

TEWKESBURY BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT

Committee:	Planning
Date:	22 June 2021
Site Location:	Buildings At Wood Lane Down Hatherley Gloucester Gloucestershire GL2 9QB
Application No:	21/00312/FUL
Ward:	Severn Vale South
Parish:	Down Hatherley
Proposal:	Redevelopment of site containing B1/B8 buildings to provide 1 no. single storey self-build dwelling and associated works (including provision of parking, installation of means of enclosure etc).
Report by:	Helen Stocks
Appendices:	Site Location Plan (drawing no: 001 A) Existing Site Plan (drawing no: 002) Proposed Site Plan (drawing no: 003) Proposed Ground Floor Plan (drawing no: 004) Proposed Elevations – Sheet 1 (drawing no: 006 Rev A) Proposed Elevations – Sheet 2 (drawing no: 007 Rev A) Proposed Ground Floor Site Plan (drawing no: 005)
Recommendation:	Permit

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1. The application relates to a rectangular parcel of land, measuring approximately 0.15 hectares, to the east of Wood Lane in Down Hatherley. The site is currently occupied by two timber buildings – originally poultry sheds – now used for light industrial / storage purposes. The current use was recently confirmed through the granting of a certificate of lawfulness for existing use (CLE) in December 2020.
- 1.2. The site is located in the Green Belt and within Flood Zone 1. There are no landscape, heritage or ecological designations either on-site or within its vicinity. Access is gained via a private track from Wood Lane. The site is bound by agricultural land to the north, east and south, with a residential property (Woodfold Farm) to the west which is separated from the site by a timber fence and Leylandii. Further north is Down Hatherley Cricket Club.

- 1.3. The current application seeks full planning permission for the redevelopment of the site to provide for 1no. single storey self-build dwelling and associated works. The proposed dwelling would be sited in a similar location to existing buildings but would have a smaller footprint of circa. 454 square metres. The design has taken inspiration from the site's agricultural setting, with the proposed dwelling to read as two buildings with a simple glazed link and the chosen material palette to comprise vertical timber/composite cladding, stone and standing seam aluminium roofing. The eaves and ridge height of the proposed dwelling would be 2.9 metres and 3.8 metres respectively.
- 1.4. Access to the site would be maintained in its current position and a gravel driveway would be provided in the southernmost part of the site, with off-road parking shown for 3no. vehicles. The remainder of the site would be landscaped to provide a central courtyard, with paved walkway around the perimeter of the building, and grassed areas. New boundary treatments would consist of 1.5 metre high post and rail timber fencing with tree planting to the north and east boundaries abutting open fields.

2.0 RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision	Decision Date
20/00358/CLE	Continuous use of buildings at Wood Lane, Down Hatherley as a Carpenters premises and for general storage purposes (Use classes B1 (light industrial) / B8 (Storage & Distribution)) for a period in excess of 10 years.	GRANT	10.12.2020

3.0 RELEVANT POLICY

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

National guidance

- 3.2. National Planning Policy Framework (NPPF).
- 3.3. Planning Practice Guidance (PPG).

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

- 3.4. Policies: SP2, SD3, SD4, SD5, SD6, SD9, SD10, INF1, INF2.

Tewkesbury Borough Local Plan to 2011 - March 2006 (TBLP)

- 3.5. There are no saved policies within the Tewkesbury Borough Local Plan to 2011 which are considered relevant to the development proposed within this application.

Tewkesbury Borough Plan 2011-2031 – Pre-Submission Version (October 2019) (PSTBP)

- 3.6. Policies: RES3, RES5, DES1, NAT1, NAT3, ENV2, TRAC1, TRAC9.

Down Hatherley, Norton & Twigworth Neighbourhood Development Plan 2011-2031

- 3.7. Policies: E2 (Landscape protection in open countryside), E3 (Landscape and new developments).
- 3.8. Human Rights Act 1998 - Article 8 (Right to Respect for Private and Family Life).
- 3.9. The First Protocol, Article 1 (Protection of Property).

