

<b>Parish:</b>	<b>Castle Rising</b>	
<b>Proposal:</b>	<b>Demolition of existing house and construction of 2 pairs of semi-detached cottages</b>	
<b>Location:</b>	<b>Flintstones Lynn Road Castle Rising Norfolk PE31 6EJ</b>	
<b>Applicant:</b>	<b>Castle Rising Estate</b>	
<b>Case No:</b>	<b>22/02256/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Lucy Smith</b>	<b>Date for Determination: 1 March 2023</b>

**Reason for Referral to Planning Committee** – The applicant is Cllr. Lord Howard

**Neighbourhood Plan:** No

**Case Summary**

Full planning permission is sought for the construction of two pairs of semi-detached dwellings following the demolition of the existing dwelling known as Flintstones, Lynn Road, Castle Rising. The application site is immediately north of Castle Rising Castle and the associated 11th Century church remains which are designated as a scheduled monument and also Grade I listed. The site is also within the Castle Rising Conservation Area.

The application site is within the development boundary for Castle Rising shown on inset map G23 of the SADMPP (2016) and residential development on site is therefore considered acceptable.

**Key Issues**

- Principle of Development
- Impact on Designated Heritage Assets
- Design
- Impact on Neighbours
- Ecology
- Other material considerations

**Recommendation**

**APPROVE**

## **THE APPLICATION**

Full planning permission is sought for the construction of two pairs of semi-detached dwellings following the demolition of the existing dwelling known as Flintstones, Lynn Road, Castle Rising. The application site is immediately north of Castle Rising Castle and the associated 11th Century church remains which are designated as a scheduled monument and also Grade I listed. The site is also within the Castle Rising Conservation Area.

The application site is within the development boundary for Castle Rising shown on inset map G23 of the SADMP (2016) and residential development on site is therefore considered acceptable.

The existing dwelling is an unremarkable chalet-type house of late 60s/early 70s construction built largely of brickwork beneath a steep pitched main roof of concrete interlocking tiles and a sections of flat, bituminous flet roof.

The proposed 1.5 storey semi-detached dwellings are very traditionally styled drawing great influence from the wider Castle Rising vernacular with the use of decorative brick and carrstone and feature chimneys. The proposed cottages draw particular inspiration existing cottages to the east of the site which date from the early C19.

The two pairs of semis are identical, measuring a total width of approximately 23m and gables measuring 7.3m facing east/west. Ridge heights measure approximately 7.7m, 3.9m to eaves on the main parts of the dwellings, reduced to 3m on the projections from the north elevation. The main architectural features of the front elevations are proposed to the south, facing towards the Castle however all elevations have similar levels of detailing and maintain a traditional character.

Vehicular access is proposed to be via an upgraded access to the North, adjacent to the Old Post Office House (within blue land). Pedestrian access will also be available to Lynn Road to the east.

## **SUPPORTING CASE**

The principal driver behind this project has been to achieve the removal of the existing late C20 chalet dwelling which is considered inappropriate within this village setting. The replacement dwellings proposed are designed to be entirely in the Castle Rising style which befits the setting especially when taking into consideration the prominence of its location within the village Conservation Area but also in the context of the Castle and its earthworks, a Scheduled Monument in its own right.

The existing dwelling is very much of its era and is not well placed within its setting being of a distinct and opposing style to the general vernacular of the village, in particular Lynn Road, which is typified by traditional materials and building techniques, even where the buildings are more modern (for example the cottage to the north of the site).

The scheme proposed has been very carefully considered to emulate, without pastiche, the terrace of cottages to the east of the site which are considered not only to be exemplar in their design and detailing but also to typify the village's vernacular aesthetic. The cottages proposed are oriented to front the Castle so will present an attractive unified, but not uniform, façade of high quality, considered architecture that represents a much more attractive foreground than the bituminous flet flat roof and steep, concrete tiled main roof of the present dwelling and so avoids conflict with the Castle.

The cottages utilise traditional, vernacular materials of carrstone, soft red bricks and clay pantiles in traditional forms and proportions to incorporate the detailing of the cottages that represent the architect's inspiration.

