

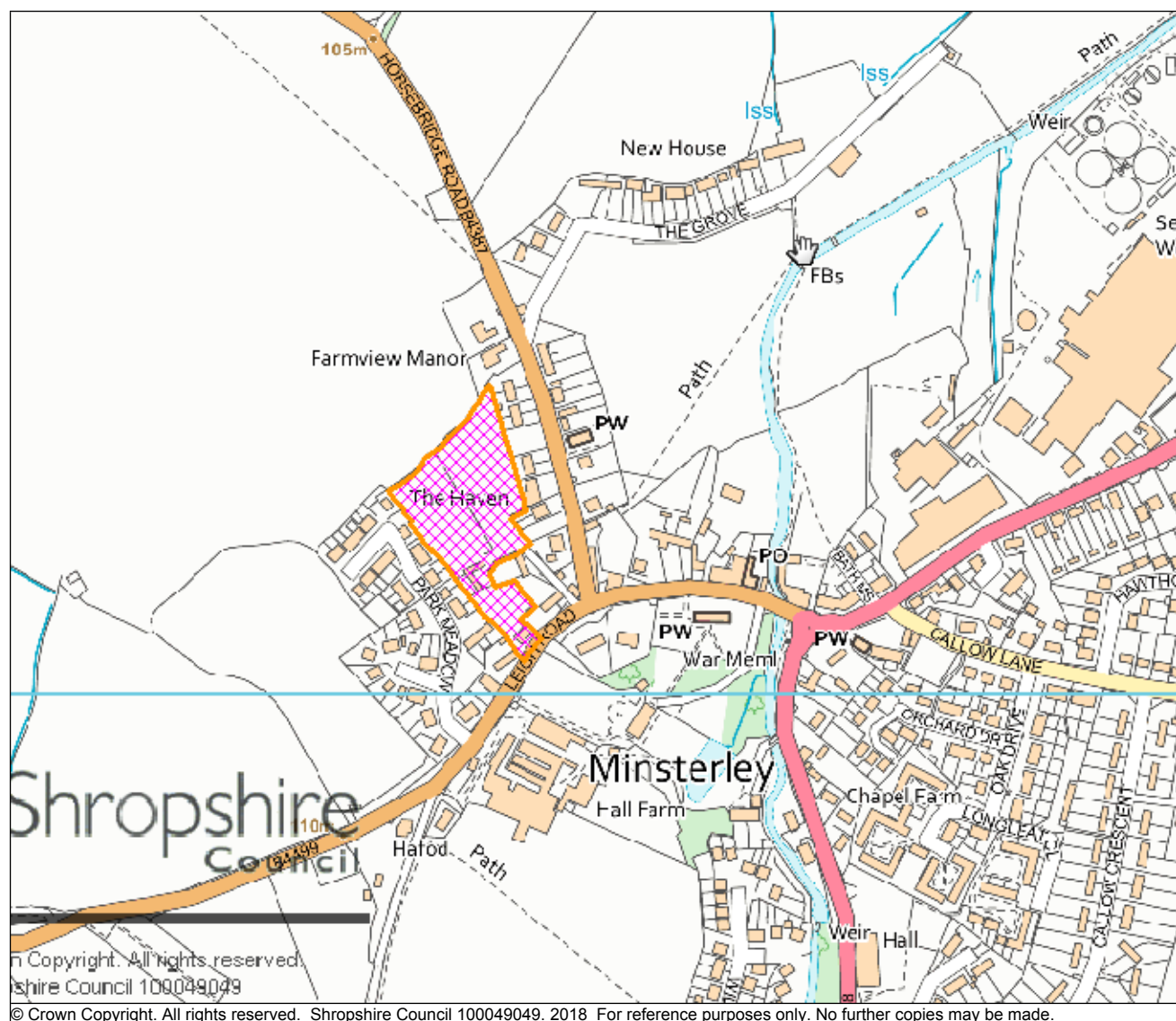
Development Management Report

Responsible Officer: Tim Rogers

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Summary of Application

<u>Application Number:</u> 18/05802/OUT		<u>Parish:</u>	Minsterley
<u>Proposal:</u> Outline application (access off Leigh Road for consideration) for residential development (up to 28 dwellings) to include some demolition			
<u>Site Address:</u> Residential Development North of Leigh Road Minsterley Shrewsbury Shropshire			
<u>Applicant:</u> Long Mynd Homes Limited			
<u>Case Officer:</u> Nanette Brown		<u>email:</u> planningdmc@shropshire.gov.uk	
<u>Grid Ref:</u> 337216 - 305088			