4.0 CONSULTATIONS

- 4.1. **Down Hatherley Parish Council** – Objection raised on the following grounds (as summarised):

- There are no special circumstances to allow the change of use to residential in the Green Belt.
- There would be a demonstrable change of environment and of activities following the proposed change of use to residential which would cause harm to the Green Belt.
- The proposal cannot be considered 'infilling' within an existing village in the Green Belt – there are open agricultural fields on two and a half sides and an open cricket field on another; the site is located near one isolated residential house.
- There was no demand for self-build raised during the Neighbourhood Development Plan (NDP) process and the Green Belt is not a valid location for such developments.
- This application, if permitted, would set a precedent for steady incremental development across the Green Belt and result in the loss of its character and openness.
- One of the primary aims of the Down Hatherley, Twigworth and Norton NDP is to protect the Green Belt. This has always been a particularly sensitive subject for local residents, gaining even more importance since vast swathes of the Green Belt in Down Hatherley were removed as part of the JCS. The Parish should be afforded robust protection from ad hoc inappropriate development such as this proposal.

- 4.2. Environmental Health Officer – No objection.

- 4.3. **County Highways Officer** – No objection subject to conditions.

- 4.4. **Ecological Advisor** – No objection subject to conditions.

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

5.0 PUBLICITY AND REPRESENTATIONS

- 5.1. The application has been publicised through the posting of a site notice for a period of 21 days and no representations have been received from interested parties.

6.0 POLICY CONTEXT

- 6.1. 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.
- 6.2. The Development Plan currently comprises the Joint Core Strategy (JCS) (2017), saved policies of the Tewkesbury Borough Local Plan to 2011 (March 2006) (TBLP), and a number of 'made' Neighbourhood Development Plans. Of direct relevant to this application is the Down Hatherley, Norton and Twigworth Neighbourhood Development Plan 2011- 2031.
- 6.3. The Pre-Submission Tewkesbury Borough Plan was submitted to the Secretary of State for Housing, Communities and Local Government on 18 May 2020 for examination and hearing sessions commenced on 16 February 2021. Whilst not currently forming part of the development plan, policies contained in the emerging Borough Plan can be given weight in determining applications. The weight to be attributed to individual policies will be subject to the extent to which there are unresolved objections (the less significant the unresolved objections, the greater the weight that may be given) and their degree of consistency with the NPPF (the closer the policies to those in the NPPF the greater the weight that may be given).
- 6.4. The relevant policies are set out in the appropriate sections of this report.

7.0 ANALYSIS

Principle of development

- 7.1. JCS Policy SD10 sets out that on sites that are not allocated, housing development and conversions to dwellings will be permitted on previously developed land in the existing built-up areas of Gloucester City, the Principal Urban Area of Cheltenham and Tewkesbury town, rural service centres and service villages except where otherwise restricted by policies within District plans. It goes on to state that housing development on other sites will only be permitted where:
 - i. it is for affordable housing on a rural exception site in accordance with Policy SD12; or
 - ii. it is infilling within the existing built-up areas of the City of Gloucester, the Principal Urban Area of Cheltenham or Tewkesbury Borough's towns and villages except where otherwise restricted by policies within District plans; or
 - iii. it is brought forward through Community Right to Build Orders; or
 - iv. there are other specific exceptions / circumstances defined in district or neighbourhood plans.
- 7.2. Emerging Policy RES3 of the PSTBP specifies that outside of the defined settlement boundaries (as identified on the Policies Map) the principle of residential development will be considered acceptable where it consists of: the reuse of a redundant or disused permanent building; the sub-division of an existing dwelling; very small scale development at rural settlements; a replacement dwelling; a rural exception site for affordable housing; rural workers dwelling; or, an allocated site or brought forward through community right to build and neighbourhood development orders.

- 7.3. The proposal does not meet any of the criteria specified in JCS Policy SD10 and emerging Policy RES3 and therefore conflicts with the Development Plan in that regard. However, it is material that the Council cannot currently demonstrate a 5-year supply of deliverable housing sites. As such, the Council's policies for the supply of housing are out of date. In this scenario, paragraph 11 of the NPPF 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.

Footnote 6 to paragraph 11 clarifies which policies in the Framework provide a clear reason for refusing development; this includes land within the Green Belt.