The site is well suited to the proposed development in terms of nature, scale, and location. It permits vehicular access onto Lynn Road without the need for a new access, whilst a dedicated pedestrian access is also achieved from the west nearest to the village's most immediate amenities. The size of the site allows for the introduction of a discreet communal parking area, obscured from sight by the existing properties to the north and the new properties to the south. Each cottage will have its own amenity spaces in addition to those shared with the other 3 dwellings.

The site has been surveyed for protected species and the trees upon it too have been inspected and surveyed so that appropriate protection and mitigation measures can be undertaken to limit the impact of any works to safe levels.

Although the impact is thought to be minimal, given its position relative to the scheduled monument, archaeology has been considered and an early approach to the County Archaeologists has given direction towards the level of investigation required which will not only ensure that any features found on the site are not at risk but will also increase the understanding of the history upon it.

The scheme proposed represents a betterment of the site's projection upon the Conservation Area and Scheduled Monument by removing a dated, unsympathetic and largely unattractive structure and replacing it with new dwellings that greatly improve the appearance of the site but in doing so provide accommodation in an area where there is limited opportunity to do so without detriment to the village.

## **RELEVANT PLANNING HISTORY**

11/00083/TREECA: Tree Application - No objection: 19/08/11 - Removal of 2 trees to the left of the property, 3 trees to the right of the property and the Yew Tree and Laurel Tree at the rear of the property. In a conservation area - The Old Post Office

## **CONSULTATIONS**

**Parish Council: SUPPORT** - no reasons given.

**Local Highway Authority: NO OBJECTION** subject to conditions relating to the laying out of the access/parking/turning area

**Environmental Quality: NO OBJECTION** Recommended asbestos informative due to the age of the property.

**Historic Environment Service: NO OBJECTION** - provided comments on potential for archaeological remains on site, discussed below. Recommended conditions.

**Historic England: SUPPORT** - detailed comments are addressed within the report below.

**Conservation Officer: NO OBJECTON** - 'I have no objections to the proposed, but would suggest conditioning a robust landscape plan. The boundary between the Castle and the site is paramount to retain an acceptable setting for the Castle. I would suggest a verdant

green boundary should be enhanced between the sites to screen all the usual household paraphernalia from the views of the Castle and the wider conservation area.'

**Arboricultural Officer: NO OBJECTION** States the following comments:

- I am not altogether comfortable with the extent of tree felling.
- The trees to be removed are largely Ash which are likely to succumb to Ash Dieback Disease. However there is insufficient space to replace the trees or hedging and there will be a loss of screening and biomass.
- The use of No-Dig surfacing around a Category A beech tree (T1) is capable of causing root damage unless carefully instated.
- I would like to see an Arboricultural Clerk of Works (ACoW) be appointed to oversee and document the correct installation of Ground Protection, Protective Fencing and their sound up-keep as well as documented evidence of the No-Dig Surface being instated according to best practice. '

## **REPRESENTATIONS**

None received at time of writing

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS08** - Sustainable Development

**CS11** – Transport

**CS12** - Environmental Assets

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM1** – Presumption in Favour of Sustainable Development

**DM2** – Development Boundaries

**DM15** – Environment, Design and Amenity

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

## **PLANNING CONSIDERATIONS**

The main considerations are:

Principle of Development

Impact on Designated Heritage Assets

Design

Impact on Neighbours

Ecology

Other material considerations

### **Principle of Development**

The application seeks consent for the demolition of an existing dwelling and subsequent replacement with two pairs of semidetached dwellings.

The application site is located within the development boundary for Castle Rising as shown on Inset Map G23 and the principle of development is therefore considered acceptable.

### **Impact on Designated Heritage Assets**

The proposed development site is located immediately adjacent to Castle Rising Castle and 11th century church remains which are designated as a scheduled monument and also Grade I listed. The site is also within the Castle Rising Conservation Area.

Any development of the site will have an impact on the setting of these designated heritage assets. Any harm to or loss of the significance of a designated heritage asset (from its alteration, destruction or from development in its setting) requires clear and convincing justification.