Recommendation:- Grant Permission subject to a section 106 legal agreement to secure an affordable housing contribution and to the conditions set out in Appendix 1.

REPORT

1.0 THE PROPOSAL

- 1.1 This application seeks outline planning consent for the construction of up to 28 dwellings, to include details of the access. Other matters relating to appearance, landscaping, layout and scale are to be reserved for consideration as part of a later reserved matters application. The proposed access to the site is shown to be taken from Leigh Road, at a point that is currently the access point for an existing dwelling 'The Hall Cottage' with the demolition of an existing single storey side garage to the property to allow an access roadway to be built leading northwards into the site.

- 1.2 The site has previously been subject to a number of planning applications for differing parcels of land within this site area. These permissions are all currently extant. These applications add to a total number of houses on site of 18 dwellings. Further details of the site history is listed below in section 6.1.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The application site is situated to the north western side of Minsterley, to the north of Leigh Road and west of Horsebridge Road. Access to the site is shown to be taken from Leigh Road, across the site that currently consists of one detached dwelling, The Hall Cottage. The site is surrounded on three sides by existing residential properties and to the north west lies open fields/open countryside.
- 2.2 The site is currently split into three parcels with the property and garden area to The Hall Cottage at its southern end. To the rear (north) of The Hall Cottage lies a redundant storage building/barn and to the north again is the largest part of the site, currently formed by a parcel of land set to grass, currently used for grazing. This part of the site is roughly square shaped and is bounded by a mature hedgerow on the northern western boundary.

3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION

- 3.1 The Parish Council has made comments objecting to the proposal, and the Local Elected Member has also objected to the application. Officers recommend approval. Under the Council's scheme of delegation the application therefore requires Committee consideration.

4.0 Community Representations

4.1 - Consultee Comments

SC Archaeology – No objection

Although not currently recorded on the Shropshire Historic Environment Record, examination of digital vertical aerial photographs and Environment Agency LiDAR data held on Shropshire Councils corporate GIS system indicates that an area of partially degraded earthwork remains of ridge and furrow are present on the proposed development site. The morphology of these features suggests that they may be of medieval date and are likely to relate to Minsterley's former open fields. Whilst these features are likely to be of local level significance they are of archaeological interest.

In view of the above, and in relation to Paragraph 199 of the NPPF and Policy MD13 of the Local Plan, it is recommended that a programme of archaeological work, to comprise a pre-commencement Level 3 survey of the archaeological earthworks that conforms to English Heritages guidance on Understanding the Archaeology of Landscapes. Suggested condition for a written scheme of

investigation (WSI).

SC Learning & Skills – No objection

Shropshire Council Learning and Skills reports that whilst there is currently capacity within the local primary school, the proposed development, along with other development proposal may impact on future schooling requirements in the area. Learning and Skills will continue to monitor the impact of this and future housing developments in the area. It is therefore essential that the developers of this and any new housing in this area contribute towards the consequential cost of any additional places/facilities considered necessary to meet pupil requirements. Based on the scale of the proposed development it is recommended that contributions to address any arising capacity needs are secured via CIL funding.

SC Suds – Comments

Flood Risk Assessment (FRA) required as site area exceeds 1.0ha; suggested conditions relating to surface and foul water drainage and suggested informatives/advice for the applicants relating to soakaways, urban creep, non and permeable surfacing and highway gully spacing.