Green Belt

- 7.4. JCS Policy SD5 advises that within the Green Belt, "development will be restricted to those limited types of development which are deemed appropriate by the NPPF, unless very special circumstances can be demonstrated". Very special circumstances will not exist unless that harm, by reason of its inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 7.5. Paragraph 145 of the NPPF sets out the construction of new buildings is inappropriate development in the Green Belt subject to listed exceptions. One such exception relates to the limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
- not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the Local Planning Authority.
- 7.6. The circumstances of this case are such that the site contains former agricultural buildings which have more recently been used for B1 and B8 purposes. This use has been confirmed through the granting of a Certificate of Lawfulness (ref: 20/00358/CLE) which means the site should be regarded as previously developed land for the purposes of Green Belt policy.
- 7.7. The site currently contains a pair of timber buildings that were formerly used as poultry sheds. The buildings have relatively low eaves and shallow pitched roofs, although both buildings occupy sizeable footprints (863 sqm in total). The submitted plans show that the proposed dwelling would be sited centrally within the site and would occupy a smaller footprint than the existing buildings (454 sqm). The dwelling would be single storey with a shallow mono-pitched roof, which would be marginally taller than the existing buildings. However, the overall volume of the dwelling (1,569 cubic metres) would be less than the combined volume of the existing buildings (1,923 cubic metres).

- 7.8. Whilst the proposed dwelling would be smaller in volumetric terms, the use of the surrounding land for associated residential purposes does have the potential to harm the openness of the Green Belt. The plans show that approximately half of the outdoor amenity space would be contained between the two wings of the dwelling and an area between the dwelling and an existing tree line to the west of the site. The use of these areas for residential purposes would not be overly apparent from outside the site. An area of outdoor amenity space to the north and east of the dwelling would be more conspicuous, although it would remain relatively open with a 1.5m post and rail timber fence to the boundary. Permitted development rights can also be removed to further control future development, including exterior lighting.
- 7.9. In light of the above, it is considered that the proposed development would not have greater impact on the Green Belt than the existing development. For these reasons, the proposal is deemed to represent appropriate development in the Green Belt in compliance with exception (g) of paragraph 145 of the NPPF and JCS Policy SD5.

Landscape impact

- 7.10. JCS Policy SD6 states that development will seek to protect landscape character for its own intrinsic beauty and for its benefit to economic, environmental and social well-being. Proposals will have regard to local distinctiveness and historic character of different landscapes and proposals are required to demonstrate how the development will protect landscape character and avoid detrimental effects on types, patterns and features which make a significant contribution to the character, history and setting of a settlement area.
- 7.11. Policy E2 of the NDP requires development in the open countryside to be in accordance with strategic development plan policies relating to the protection of visual amenities in the landscape, ecology and water environment. A number of important vistas and landscape features have been identified as requiring protection from any harm resulting from intrusive development although none are deemed relevant to the current proposal. Policy E3 of the NDP requires new planting of trees and hedgerows as part of development proposals to incorporate a majority of native species.
- 7.12. Although the site sits within the Gloucestershire Green Belt, it is not subject to any national or local landscape designations. The topography of the area comprises relatively flat terrain and there are clear views of the application site when approaching from Down Hatherley Lane to the south and Wood Lane to the north. The existing buildings are low key and are barely perceptible above the field boundary hedgerows.
- 7.13. The proposed dwelling has been designed in a way which responds to the site's setting and landscape character. Above all, the proposal is for the replacement of existing buildings with another single storey structure to ensure it is not overly prominent in the landscape. From a distance, the proposed dwelling would read as two buildings sited in similar location to those currently on site. A simple glazed link would provide a connection between the two halves of the building. This contemporary design approach has the benefit of maintaining a low ridge height (approximately 3.8 metres) and means the proposed dwelling has the scale and massing of a low-key agricultural building that would not be out of character in this location.

