

AGENDA ITEM NO: 9/3(a)

Parish:	Hockwold cum Wilton	
Proposal:	Proposed barn style eco friendly SELF BUILD dwelling	
Location:	The Orchard 20 Nursery Lane Hockwold cum Wilton THETFORD IP26 4ND	
Applicant:	C/O Agent Paul Softley	
Case No:	26/00508/F (Full Application)	
Case Officer:	Tom Ellis-Daish	Date for Determination: 2 June 2026 Extension of Time Expiry Date: 23 October 2026

Reason for Referral to Planning Committee – In accordance with the Planning Scheme of Delegation following a Sifting Panel meeting due to a Parish Council Objection contrary to the Officer's recommendation.

Neighbourhood Plan: No

Case Summary

The application site relates to a parcel of land measuring approx. 0.24Ha along Nursery Lane, Hockwold-cum-Wilton. The land is currently laid largely to grass, with a number of trees to the southern side. The site was previously in an agricultural use, with a number of store buildings which have since been removed.

The proposal is for the erection of Self build barn style eco-friendly dwelling. Associated landscaping works and a cart shed are also proposed as part of this application.

The site is outside of, but adjacent to, the Development Boundary for Hockwold-cum-Wilton. The dwelling immediately north of the site is No.16 and to the south is No.22.

The site is largely located outside of The Hockwold-cum-Wilton Conservation Area, the boundary of which runs along, and partly within, the site's northern boundary. The Conservation Area boundary is also located to the rear (west) of the site, separated from the site by a field.

Planning history shows that the site was previously within the ownership as No.16 Nursery Lane but appears to have been separated. The proposal would utilise the same highway access as No.16.

The proposal has been revised during this application following the receipt of comments made by the Conservation Officer in objection to the proposal, resulting in a reduction in scale and a more traditional appearance. Reconsultation has been undertaken on these amended plans.

Key Issues

Principle of Development,
Form, Character and Impacts Upon Heritage Assets,
Impacts on Amenity, and
Ecological Impacts.

Recommendation

APPROVE

THE APPLICATION

Permission is sought for the erection of a barn-style, eco friendly dwelling.

The dwelling proposed would be of two storeys, with a below-ground basement, located somewhat centrally on a large (0.24Ha) plot. A two-bay garage would also be provided, with a driveway leading to a shared access with No. 16 to the north. Additional trees and landscaping area also proposed.

The approximate dimensions of the proposal (excluding the front and rear protrusions) would be 7.1m in height, measuring 3.8m to the eaves, 17.4m in width and 8m in depth. The front atrium would have approximate dimensions of 6.3m in height, measuring 3.8m to the eaves, 6m in width and would extend 2.8m forward of the main dwellinghouse. The rear projection would have approximate measurements of 6.3m in height, measuring 4m to the eaves, 4.7m in width and 3.5m in depth.

The proposed cartshed would have approximate dimensions of 5m in height, measuring 2.6m to the eaves, a depth of 5.7m and a width of 5.7m and would also be atop a brick plinth, finished in a similar fashion.

Hockwold cum Wilton is classified together with Feltwell as a Tier 4 Rural Service Centre, with services such as a shop, filling station, church and school.

SUPPORTING CASE

No supporting case has been received at the time of writing this report.

PLANNING HISTORY

24/01665/F: Application Permitted: 05/02/25 - Part Retrospective Application for the proposed widening of the existing vehicular access, replacement 1.8m timber fencing, brick wall end, brick pillars and gates. This application was made by No.16, with the application site also being within the redline.

RESPONSE TO CONSULTATION

Parish Council: Initially recorded OBJECTION on the following grounds

- Character and form of development- the proposal represents backland development that does not reflect the established pattern along Nurse Lane. The area is characterised by small-scale, modest dwellings within a linear frontage,
- Scale, massing and visual impact- The design would appear dominant and visually intrusive within this plot. The proposed finished floor level is set above the road level, increasing the perceived height and prominence of the building,
- Impact on neighbour amenity- Due to its siting, scale and elevated position, the proposal is likely to result in an overbearing impact on neighbouring properties. There is also concern regarding overshadowing and loss of outlook, which would be out of keeping with the existing relationship between dwellings in this part of the village,
- Impact on the setting of the Conservation Area- The site lies immediately adjacent to the conservation area boundary. Development in this location must conserve or enhance the character and appearance of the conservation area, including its scale. The PC consider that the proposal's scale, form and positioning would fail to achieve this. The introduction of a prominently styled structure in this sensitive location risks harming the rural character and transitional setting which contributes to the significance of the conservation area. LPA must have special regard to the desirability of preserving or enhancing the character or appearance of the conservation area.