SC Conservation – Comments

Advise that there are several designated heritage assets in very close proximity to this site, and particularly where in this current Outline planning application, the proposed access to the site is indicated as being directly adjacent to a Grade II listed late 17th Century weather boarded timber frame barn. Other designated heritage assets front onto Leigh Road as well including the modest stone dwellings known as 1 and 2 Lower Cottages and the Toll House, which form part of a wider group of designated heritage assets at the Leigh Road junction with Horsebridge Road. It is also noted that Highfield and Fairfield to the rear of Lower Cottages, as we have previously advised, appears to comprise a building dating from at least the 19th Century.

The submitted Planning Application Supporting Statement does not appear to make reference to heritage assets or potential impact on them relevant to this proposed scheme, and note that in considering this type of planning application, due regard to the following local and national policies, guidance and legislation is required in terms of historic environment matters.

A Heritage Impact Assessment has now been prepared by the agents Historic Building Surveyor, and this is acknowledged to address the provision of information relevant to local and national policy requirements on the historic environment. Having reviewed the Assessment the conclusions are generally concurred with however we would particularly refer you to point 7.4 of the Assessment where it is noted that the relatively low level of impact assessed is predicated on the design of the proposed houses reflecting the local vernacular style of traditional workers cottages and traditional dwellings making up the built form of the village. We would ask that we are consulted at the Reserved Matters stage should the application be approved in this or a reduced form regarding design, detailing and finishes. It is

also added that any works to the proposed access should be such that the Grade II listed timber frame barn adjacent to the proposed access lane is fully protected.

SC Ecology – No objection

A Preliminary Ecological Appraisal was carried out on this site in November 2018 by Pearce Environment. Habitats on the site consist of grazed semi-improved pasture, amenity grassland, buildings, *Leylandii* and cherry laurel hedgerows, tree lines of former hedgerow, timber fencing and post-and-wire fencing.

Suggested conditions and informatives to cover: Landscaping plans incorporating native species; bat and bird boxes; external lighting.

SC Highways – No Objection

From a highways perspective the submitted application is for the approval of the access off the B4499 Leigh Road. The proposed access will serve 28 residential units. The updated design details of the access is acceptable. However:

1. The access road proposed is 4.8m in width but 5m, if available, is often more suitable. Park Meadow to the south has a 5m wide access road so there is a degree of precedence in the area. A 200mm footway sacrifice to achieve this would be acceptable. With no CATV in Minsterley and a low pedestrian movement generation from the site, a full 2m width footway is not required.
2. Note the 1.2m separation now between the access road and Hall Cottage. Assuming 500mm rear of kerb protection this leaves a remaining 700mm standoff, which should be enough to avoid any cross loading or undermining of the house foundations (assuming no cellar) but the specific detail for this can be dealt with come tech audit for the 38.
3. The priority give way arrangement on the access road has merit and therefore consider it to be an acceptable feature.
4. A footway link is proposed between the top of the site and the Horsebridge Road. It also provides a link onto a road with no footways. There also appears to be a level difference between the route across the field and Horsebridge Road and therefore it may be difficult to achieve an adoptable or DDA compliant ramp. However, if this can be achieved the hedge either side of its egress on Horsebridge Road should be removed to aid pedestrian visibility of oncoming vehicles.
5. The matter of overgrowing hedges on the left flank of the access road now appears to be a moot point, if they have now already been removed as per Rich Harman's correspondence on the planning file. The LHA does however have powers under S154 once the road is adopted to enforce any overgrowth onto the highway, so this matter of hedges is not a material

planning consideration in the determination of this application.

Minsterley Parish Council - Objection

The Parish Council objects to this amended and increased development that now moves most of the development outside the development boundary. As this is the number one criteria in the Parish policy on development the council don't see how this can be approved. This is a greenfield site and good agricultural land should not be built over. In addition the increased density is not in keeping with the rest of the village. The increased density will exacerbate flooding issues which has required the formation of a flood forum for the parish. Traffic onto the main route for HGV will become a danger especially with the increased numbers. There is insufficient parking causing emergency vehicle access issues, archaeology shows this is the last ridge and furrow field in the parish.