- 7.14. While the proposal would result in inevitable domestication of the site from parking of vehicles and associated domestic paraphernalia, the proposed dwelling has been orientated so this would not be overtly visible from public vantage points, specifically Down Hatherley Lane. The specified boundary treatments of post and rail fencing would be appropriate in this landscape setting and is considered to positively respond to the neighbouring agricultural uses. Additional planting would be undertaken along the north and east site boundaries which would further help the proposed dwelling assimilate into its setting while also offering an element of visual screening. It is recommended that these landscaping details be secured by way of condition.
- 7.15. It is therefore considered that the proposed dwelling would not have an unacceptable impact on the landscape character of the area and would accord with the requirements of JCS Policy SD6 and Policy E3 of the NDP.

Design and layout

- 7.16. The NPPF sets out that the Government attaches great importance to the design of the built environment. This is echoed in JCS Policy SD4 which advises 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.
- 7.17. Emerging Policy RES5 of the PSTBP specifies that proposals for new housing development should, inter alia: 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; be of an appropriate scale having regard to the size, function and accessibility of the settlement and its character and amenity, unless otherwise directed by policies within the Development Plan; not cause the unacceptable reduction of any open space (including residential gardens) which is important to the character and amenity of the area; and incorporate into the development any natural or built features on the site that are worthy of retention.
- 7.18. The application has been accompanied by a Design and Access Statement which sets out the design rationale for the proposed dwelling. It is understood that the design has been heavily informed by the site's rural setting and open countryside location. In particular, the proposed dwelling has been orientated similar to the former poultry sheds to help reduce visual impact to the wider area and the chosen palette of materials would comprise vertical timber/composite cladding and standing seam aluminium roofing in reference to the site history. The scale and proportions of the proposed dwelling would be similar to existing buildings on site and its mono-pitched roof design reduces the overall massing of the dwelling so it can sit comfortably within the plot and surrounding area, both in the interests of visual and residential amenity.
- 7.19. Taking account of the above, the proposal is considered to be of good design and responds positively to, and respects the character of, the site and its surroundings. Subject to conditions to secure details of external facing materials, the proposal is deemed to accord with JCS Policy SD4, emerging Policy RES5 of the PSTBP and the provisions of the NPPF.

Residential amenity

- 7.20. 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.

- 7.21. Emerging Policy RES5 of the PSTBP states that proposals for new housing development should, inter alia, provide an acceptable level of amenity for the future occupiers of the proposed dwellings and cause no unacceptable harm to the amenity of existing dwellings.
- 7.22. The site is located in the open countryside although there is a residential property to the west – Woodfold Farm – which is separated from the site by timber fence and Leylandii hedging. The proposed dwelling would have several window openings on the west facing elevation which would serve the bedrooms and en-suite bathrooms. Taking account of the intervening boundary treatments, coupled with the single storey nature of the proposal and its distance from the neighbouring dwelling (approximately 21 metres), it is not considered that the proposal would result in any undue harm to residential amenity of existing and future occupiers in terms of overbearing impact, loss of light or overlooking.
- 7.23. Furthermore, the Environmental Health Officer has raised no objection to the proposal in respect of noise nuisance or air quality. The change of use of the site to residential would not conflict with neighbouring land uses and the proposal is therefore deemed to accord with JCS Policies SD4 and SD14 in this regard.

Biodiversity

- 7.24. JCS Policy SD9 seeks to protect and, wherever possible, enhance biodiversity, including wildlife and habitats. Emerging Policy NAT1 of the PSTBP states that development proposals that will conserve, and where possible restore and/or enhance, biodiversity will be permitted.
- 7.25. The application has been accompanied by a Walkover Survey, prepared by All Ecology, which identifies any features of ecological interest and details the presence of any protected species and associated habitats. Given the proposal would require the demolition of existing buildings, it was recognised that bats and birds were the most likely to be affected by the redevelopment of the site.
- 7.26. The Walkover Survey concludes that both buildings have negligible potential for roosting bats. There was evidence of an old bird nest but nothing to suggest the buildings were actively used. The report confirmed no further ecological surveys were required and offered recommendations for how the proposed works should proceed in the unlikely event that roosting bats are found in the building or conifer hedge on site. It is also recommended that works are undertaken outside the bird nesting season.
- 7.27. The findings of the Walkover Survey have been fully assessed by the Council's Ecological Consultant who concurs with the conclusion and recommendations provided. No objection has been raised to the proposal in respect of biodiversity although additional conditions are recommended to secure details of external lighting and evidence to be provided to ensure the ecological enhancements are installed in accordance with recommendations of the Walkover Survey.