At the time of writing this report, no response has been received to the reconsultation on the amended plans.

Conservation Officer: (In response to revised scheme) OBJECTION

- The front elevation appears more like a barn and the scale and form in the street scene view are acceptable,
- The rear view is still problematic. Views into the conservation area would still be affected by this rather domestic looking structure and out of keeping with the agricultural character of the adjacent barns. A shame when the agent has worked hard to achieve a more traditional appearance to the street scene,
- The position on the plot is rather isolated and the proposal could be better related to other built form,
- The design would be out of keeping with the character of the area and would impact negatively upon the setting of the conservation area- the proposal would therefore need to be considered against policies LP20 and LP21 of the Local Plan as well as Paragraphs 212 and 213 of the NPPF.

Following receipt of these comments, the Assistant Conservation Officer has confirmed that a less than substantial level of harm to the Conservation Area would occur.

Highways Authority: NO OBJECTION subject to condition

- Request a condition relating to the availability of parking and manoeuvring areas.

Natural England: FURTHER INFORMATION REQUIRED

- Stated that further information was required in relation to impacts on protected sites,
- The competent authority's conclusions need to be recorded through an HRA (this has now been completed).

Ecology Officer NO OBJECTION:

- The Preliminary Ecological Appraisal does not raise any significant ecological concerns for protected species but does highlight LPA guidance requires an HRA for

sites in close proximity to the Breckland SPA, which is designated for Stone Curlew, Nightjar and Woodlark. The onsite habitat is not a preference for these species,

- Direct impacts to the SPA can be scoped out,
- GIRAMS Tariff is required,
- BNG exemption under self-build exemption is not controversial,
- Reasonable enhancements have been recommended in the Preliminary Environmental Assessment. Mitigation measures are also proposed which include sensitive lighting and sensitive habitat clearance, and
- Request a condition relating to ecological enhancements and informatives relating to the Biodiversity Net Gain exemption and Protected Species (attached).

Environmental Quality NO OBJECTION:

- No significant potential sources of contamination are identified in our records, or in the information provided by the applicant.

Historic Environment Service NO OBJECTION:

- There are no known archaeological implications.

REPRESENTATIONS

In response to reconsultation following the receipt of amended plans, ONE letter of **OBJECTION** has been received from a third-party. Their comments can be summarised as follows:

- Another property in such a small area,
- The proposal would overlook the commentor's property.

In response to the scheme as initially submitted, TWO letters of **OBJECTION** were received, summarised as follows:

- Large, ugly house being built on a lovely old paddock for the proposer's profit,
- Suggest that the site be used for the benefit of the village and environment such as creating an orchard or a wildflower meadow,
- The proposal being set back from existing properties leads to overshadowing and loss of privacy,
- Obstructs views from 16 and 22,
- The proposal would be overbearing and out of character with the conservation area, and the area as a whole.

KING'S LYNN AND WEST NORFOLK LOCAL PLAN 2021-2040

LP01 - Spatial Strategy and Settlement Hierarchy Policy (Strategic Policy)

LP02 - Residential Development on Windfall Sites (Strategic Policy)

LP06 - Climate Change (Strategic Policy)

LP13 - Transportation (Strategic Policy)

LP14 - Parking Provision in New Development

LP18 - Design & Sustainable Development (Strategic Policy)

LP19 - Environmental Assets - Green Infrastructure, Landscape Character, Biodiversity and Geodiversity (Strategic Policy)

LP20 - Environmental Assets- Historic Environment (Strategic Policy)

LP21 - Environment, Design and Amenity (Strategic Policy)

LP27 - Habitats Regulations Assessment (HRA) (Strategic Policy)

LP31 - Custom and Self-Build Housing (Strategic Policy)

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of Development
- Form, Character and Impact upon Heritage Assets
- Impact on Neighbour Amenity
- Ecology and Climate Change
- Highway Safety and Travel
- Self-Build
- Any other matters requiring consideration prior to determination of the application

Principle of Development:

Paragraph 2 of the National Planning Policy Framework (2024) reiterates the requirements of planning law which is that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

In this instance the Development Plan comprises the Local Plan (2021-2040).