As set out in the submitted heritage statement, the existing 1960s-70s dwelling does not make a positive contribution to the significance of the Conservation Area or to the setting of surrounding heritage assets. The proposed replacement cottages would represent an increase in the amount of development immediately to the north of the castle site which would have some impact on the setting of the monument and conservation area. The east-west orientation of the proposed cottages replicates an existing pair of historic cottages to the west of the application site. The proposals are for the new cottages at the application site to be constructed in a style and materials (carrstone and pantiles) which accord with historic properties in the conservation area. With appropriate use of materials, the replacement of the existing 20th century dwelling with the proposed cottages has potential to make a beneficial contribution to the setting of the conservation area and castle.

Historic England considers that the proposed replacement of the existing 20th century dwelling with two pairs of carrstone cottages has potential to result in an improvement to the setting of Castle Rising Castle and the Castle Rising Conservation Area. This viewpoint is shared by the Local Planning Authority.

The application meets the requirements of the NPPF, in particular paragraph numbers 194, 199, 202, policy CS12 of the Core strategy (2011) and policy DM15 of the SADMPP (2016).

### **Design**

The proposed dwellings broadly imitate the design and form of an existing pair of semi-detached cottages to the east; proposing reduced eaves heights, traditional stonework, dormers and detailed chimney stacks.

Plans have been amended during this application to alter the first-floor layouts of the proposal, which allows bathroom windows immediately facing the dwelling to the north to be obscure glazed.

The dwellings are proposed running parallel to the boundary with the castle, extending further into the plot than the existing dwelling, with a joint access point and parking area proposed to the north. Given the orientation of surrounding dwellings, this parking area will not be visible from the wider street scene.

Dwellings are set within modest plots, with garden areas to each side of the semi-detached pairs. The front elevations face the castle with rear elevations facing north, proposed walkways are shown on the plan to provide pedestrian access to Lynn Road to the east.

As a result of the intensification of use proposed under this application, there is potential for additional impacts on the form and character of the area through the use of permitted development rights in the future.

The raised levels on site compared to the road and the layout of the proposed development have the potential to result in an increase in residential paraphernalia (for example washing lines) adjacent to the road which will lead to impacts on the street scene and setting of heritage assets. Following discussions with the Agent regarding this impact, a hedge has been indicated on the proposed plans. Full details of this hedge will be provided via condition and will ensure this elevation is suitably screened.

As a result of the sensitivities of the site, it is considered necessary to impose restrictive conditions to prevent future extensions and alterations, or the construction of outbuildings or boundary treatments that could lead to harm to the setting of the adjoining SAM/Grade 1 Listed Building and the Conservation Area as a whole.

The development complies with the NPPF (2021), Policies CS08 and CS12 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).

### **Impact on Neighbours**

The dormer windows serving the bathrooms on north elevations of the dwellings are located approximately 13.5m from a south facing window on the neighbouring dwelling. Considering the distances involved, it is considered that proposed obscure glazing is sufficient to limit adverse impacts in terms of overlooking of this adjoining dwelling.

Dormer windows facing east and west are considered sufficiently distanced from neighbouring dwellings to limit any adverse impacts. The angles involved are such that no significant impact between proposed dwellings is likely. Dormer windows for the central plots are 22m apart, with a similar distance provided between the dormer window facing east and the rear elevation of the neighbouring dwelling. Balanced against the existing unobscured bedroom window facing towards this neighbouring dwelling, the proposed dormer window is not considered likely to lead to severe adverse impacts on the amenity of this dwelling.

Trees to be retained to the west of the site will prevent any significant impacts on the dwellings to the west. Sufficient distance is provided to the dwelling in blue land to the north of the parking area to limit overlooking/overbearing/overshadowing impacts. Boundary treatments controlled via condition will further restrict adverse impacts in regard to privacy.

Whilst the dwellings will be visible to the nearest neighbours, given the spacing involved and the angles between windows, the proposed development is not considered likely to give rise to significant adverse impacts to an extent that would warrant refusal of the application. Conditions are recommended to ensure bathroom windows proposed on the rear elevation of the dwellings are fitted with obscure glazing. The removal of other PD rights will further restrict future impacts on adjoining properties in the future.