Access and highway safety

- 7.28. JCS Policy INF1 sets out that planning permission shall only be granted where the impact of the development is not considered to be severe. It further states that safe and efficient access to the highway network should be provided for all transport means.
- 7.29. Emerging Policy RES5 of the PSTBP states that proposals for new housing development should, inter alia, 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. The provision of appropriate parking and access arrangements is also a requirement of emerging Policy TRAC9 of the PSTBP.

- 7.30. The proposed development would utilise the existing site access onto the private track which then joins Wood Lane. The County Highways Authority has been consulted on the proposal and has commented on the poor accessibility of the site by sustainable transport modes. It is accepted that given the site's location and the nature of the surrounding road network (with lack of formal footways and no street lighting) any future occupiers would be highly dependent on travel by private car. This does not accord with sustainability objectives; however, the County Highways Authority has afforded due weight to the extant use of the site for B1/B8 purposes which would be highly car dependent. As such, while the County Highways Authority has raised concerns in respect of the site's accessibility, it is not considered that the change of use would result in any harm when compared to the current use of the site.
- 7.31. It is concluded that there would be no unacceptable impact on highway safety or a severe impact on congestion that would justify the refusal of planning permission on highway grounds. No objection is therefore raised in respect of the proposal subject to a condition requiring the provision of an electric vehicle charging point to encourage sustainable transport modes.

Flood Risk and Drainage

- 7.32. The site is located within Flood Zone 1 (low risk) as defined by the Environment Agency's most up-to-date flood risk maps. The development is therefore unlikely to be at risk of flooding or cause significant risk of flooding to third party property. It is noted that the precise drainage arrangements would be subject to building regulation approval.

Self-build considerations

- 7.33. The proposal is promoted as a 'self-build' development. The Self-build and Custom House Building Act 2015 requires the Council to maintain a self-build and custom house building register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority's area in order to build houses for those individuals to occupy as homes. The purpose of the register is to provide information on the demand for self-build and custom housebuilding in the authority area and to form an evidence base of demand for this type of housing.
- 7.34. The PPG advises that Councils have a duty to have regard to the register in terms of plan making and decision-taking functions and that the registers that relate to their area may be a material consideration in decision-taking.
- 7.35. The Council has recently published its *Self-Build and Custom Housebuilding Register – Summary Report (April 2021)* which advises there are 144 entries on the self-build register; 119 are registered on Part 1 and 25 registered on Part 2. It is advised that there is a total demand to date for 111 self-build plots. The Council has granted planning permission for 98 self-build plots between 31 October 2016 and 30 October 2020. This comprises 13 plots confirmed as self-build through their application for CIL exemption, 6 which include 'self-build' in the description of development and a further 79 which are deemed suitable through meeting specified criteria.
- 7.36. While the council needs to account for this type of housing in its plan making function, the demand is relatively small in relation to the authority's overall housing need of 9,899 dwellings as established in the 'objectively assessed need' (OAN). The legislation however does not mean that Local Planning Authorities should permit housing in unsuitable locations, in conflict with the development plan. Applications must continue to be considered in light of s38(6) of the Planning and Compulsory Purchase Act 2004.

Community Infrastructure Levy

- 7.37. The proposed development would be exempt from paying CIL on the basis that it relates to the erection of a 'self-build' dwelling.

8.0 CONCLUSION AND RECOMMENDATION

- 8.1. The proposal is considered to be inconsistent with the spatial strategy of the Development Plan, as set out within JCS Policies SP2 and SD10. However, the Council's policies for the supply of housing are considered to be out-of-date as it cannot currently demonstrate a five-year supply of deliverable housing sites. In these circumstances, paragraph 11 of the NPPF advises that the presumption should be in favour of granting planning permission unless the application of policies in the Framework, which protect areas or assets of particular importance, provide a clear reason for refusing the development, or there are adverse impacts of doing so which would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF taken as a whole.