The site is located adjacent to the development boundary for Hockwold-cum-Wilton, which together with Feltwell is classified as a Tier 4 Rural Service Centre by Policy LP01 of the Local Plan. Policy LP02 of the Local Plan states that residential development outside of, but adjoining development boundaries will be supported provided it complies with other relevant policies of the development plan and meets the criteria of both Part 1 and 2, which are given below (summarised):

Part 1:

- A) It results in sustainable design which respects and enhances local character,
- B) It has regard to the size, type, tenure and range of housing that supports the community,
- C) It will not cause significant adverse impacts on services and infrastructure and local infrastructure is sufficient to meet the demands of the development,
- D) It makes a positive contribution to the local environment and landscape setting,

- E) It does not result in an unacceptable impact on highway safety, and
- F) The development maximises opportunities to reduce the need to travel and encourages sustainable and active travel modes.

Part 2:

- A) It respects or enhances the character of the adjoining settlement and countryside,
- B) It can be supported by existing and future service provision, or adverse effects can be mitigated through financial contribution,
- C) It is not located within the Norfolk Coast National Landscape,
- D) It preserves or enhances the significance of nearby heritage assets, and
- E) It would maintain the physical separation between existing settlements and protect their identity.

These criteria are assessed throughout this report.

Additionally, as the site is located outside of any development boundary it is considered as being within the countryside. However, as stated above, it adjoins the development boundary for Hockwold-cum-Wilton and the proposal would be well connected to the existing settlement and is not considered isolated.

The principle of development may be acceptable, subject to compliance with all elements of Policy LP02 outlined above as assessed throughout this report.

Form, Character and Impacts Upon Heritage Assets:

Policy LP18 states (inter alia) that all new development in the borough must be of a high-quality design and is required to demonstrate its ability to conserve and enhance the historic environment.

Policy LP20 relates to the historic environment, stating (inter alia) that the historic environment will be conserved and enhanced in a manner appropriate to its significance.

Policy LP21 states (inter alia) that proposals must conserve and enhance the amenity of the wider environment, including the historic environment as well as its visual impact. Policy LP21 further states that development should respond sympathetically to the local setting.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that the LPA pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Paragraph 212 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Paragraph 213 of the NPPF further states that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

Paragraph 215 of the NPPF further requires that where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

The site is located adjacent to the Hockwold-cum-Wilton Conservation Area (a designated heritage asset), which runs along the northern boundary of the site. Several of the buildings

along Nursery Lane are also identified as important unlisted buildings within the Conservation Area Character Statement (nos. 16, 19, 21 and Hartley Place).

A notable divide is present within the street, along the Conservation Area's boundary line. To the north of the site, buildings are almost entirely of some heritage value, of traditional materials and proportions. Buildings to the north are predominantly two storey, with several having single storey elements. To the south of the Conservation Area boundary, dwellings are of a more modern appearance, comprising predominantly single storey detached dwellings of either red or buff brick construction.

The plot has been identified as somewhat of a break in the development along the street, separating the dwellings within the Conservation Area boundary from those outside it. The plot currently comprises mostly grass, with a collection of trees to the southern side of the site. The land within the site gradually inclines upward toward the west.

The proposal would be sited far back from the highway (approx. 30m to the dwelling), into what is a relatively large plot and would take on a barn-style appearance with a garage/carport to its southeastern side.

On receipt of the application, this proposal was larger in scale and more domestic in appearance. It has since been revised and reconsultation undertaken on the revised plans.

The proposal would be finished in cladding, atop a brick plinth. Further brick detailing would be present around windows and doors, with further detailing at wall edges. The proposal would also include traditionally styled wall ties on its front (east) elevation and southern side elevation. Timber would be used around the gable ends. The proposal would have a protruding atrium area to its front (east) and a projection to its rear (west). These protrusions would be at a lower height than the main ridgeline.

The approximate dimensions of the proposal (excluding the front and rear protrusions) would be 7.1m in height, measuring 3.8m to the eaves, 17.4m in width and 8m in depth. The front atrium would have approximate dimensions of 6.3m in height, measuring 3.8m to the eaves, 6m in width and would extend 2.8m forward of the main dwellinghouse. The rear projection would have approximate measurements of 6.3m in height, measuring 4m to the eaves, 4.7m in width and 3.5m in depth.