The development complies with the NPPF (2021), Policies CS08 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).

## Ecology

The Ecological Impact Assessment outlines day roosts for pipistrelle bats within the existing roof structure. An EPS license is required for the demolition works, as such it is the LPA's responsibility to conduct the tests of derogation to determine if a license is likely to be granted by Natural England.

A mitigation licence derogating from the legal protection afforded to roosting bats by the Conservation of Habitats and Species Regulations 2017 (as amended) can only be granted in cases where the activity meets the following three tests.

1 - There is an overriding public interest.

The proposal is considered to comply with this test. The application complies with the policies of the development plan, providing four additional dwellings towards the housing supply and poses a positive improvement for the setting of designated heritage assets.

2 - There is no satisfactory alternative.

The proposal is to demolish the existing dwelling and construct four new residential dwellings. The alternative to the proposed activity is retaining the existing dwelling - this would prevent direct impacts however the dwelling will continue to deteriorate and it is likely that repair works would need to be carried out which would impact on bat roosts. The proposed development provides wider benefits related to the additional three dwellings as well as improvements to the setting of heritage assets. Any impacts are likely to be successfully mitigated and it is considered that this option provides the most appropriate solution.

3 - The resulting permitted actions will not be detrimental to the maintenance of the populations of the species concerned at a favourable conservation status within their natural range.

The bat roosting use is by modest numbers of a relatively common bat species and any impact is possible to mitigate through compensation conditions. The favourable conservation status of the local common pipistrelle population is judged as extremely likely to persist despite the proposed development, so long as there is mitigation with respect to the undertaking of the works.

It is the LPA's opinion that an EPS license is likely to be granted on the above basis. The development complies with the NPPF (2021) and Policies CS08 and CS12 of the Core Strategy (2011).

### **Other material impacts:**

Trees - A group of trees (4 Ash Trees, groups of hedgerows and a Birch) are required to be removed to facilitate the construction of the dwellings. Some of this impact can be mitigated through landscaping conditions to require additional hedgerows and planting, and the supplementing of the existing hedgerows to the south boundary. A tree protection plan has been provided to ensure that the trees to be retained are suitably protected throughout construction.

The arboricultural officer recommended further conditions are imposed to ensure that the installation of ground protection, protective fencing and their future upkeep is evidenced and any no-dig surface is instated according to best practice. Whilst these comments are noted,

given the level of detail provided on the proposed plans, it is not considered necessary to impose further conditions on this consent. Standard conditions relating to development in accordance with the plan, landscaping details and implementation are considered to suitably control the development.

The development complies with the NPPF (2021), Policies CS08 and CS12 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).

*Highway Safety* – The existing dwelling has access via dual entry driveway to the east. In contrast, the proposed dwellings will be served by access track to the north, with a shared parking area.

No objections have been raised by the Local Highway Authority on highway safety grounds. Conditions are required to ensure the access track can be constructed without adverse impacts on Root Protection Areas, as discussed above.

The development complies with the NPPF (2021), Policies CS08 and CS11 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).

*Archaeology* - The application site is adjacent to a 11th to 12th century Castle Rising castle, a Scheduled Monument and is within the medieval park shown on a late 16th century map. Immediately lies the site of a late medieval lodge which belonged to the castle. To the north is the medieval stone cross and the 12th Century parish church, where medieval artefacts and features have been found.

It is therefore likely that this development site lies within an area of significant medieval occupation. Consequently, there is potential that heritage assets with archaeological interest (buried archaeological remains) will be present at the site and that their significance will be adversely affected by the proposed development. Conditions are recommended to control submission of a written scheme of investigation etc. in order to ensure suitable controls are in place.

The development therefore complies with the NPPF (2021), Policy CS12 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).

*Flood Risk* – The application site is in Flood Zone 1 and not considered to be at risk from flooding. The application therefore complies with the NPPF (2021) in relation to guiding development to areas at the lowest risk of flooding.