Benefits

- 8.2. The benefits which would be derived from the development would be a contribution, albeit in a small way, towards providing housing in the Borough and the similarly limited economic benefits arising both during and post construction.

Harms

- 8.3. The proposal conflicts with development plan policies relating to the provision of new housing. However, for the reasons stated above, it is accepted that these policies are to be regarded as out-of-date for decision-making purposes. There would be harm, albeit limited, to landscape character as a result of the residential use of the site and domestication of the land although this can be mitigated through appropriate design and landscaping. The site is not located in a highly accessible location and future occupiers would be heavily reliant on travel by private car contrary to wider sustainability objectives.

Neutral

- 8.4. The proposal would have an acceptable impact on highway safety, residential amenity and biodiversity. The application is being promoted as a 'self-build' dwelling although there is no confirmation that the applicant has registered their interest in a self-build opportunity with the Council via the self-build register. As such, this is not taken to weigh in favour of the proposal.

Conclusion

- 8.5. The proposal has been assessed as amounting to appropriate development in the Green Belt and, on this basis, there are no policies in the NPPF relating to the protection of areas or assets of particular importance which indicate permission should be refused. In applying the 'titled balance', it is considered that the low level of harm arising from the proposed development would not significantly or demonstrably outweigh the benefits when assessed against the policies of the NPPF taken as a whole. The application is therefore recommended for **PERMIT subject to conditions**.

CONDITIONS:

1. The works hereby permitted shall be begun before the expiration of five 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 (drawing no: 001 A).
- Proposed Site Plan (drawing no: 003).
- Proposed Ground Floor Plan (drawing no: 004).
- Proposed Ground Floor Site Plan (drawing no: 005).
- Proposed Elevations – Sheet 1 (drawing no: 006 Rev A).
- Proposed Elevations – Sheet 2 (drawing no: 007 Rev A).
- Topographical Survey (drawing no: S1 & S2).
- Proposed Drainage Strategy Plan (drawing no: 008).

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. Notwithstanding the submitted details, no construction works shall take place above DPC level until precise details and where appropriate samples of the facing and roofing materials to the dwelling have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with those approved details.

Reason: To ensure a high quality finish to the development in the interest of the visual amenities of the area.

4. No development above DPC level shall take place until a hard and soft landscaping scheme for the development has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include scaled drawings and a written specification clearly describing the species, sizes, densities and planting numbers, surfacing materials and any means of enclosure to the development. The landscaping scheme shall be implemented no later than the first planting season following the completion of the development. The planting shall thereafter be maintained for a period of 5 years. If during this time any trees, shrubs or other plants are removed, die, or are seriously diseased, these shall be replaced during the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year maintenance period.

Reason: To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment.

5. The development hereby permitted shall be carried out strictly in accordance with the recommendations set out within the Walkover Survey (All Ecology, February 2021) and the additional recommendations detailed in the Planning Ecological Advisor's response dated 26 April 2021.

Reason: To ensure that the development does not adversely impact protected species.

6. No external lighting to the development shall be installed at the site unless first submitted to and approved in writing by the Local Planning Authority. Any lighting proposals would need to detail the location and specification of the lighting, supported by a contouring plan demonstrating any light spill into adjacent habitats. The lighting proposals shall be informed by the project ecologists, installed in accordance with any approved details and similarly maintained thereafter.

Reason: To ensure that the development does not adversely impact protected species.

7. The dwelling hereby permitted shall not be occupied until evidence of installation of ecological enhancements have been submitted to and approved in writing by the Local Planning Authority. These enhancements should include but not limited to bat panels/tubes and bird boxes which shall be retained for the duration of the use.

Reason: To ensure that the development does not adversely impact protected species.

8. The dwelling hereby permitted shall not be brought into use until the proposed dwelling has been fitted with an electric vehicle charging point. The charging point shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851. The electric vehicle charging point shall be retained for the lifetime of the development unless they need to be replaced in which case the replacement charging point shall be of the same specification or a higher specification in terms of charging performance.

Reason: To promote sustainable travel and healthy communities.

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 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.