Further comments received: 13.03.2019

Notwithstanding the Parish Councils earlier objection that still stands the Council approve the amendments to the application as long as entrance at Leigh Rd complies with the requirements of the emergency services especially Fire service as was noted may be too narrow for an appliance.

Local Member – Cllr Nick Hignett – Objection

I object to this Application for the following reasons;

The Majority of the proposed Dwellings are on a Greenfield Site, not part of the preferred sites allocation under the current Samdev Plan. This land does not appear to be a Brownfield Site.

This Medieval Site is regarded as the last Ridge and Furrow field in the Parish, and as such should be carefully considered before any change of use takes place.

The nearby "mini-island" is a "pinch point" in the Village, and a Development of this size would exacerbate existing Parking and traffic problems in this area.

The Grove area, which is nearby, has suffered from recurrent flooding problems, and this proposed development could potentially add to this situation.

4.2 - Public Comments

5 objections received to the application summarised as follows:

Principle

Too many properties, 15 would be more acceptable; need to consider the impact on local schools, GP facilities etc; most of the site lies outside of the designated development boundary for Minsterley; the open space behind existing properties should remain as such; the use of the site for 28 dwellings is far too high a density and totally unsuitable in this rural situation; the site is not included on the SAMDev preferred options for housing documents; this site is of archaeological interest;

other brown field sites elsewhere in the village should be developed rather than this field;

Archaeology

This site is of archaeological interest because it believed to be a ridge and furrow medieval field this would be the last of its kind in this area;

Highway Safety

Volume of traffic will be unacceptable; the roads in and out of Minsterley are already dangerous; speeding vehicles and heavy goods, tractors etc. put the lives of vulnerable and disabled persons at risk; increasing the use of an already dangerous road; pavements are narrow especially at the mini-roundabout with Horsebridge Road.

Services

Infrastructure of sewers and water supply will face increased stress through addition of so many properties

Residential Amenity

Only pocket size gardens shown, assuming 2 cars per household will leave no space or facilities for children's safe play areas; cars will park on verges and road side as on other local estates.

Flooding

It is well known locally (and published in Environment Agency documents) that the whole area is subject to high risks from groundwater flooding; the effects of the site being developed will increase the risk of flooding elsewhere in the locality; this site slopes gently in a northerly direction and the northern boundary intersects with a field which gently slopes southwards, the accumulation of water then flows eastwards through old land drains between Farm View Manor and Meadowcroft and onward alongside The Grove; this system frequently cannot cope in wet periods and large pools develop, often threatening flooding the gardens of existing properties; groundwater levels in this area are close to the surface; extensive flooding occurred on The Grove in recent years and the sewage system was unable to cope.

Wildlife and landscaping

Existing boundary hedgerows should be retained and kept to the existing height and width, provides sanctuary for wildlife

5.0 THE MAIN ISSUES

Site History

Principle of development

Access

Other Matters

6.0 OFFICER APPRAISAL

6.1 Site History

6.1.1

Extant planning permissions when considered together already cover the whole of this application site and grant either full planning permission or outline consent for a total of 18 dwellings. They are:

② **14/03670/OUT and 17/00149/REM** - erection of 15 dwellings (covering the larger northern part of the application site)
Granted 29/01/2016 & 30/06/2017, expires 30/06/2019

② **14/0334/OUT, 17/00242/REM (WDN), 17/04286/FUL** – erection of 1 dwelling, replacing former outbuildings
Full planning permission granted 10/01/2018, expires 10/01/2021

② **16/04745/OUT** – erection of 2 dwellings within the rear garden of The Old Cottage
Granted 26/05/2017. Reserved matters due by 26/05/2020

6.2 Principle of development

6.2.1 This is an outline application for a residential development of up to 28 dwellings on a site which has been subject to several previous outline, full and reserved matter approvals as listed above. This proposal combines the previous sites, providing opportunity for a single development scheme.

6.2.2 From the planning history of the site Officers note that a number of the previous applications were submitted prior to SAMDev adoption and were therefore assessed against the presumption in favour of sustainable development as defined in the NPPF. However SAMDev, which incorporated a development boundary and allocated sites for Minsterley, was adopted in December 2015. The Council is also now able to demonstrate a 5 year land supply of housing land.

