

Harms

The only harm arising from this development is that the application site is located outside the defined settlement boundary of Norton as identified in the local and neighbourhood plans. However, given the application site is adjacent to the settlement boundary, would be accessed via an existing access track which is sited within the settlement boundary, is bound by residential development/existing built development to the south east, south and west, these harms are limited furthermore, this is tempered by the proposal constituting infill development as defined in the JCS.

Neutral

It has been established through the submission documents that subject to the imposition of appropriate planning conditions, the development would not give rise to unacceptable impacts in terms of design, highway safety, ecology, flood risk or residential amenity.

Overall Conclusion

The proposal is considered to be acceptable and there are no clear reasons for refusal in accordance with paragraph 11di and footnote 7 of the NPPF. The proposal is considered to be infill within Norton. The proposal is located in a sustainable location and would provide a small contribution to the Council's 5YHLS position. The benefits of the scheme would therefore clearly outweigh the very limited harms identified.

10. Recommendation

- 10.1** It is considered that the proposal as amended and subject to compliance with conditions would result in a high-quality development which would have an acceptable impact on neighbouring amenity, the character of the area and would comply with relevant policies in the plan. It is therefore recommended that the application be **PERMITTED** subject to the following conditions:

11. Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved documents:

- Site Location Plan Ref 1000037319
- Site Layout Plan 22 Rev A dated September 2023
- Proposed Floor Plans 23 Rev A dated September 2023
- Proposed Elevations 24 Rev dated September 2023
- Proposed Drainage Plan 25 dated November 2023
- Indicative Boundary Treatment Plan received by LPA on 3rd May 2024.

except where these may be modified by any other conditions attached to this permission.

Reason: To ensure that the development is carried out in accordance with the approved plans

3 No work above floor plate level shall be carried out until samples of all external materials proposed to be used in the building, including facing and roofing materials, windows, doors, and architectural detailing have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that materials are in keeping with the surrounding area and to provide for high quality design.

4 No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include results of infiltration testing, along with details of groundwater levels and soakaway design, in accordance with Building regulations Part H, to verify whether or not soakaways will be suitable for the development. Where soakaways are found to be suitable, details of the soakaways to be installed should be provided. If the infiltration test results or ground water levels demonstrate that soakaways are not appropriate, an alternative method of surface water drainage shall be detailed and justified instead. The scheme shall also include a programme of phasing, implementation and maintenance for the lifetime of the development and subsequently be implemented in accordance with these approved details and retained for the life of the development.

Reason: To ensure that an appropriate method of surface water drainage is installed and in the interests of flood risk management.

5 The dwelling hereby permitted shall not be occupied until a connection has been made to the public foul sewer. The drainage schemes shall be managed and maintained thereafter.

Reason: To ensure development would not result in unacceptable risk of pollution or harm to the environment.

6 The development hereby permitted shall not occupied until soft and hard landscape works have first been installed in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. These details shall include details of all hard-surfacing materials, proposed planting, proposed boundary treatment to secure the residential curtilage and proposed finished levels or contours.

Reason: In the interests of visual amenity.

- 7 All planting, seeding, or turfing in the approved details of landscaping for the residential development shall be carried out in the first planting and seeding season following the occupation of the respective building or completion of the respective developments whichever is the sooner. If any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity.

- 8 Details of any new external lighting in connection with this development shall be first submitted to and approved in writing by the local planning authority prior to its installation in the form of a Lighting Strategy Scheme, detailing the location and specification of the lighting supported by contouring plans demonstrating any light spill into adjacent habitats. This plan should be completed in conjunction with advice from the project ecologist.

Reason: To ensure the development contributes to the conservation and enhancement of biodiversity within the site and wider area

- 9 During the construction phase (including preparatory groundworks), no machinery shall be operated, no process shall be carried out and no deliveries shall be taken at or dispatched from the site outside the following times: Monday-Friday 8.00 am-6.00pm, Saturday 8.00 am-1.00 pm nor at any time on Sundays, Bank or Public Holidays.

Reason: To protect the privacy of adjacent properties.

- 10 The development hereby approved shall not be occupied until visibility splays are provided from a point 0.6 metres above carriageway level at the centre of the access to the application site and 2.4 metres back from the near side edge of the adjoining carriageway, (measured perpendicularly), for a distance of 120 metres to the west and 83.4 metres to the east measured along the nearside edge of the adjoining carriageway. These splays shall thereafter be permanently kept free of all obstructions to visibility over 0.6 metres in height above carriageway level.

Reason: In the interests of highway safety.

- 11 Prior to the demolition of the existing buildings, the mitigation and reasonable avoidance methods for birds, newts, hedgehogs and bats shall be carried out and or installed in accordance with Section 5.1 of the Preliminary Ecological Assessment (PEA) prepared by Wilder Ecology.

Reason: To ensure the development contributes to the conservation and enhancement of biodiversity within the site and the wider area

- 12 Prior to the occupation of the dwelling hereby approved, the biodiversity enhancements outlined in Appendix 5 of the Preliminary Ecological Assessment (PEA) prepared by Wilder Ecology shall be installed. The enhancements shall be retained for the lifetime of the development.

Reason: To ensure the development contributes to the conservation and enhancement of biodiversity within the site and the wider area

- 13 The dwelling shall not be occupied until the bin collection point has been provided in accordance with details set out on Drawing no.25 and shall be retained for that purpose thereafter.

Reason: To ensure adequate refuse storage facilities are provided and avoid obstruction of the highway.

12. Informatives

- 1 In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing the to the Council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.
- 2 Demolition works should be undertaken between September to February, where possible, to avoid potential harm to nesting birds, and where this is not possible, the buildings would need to be surveyed for nesting birds by a suitably qualified ecologist prior to works commencing. A precautionary approach to vegetation removal should be undertaken as recommended, to avoid harm to reptiles and amphibians. In addition, gaps of 13cm x 13cm should be created in any proposed fencing to allow hedgehogs to pass through the site.