*Appropriate Assessment* - The GIRAMS fee is required to be paid as part of any Reserved Matters application on site in order to mitigation potential impacts from recreational pressure as a result of the site's location in the Zone of Influence for protected sites such as the Wash SAC/SPA, Dersingham Bog/Roydon Common RAMSAR etc. An appropriate assessment has taken place separately to assess the suitability of this mitigation measure.

## **CONCLUSION**

The application proposes the replacement of an existing chalet bungalow, which does not positively contribute to the character of the Conservation Area, with four modest 1.5 storey cottage style dwellings. The site is within the development boundary and residential development is acceptable in principle.



Whilst trees will be removed to facilitate the construction of the dwellings, the proposed design is considered likely to result in a improvement to the street scene and to the setting of the adjacent heritage assets. Conditions will be used to control materials and landscaping details.

Changes to the proposed plans throughout the course of this application have removed opportunities for overlooking as a result of the position of dormer windows and the impact on adjoining dwellings and future occupiers is considered acceptable.

The proposed development is considered to comply with the NPPF (2021), Policies CS02, CS08 and CS12 of the Core Strategy (2011) and Policies DM2 and DM15 of the Site Allocations and Development Management Policies Plan.

## **RECOMMENDATION:**

**APPROVE** subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:
  - 5152-PL04 A
  - 5152/PL05 A - received 16.02.2023
  - 5152-PL07 A
  - 5152-PL08 A
  - 5152-PL09 A
  - 5152-PL10
  - 3/412/1A
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: The development hereby permitted shall be implemented in strict accordance with the mitigation measures proposed within the Arboricultural Impact Assessment and Tree Protection Plan, written by Wild Frontier Ecology and submitted as part of this application. In particular, the report states:
  - Tree protection and ground protection to be installed prior to works commencing and retained in place throughout demolition and construction, in accordance with the details shown on the tree protection plan.
  - Any additional hard surfacing to be comprised of no-dig permeable surfacing laid on top of the existing ground level, in accordance with the details shown on the tree protection plan.
  - Installation of no-dig permeable driveway to be supervised by an Arboriculturist.
- 3 Reason: To ensure existing retained trees are suitably protected in accordance with the principles of the NPPF (2021).
- 4 Condition: Prior to the first use/occupation of the development hereby permitted, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority.  
Hard landscaping works shall include:

- finished levels or contours,
  - hard surface materials including full details of any proposed no-dig permeable surfacing as outlined in the submitted arboricultural method statement and tree protection plan.
  - refuse or other storage units, structures and other minor artefacts
  - details of the provision of a replacement pond/waterbody, in line with section 7.4 of the Ecology Report
  - Soft landscape works shall include:
    - details of the provision of a hedgerow to the east boundary of the site and any necessary supplementing of the hedgerow to the south boundary,
    - details of replacement tree planting
    - planting plans,
    - written specifications (including cultivation and other operations associated with plant and grass establishment)
    - schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
- 4 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 5 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 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 as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 5 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 6 Condition: No development shall take place on any external surface of the development hereby permitted until details of the type, colour and texture of all materials to be used for the external surfaces of the building(s) 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.
- 6 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 7 Condition: No development shall commence on any external surface of the development until a sample panel of the materials to be used for the external surfaces of the building(s) and/or extension(s) hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond and pointing technique. The development shall be constructed in accordance with the approved details.
- 7 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 8 Condition: No development over or above foundations shall take place on site until full details of the window style, reveal, cill and header treatment has been submitted to and

approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

- 8 Reason: To ensure that the design and appearance of the development is appropriate in accordance with the principles of the NPPF.
- 9 Condition: Prior to the first occupation of the dwellings hereby permitted the bathroom windows at first floor on the north elevations shown on dwg No. 5152/PL05-A received 16th February 2023 shall be fitted with obscured glazing and any part of the window(s) that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The window(s) shall be permanently retained in that condition thereafter.
- 9 Reason: In the interests of the amenities of the locality to prevent adverse impacts on neighbours in accordance with the principles of the NPPF.
- 10 Condition: Notwithstanding the provisions of Schedule 2, Part 1, Class A, C, and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement, improvement or other alteration to the dwelling house, other alterations to the roof of a dwellinghouse or the provision within the curtilage of the dwelling house of any building or enclosure, swimming or other pool shall not be allowed without the granting of specific planning permission.
- 10 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.
- 11 Condition: Prior to first occupation/use of the development hereby permitted, a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, heights, design, materials and type of boundary treatment to be erected within the site. The details shall include full details of the provision of a hedgerow along the east boundary of the site as shown on dwg No. 3/412/1A. The boundary treatments shall be completed in accordance with the agreed details before the occupation/use hereby permitted is commenced or before the building(s) are occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority.
- 11 Reason: In order that the Local Planning Authority may retain control over the use of the premises where an alternative use otherwise permitted by the above mentioned Order would be detrimental to the amenities of the locality.
- 12 Condition: Prior to the first occupation of the development hereby permitted the vehicular access / crossing over the footway shall be constructed in accordance with the highways specification TRAD 1 and thereafter retained at the position shown on the approved plan. Arrangement shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.
- 12 Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety in accordance with the NPPF.
- 13 Condition: Notwithstanding the submitted details unless otherwise agreed in writing by the Local Planning Authority the proposed private drive shall be maintained in perpetuity at a minimum width of 4.5 metres for a minimum length of 10 metres as measured from the near edge of the highway carriageway.

- 13 Reason: In the interests of highway safety and traffic movement in accordance with the principles of the NPPF.
- 14 Condition: Vehicular / pedestrian / cyclist access to and egress from the adjoining highway shall be limited to the accesses shown on Drawing No. 3/412/1A only. Any other access or egress shall be permanently closed and the footway / highway verge shall be reinstated prior to the first occupation of any dwelling hereby approved in accordance with a detailed scheme to be agreed in writing by the Local Planning Authority.
- 14 Reason: In the interests of highway safety in accordance with the NPPF.
- 15 Condition: Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order (2015), (or any Order revoking, amending or re-enacting that Order) no gates/bollard/chain/other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 15 Reason: In the interests of highway safety in accordance with the NPPF.
- 16 Condition: Prior to the first occupation/use of the development hereby permitted 2.4 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's roadside frontage (and additionally along the flank frontage of the adjacent property as outlined in blue on the submitted details).The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.
- 16 Reason: In the interests of highway safety in accordance with the principles of the NPPF.
- 17 Condition: Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking / turning area shall be laid out, levelled, surfaced and drained in accordance with the agreed details and retained thereafter available for that specific use.
- 17 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety
- 18 Condition: The development hereby approved shall be constructed in strict accordance with the mitigation and enhancement measures proposed within the Ecology Report, authored by Wild Frontier Ecology dated December 2022. In particular, the Ecology Report states:
- Provision of new roost facilities in line with sections 7.2.1 and 8.1.1 of the Ecology Report
  - Any external lighting to be installed in line with section 7.2.2 of the Ecology Report
  - Installation of two house martin nest boxes and three additional bird boxes in line with section 7.3 of the Ecology Report
  - Use of native flowering and fruiting species for green landscaping associated with the development,, in line with section 7.4 of the Ecology Report
  - Replacement of pond in line with section 7.4 of the Ecology Report  
Mitigation measures shall be completed in accordance with the submitted details prior to the first occupation of any dwelling on site.

- 18 Reason: In the interests of securing appropriate mitigation to avoid adverse impacts on protected species in accordance with the principles of the NPPF.
- 19 Condition: No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation, 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation and 7) any further project designs as addenda to the approved WSI covering subsequent phases of mitigation as required.
- 19 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF. This needs to be a pre-commencement condition given the potential impact upon archaeological assets during groundworks/construction.
- 20 Condition: No development shall take place other than in accordance with the written scheme of investigation approved under condition 20 and any addenda to that WSI covering subsequent phases of mitigation.
- 20 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 21 Condition: The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition 20 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- 21 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.