6.2.3 The majority of this site lies outside of the development boundary with just the most southern end of the site, including the proposed access, falling within the development boundary. The majority of the site is therefore considered to be in 'open countryside' in policy terms, where new open market housing is strictly controlled.

6.2.4 Minsterley is considered to be a suitable location for sustainable development. Along with the village of Pontesbury, Minsterley is identified as a joint key centre in

the adopted local Plans with a combined development target of 260 dwellings to 2026 in SAMDev including allocated sites of 125 dwellings and a provision for windfall development. SAMDev Policy MD3 deals specifically with the importance of housing delivery, and states that the settlement's housing guideline is a significant policy consideration. Specifically, MD3 (3) states:

“Where a settlement housing guideline appears unlikely to be met, additional sites outside the settlement development boundaries that accord with the settlement policy may be acceptable subject to the considerations in paragraph 2 above”.

6.2.5 Figures as at 31st March 2017 (the last recorded year), indicate 31 completions in Minsterley and Pontesbury since 2006; with commitments of 195 dwellings. The allocated development at Callow Lane is however understood to be now largely complete and development is underway at the allocated site at Hall Bank in Pontesbury. This indicates that sites are coming forward towards delivery of the housing guideline for the plan period. However, the existing extant planning permissions for the application site are also recorded as existing commitments.

6.2.6 The policy context now differs from the time at which the majority of the extant permissions were considered and approved. Whilst in current policy terms the majority of the site lies in open countryside where new open market housing is not usually permitted, there are several material considerations that should be included in the balance of decision making. These include:

- ☐ Extant permissions are already in place granting planning permission for 18 dwellings that the applicants have confirmed they will implement should this application not be successful. These permissions had previously been considered and the economic, social and environmental impacts of residential development have been found to be acceptable;
- ☐ The benefits of the provision of a combined individual scheme incorporating each of the three previously separate parcels of land with an improved site access;
- ☐ The new access to the whole of the site would be onto Leigh Road rather than the largest part of the site utilising a new access onto Horsebridge Road;
- ☐ The proposed increase in numbers of dwellings, from 18 to up to 28 to allow for a greater variety of house types and sizes, including a greater number of smaller housing units;
- ☐ Provision of new housing located close to the village centre and facilities including the nearby church and shops;
- ☐ A greater provision of affordable housing due to the numbers of dwellings being increased; if approved the permission would be linked to a s106 agreement requiring a suitable Affordable Housing Contribution based upon the formula utilised at the time of a reserved matters application;
- ☐ Amended illustrative layout plans show the provision of a pedestrian link to the site from Horsebridge Road (across land edged blue that is within the applicant's ownership). Although not providing any direct shortcut route,

it would provide local residents at this side of the village an alternative route to walking along the roadside of the southern part of Horsebridge Road where there is currently no pedestrian footway.

6.2.7 Objections have been received from third parties, Minsterley Parish Council and the locally Elected Member, Cllr Hignett, who all raise objections on the grounds that the site is a greenfield site outside of the development boundary. The objectors consider that brownfield sites should be given preference whilst this greenfield site, also thought to be the last Ridge and Furrow field in the Parish, should be protected.

6.2.8 Whilst the site clearly lies largely outside of the defined development boundary for Minsterley, Officers have carefully considered the other material considerations that are relevant to this proposal and that are listed above. On balance these provide significant gains that this new scheme, including utilising the whole of the site as one development; providing potential additional affordable housing contributions from an increased number of new dwellings provided; and an alternative pedestrian route through this part of the village, avoiding Horsebridge Road. This is in addition to the existence of the current extant planning permissions already in place. As such Officers consider that in this instance the material considerations that are in favour of the proposed scheme tip the planning balance against the current adopted local plan policies.

6.2.9 Affordable Housing - Policy CS11 of the Core Strategy requires an appropriate contribution to make local needs affordable housing, either in the form of on-site provision or a financial contribution towards off site provision. The level of contribution would need to accord with the requirements of the SPD Type and Affordability of Housing and will be set at the prevailing housing target rate at the time of Reserved Matters application. The applicants have completed an affordable housing proforma agreeing to make the necessary contribution in accordance with the requirements of the Type and Affordability of housing SPD.

6.3 Access

6.3.1 This application includes the means of access to be considered as part of the outline application. The proposed access is shown to be formed at the southern end of the site, passing the side elevation of the existing dwelling The Hall Cottage. SC Highways officers have raised no objection to the proposed access, but have discussed issues with the width of the proposed access with the applicant's agents. The submitted plans show a width of access of 4.8 metres but the agents have confirmed that a width of 5 metres could be provided, asking that the final width detail be agreed at a time where the detailed layout and design of the site is also considered.

6.4 Other Matters

6.4.1 Archaeology – SC Archaeology Officers have raised no objections to the proposed development of the site. They have noted that an area of partially degraded earthwork remains of ridge and furrow are present on the proposed development

site, which are likely to be of local level significance and have requested that a programme of archaeological work to comprise a pre-commencement written scheme of investigation (WSI) be required via a planning condition.

6.4.2 Ecology – SC Ecology officers have considered the submitted preliminary ecological appraisal and are satisfied with its findings and conclusions.

6.4.3 Drainage – A flood risk assessment has been submitted in support of the application as the area of the site exceed 0.1ha. SC Suds Officers have raised no objections in principle to the submitted assessment and have suggested conditions and informatives that relate to surface and foul water drainage, soakaways, urban creep, non-permeable and permeable surfacing and highway gully spacing.

7.0 CONCLUSION

7.1 Whilst the site lies largely outside of the defined development boundary for Minsterley, other material considerations exist that on balance are considered to provide significant gains that when considered in addition to the existence of the current extant planning permissions are considered to tip the planning balance against the current adopted local plan policies and in favour of the proposed scheme. Officers therefore recommend that this application be approved, subject to completion of a s106 agreement to secure the provision of onsite affordable housing in accordance with the Councils adopted policy.

8.0 Risk Assessment and Opportunities Appraisal

8.1 Risk Management

There are two principal risks associated with this recommendation as follows:

⑦ As with any planning decision the applicant has a right of appeal if they disagree with the decision and/or the imposition of conditions. Costs can be awarded irrespective of the mechanism for hearing the appeal, i.e. written representations, hearing or inquiry.

⑦ The decision may be challenged by way of a Judicial Review by a third party. The courts become involved when there is a misinterpretation or misapplication of policy or some breach of the rules of procedure or the principles of natural justice. However their role is to review the way the authorities reach decisions, rather than to make a decision on the planning issues themselves, although they will interfere where the decision is so unreasonable as to be irrational or perverse. Therefore they are concerned with the legality of the decision, not its planning merits. A challenge by way of Judicial Review must be made a) promptly and b) in any event not later than six weeks after the grounds to make the claim first arose.

Both of these risks need to be balanced against the risk of not proceeding to determine the application. In this scenario there is also a right of appeal against

non-determination for application for which costs can also be awarded.

8.2 Human Rights

Article 8 gives the right to respect for private and family life and First Protocol Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced against the rights and freedoms of others and the orderly development of the County in the interests of the Community.

First Protocol Article 1 requires that the desires of landowners must be balanced against the impact on residents.

This legislation has been taken into account in arriving at the above recommendation.

8.3 Equalities

The concern of planning law is to regulate the use of land in the interests of the public at large, rather than those of any particular group. Equality will be one of a number of 'relevant considerations' that need to be weighed in Planning Committee members' minds under section 70(2) of the Town and Country Planning Act 1990.

9.0 Financial Implications

There are likely financial implications if the decision and / or imposition of conditions is challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependent on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – insofar as they are material to the application. The weight given to this issue is a matter for the decision maker.

10. Background

Relevant Planning Policies

Central Government Guidance:
NPPF

Core Strategy and Saved Policies:
CS3 - The Market Towns and Other Key Centres
CS5 - Countryside and Greenbelt
CS11 - Type and Affordability of housing

CS17 - Environmental Networks

MD3 - Managing Housing Development

MD7A - Managing Housing Development in the Countryside

MD13 - Historic Environment

Settlement: S12 - Minsterley - Pontesbury

SPD Type and Affordability of Housing

RELEVANT PLANNING HISTORY:

14/03670/OUT Outline application for residential development of 15 No dwellings (to include access) GRANT 29th January 2016

17/00149/REM Approval of reserved matters (layout, scale, appearance and landscaping) pursuant to 14/03670/OUT for the residential development of 15 dwellings with detached garages; formation of estate roads and visibility splay GRANT 30th June 2017

17/04286/FUL Erection of one 2-storey dwelling with detached double garage (following demolition of all buildings) GRANT 10th January 2018

14/03334/OUT Outline application for the erection of 1No dwelling and vehicular access following demolition of existing buildings (to include access and scale) GRANT 19th January 2016

17/00242/REM Approval of reserved matters (appearance, landscaping, layout) pursuant to 14/03334/OUT for the erection of one dwelling and double garage WDN 22nd September 2017

11. Additional Information

[View details online:](#)

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

Planning file 18/05802/OUT

Cabinet Member (Portfolio Holder)
Cllr R. Macey

Local Member
Cllr Nick Hignett

Appendices
APPENDIX 1 - Conditions

APPENDIX 1**Conditions****STANDARD CONDITION(S)**

1. Approval of the details of the design and external appearance of the development, layout, scale, and the landscaping of the site (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
Reason: The application is an outline application under the provisions of Article 4 of the Development Management Procedure Order 2015 and no particulars have been submitted with respect to the matters reserved in this permission.
2. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three year from the date of this permission.
Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act, 1990.
3. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act, 1990.
4. The following information shall be submitted to the local planning authority concurrently with the first submission of reserved matters:

The site layout details including details of the route and design of the proposed footpath link from the site onto Horsebridge Road.

The proposed details of the design of the access onto Leigh Road, including the layout, construction and sightlines.

Reason: To ensure the development is of an appropriate standard.

CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

5. No development approved by this permission shall commence until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation (WSI). This written scheme shall be approved in writing by the Local Planning Authority prior to the commencement of works.
Reason: The development site is known to have archaeological interest
6. No development shall take place until a scheme of surface and foul water drainage has been submitted to, and approved by the Local Planning Authority. The approved scheme shall be completed before the development is occupied/brought into use (whichever is the sooner).
Reason: To ensure satisfactory drainage of the site and to avoid flooding.

7. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- the parking of vehicles of site operatives and visitors;
 - loading and unloading of plant and materials;
 - storage of plant and materials used in constructing the development;
 - the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - wheel washing facilities;
 - measures to control the emission of dust and dirt during construction;
 - a scheme for recycling/disposing of waste resulting from demolition and construction works.
- Reason: To avoid congestion in the surrounding area and to protect the amenities of the area.

CONDITION(S) THAT REQUIRE APPROVAL DURING THE CONSTRUCTION/PRIOR TO THE OCCUPATION OF THE DEVELOPMENT

8. Prior to first occupation / use of the buildings, the makes, models and locations of bat and bird boxes shall be submitted to and approved in writing by the Local Planning Authority. The following boxes shall be erected on the site:
- A minimum of 4 external woodcrete bat boxes or integrated bat bricks, suitable for nursery or summer roosting for small crevice dwelling bat species.
 - A minimum of 8 artificial nests, of either integrated brick design or external box design, suitable for starlings (42mm hole, starling specific), sparrows (32mm hole, terrace design), swifts (swift bricks or boxes) and/or house martins (house martin nesting cups).
- The boxes shall be sited in suitable locations, with a clear flight path and where they will be unaffected by artificial lighting. The boxes shall thereafter maintained for the lifetime of the development.
- Reason: To ensure the provision of roosting and nesting opportunities, in accordance with MD12, CS17 and section 175 of the NPPF.
9. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens shall be submitted to and approved by the local planning authority prior to the occupation of the first dwelling. The landscape plan shall be carried out as approved and retained thereafter.
- Reason: To ensure the long term maintenance of the amenity green space.

CONDITION(S) THAT ARE RELEVANT FOR THE LIFETIME OF THE DEVELOPMENT

10. Prior to the erection of any external lighting on the site, a lighting plan shall be submitted to and approved in writing by the Local Planning Authority. The lighting plan shall demonstrate that the proposed lighting will not impact upon ecological networks and/or sensitive features, e.g. bat and bird boxes (required under a separate planning condition). The submitted scheme shall be designed to take into account the advice on

lighting set out in the Bat Conservation Trust's Guidance Note 08/18 Bats and artificial lighting in the UK. The development shall be carried out strictly in accordance with the approved details and thereafter retained for the lifetime of the development.

Reason: To minimise disturbance to bats, which are European Protected Species.

Informatives

1. The land and premises referred to in this planning permission are the subject of an Agreement under Section 106 of the Town and Country Planning Act 1990. The S106 may include the requirement for a financial contribution and the cost of this should be factored in before commencing the development. By signing a S106 agreement you are legally obliged to comply with its contents, irrespective of any changes to Planning Policy or Legislation.
2. Where there are pre commencement conditions that require the submission of information for approval prior to development commencing at least 21 days notice is required to enable proper consideration to be given.
3. Your attention is specifically drawn to the conditions above that require the Local Planning Authority's approval of materials, details, information, drawings etc. In accordance with Article 21 of the Town & Country Planning (Development Management Procedure) Order 2010 a fee is required to be paid to the Local Planning Authority for requests to discharge conditions. Requests are to be made on forms available from www.planningportal.gov.uk or from the Local Planning Authority. The fee required is £116 per request, and £34 for existing residential properties.

Failure to discharge pre-start conditions will result in a contravention of the terms of this permission; any commencement may be unlawful and the Local Planning Authority may consequently take enforcement action.

4. Widespread reptiles (adder, slow worm, common lizard and grass snake) are protected under the Wildlife and Countryside Act 1981 (as amended) from killing, injury and trade. Widespread amphibians (common toad, common frog, smooth newt and palmate newt) are protected from trade. The European hedgehog is a Species of Principal Importance under section 41 of the Natural Environment and Rural Communities Act 2006. Reasonable precautions should be taken during works to ensure that these species are not harmed.
5. The use of soakaways should be investigated in the first instance for surface water disposal. Percolation tests and the sizing of the soakaways should be designed in accordance with BRE Digest 365 to cater for a 1 in 100 year return storm event plus an allowance of 35% for climate change. Full details, calculations, dimensions and location plan of the percolation tests and the proposed soakaways should be submitted for approval. Surface water should pass through a silt trap or catch pit prior to entering the soakaway to reduce sediment build up within the soakaway. Should soakaways are not feasible, drainage calculations should limit the discharge rate from the site equivalent to a greenfield runoff rate should be submitted for approval. The

attenuation drainage system should be designed so that storm events of up to 1 in 100 year + 35% for climate change will not cause flooding of any property either within the proposed development or any other in the vicinity.

6. Urban creep is the conversion of permeable surfaces to impermeable over time e.g. surfacing of front gardens to provide additional parking spaces, extensions to existing buildings, creation of large patio areas. The appropriate allowance for urban creep must be included in the design of the drainage system over the lifetime of the proposed development. The allowances set out below must be applied to the impermeable area within the property curtilage:
Residential Dwellings per hectare Change allowance % of impermeable area
Less than 25 10
30 8
35 6
45 4
More than 50 2
Flats & apartments 0
7. If non permeable surfacing is used on the new access, driveway and parking area or the new access/ driveway slope towards the highway, the applicant should submit for approval a surface water drainage system to intercept water prior to flowing on to the public highway.
8. The proposed method of foul water sewage disposal should be identified and submitted for approval, along with details of any agreements with the local water authority and the foul water drainage system should comply with the Building Regulations H2.