The proposed cartshed would have approximate dimensions of 5m in height, measuring 2.6m to the eaves, a depth of 5.7m and a width of 5.7m and would also be atop a brick plinth, finished in a similar fashion.

The proposal's siting, being toward the centre of the plot and away from the highway preserve the character of the plot as a transition between the Conservation Area and remainder of the street by retaining areas of garden/open space to either side of the dwelling and emphasise the plot as a transitional area.

The proposal would additionally act as a transitional step in the height of dwellings in the streetscene, bridging a gap between the single storey dwellings to the south and the two storey dwellings to the north.

The barn-style appearance of the dwelling is appropriate in the streetscene, referencing the site's agricultural history and reflecting the agricultural appearance of the neighbouring dwelling and outbuildings to the north. More modern elements in the design, such as the atriums, avoid pastiche and preserve the significance of the conservation area to the north, being a transition between old and new, rather than being in contrast to either.

As referenced by the Conservation Officer's comments, the proposal is more clearly read as domestic to the rear of the site. It must also be acknowledged that views in and out of the conservation area must be taken into account regardless of the ability of the public to access those views. Therefore, the view of the site from the field to the rear toward the conservation area must be considered in this context. The more domestic appearance of the rear elevation is largely due to the glazing, being a larger area than seen elsewhere on the proposal. However, the use of timber and brick detailing elements allows the proposal to maintain a suitable appearance, again creating a transition from the modern elements of the scene to the south and heritage assets to the north.

The Assistant Conservation Officer identifies a less than substantial level of harm to the setting and views of the Conservation Area.

As discussed above, Paragraph 215 of the NPPF requires that where a proposal would lead to less than substantial harm to a designated heritage asset, the proposal must be weighed against its public benefit. The proposal would provide a single self-build dwelling, contributing toward the borough's housing stock. The construction phase would also result in economic benefits, as would increasing the population capacity of Hockwold-cum-Wilton, supporting the local economy. Therefore, a level of public benefit is identified which is sufficient to offset the level of harm to the setting of the Conservation Area, in accordance with Paragraph 215.

The cart shed would also, by its nature, give the site a domestic character. However, it would be located to the southern side of the site, having a greater relationship to the newer residential dwellings whilst still being of an appropriate design and finish to the heritage assets to the north.

It is therefore considered that the proposal would sit comfortably in the streetscene, being of a suitable scale and design as to conserve the heritage assets and character of the area. The proposal would cause less than substantial harm to the setting and views of the Conservation Area, but this has been balanced against its public benefit. The proposal therefore accords with the requirements of Policies LP18, LP20 and LP21 of the Local Plan, the LPA's duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF.

Impact on Neighbour Amenity:

There are no dwellings to the rear (west) of the site to be impacted by the proposal.

Overshadowing:

The proposal would cast some shadow toward the garden of the dwelling to the north but given the existing boundary treatment (an approx. 2m timber fence), the approx. 9.4m distance from the proposal to the boundary, and that the proposal is broadly lengthways to this northern boundary, reducing the extent of shadow cast, it is not considered that the impact would be adverse.

Some shadow may also be cast toward to the southeast/east, where No. 22 Nursery Lane, which has a partial wrap-around garden to its west and north. This impact would be limited to the late evening for a portion of the year, and the impact is not considered to be adverse.

Due to the path of the sun, shadow would not be cast toward the south.

Overlooking:

There are no properties immediately to the west that could otherwise be subject to overlooking impacts.

The proposal is a sufficient distance (approx. 47m) from No.27 to the east as to not lead to adverse overlooking impacts.

Some view of No.22 to the east and southeast of the proposal would be had from the four east-facing roof lights to the front of the proposal. The two northernmost of these roof lights would be partially obscured by the atrium, and therefore not lead to adverse overlooking impacts. The two southernmost of these windows would serve non-habitable rooms, one being the landing area and the other being an ensuite bathroom. Given the use of these rooms is not as habitable rooms, the distance of approx. 15.8m (at the closest point) with the boundary of No.22 and difference in elevation, it is not considered that the overlooking impact resulting from these would be adverse. At ground floor level, the two northernmost windows would be suitably screened by the proposal's atrium. The atrium itself would be a transient area, and therefore not give rise to adverse overlooking impacts. The two southernmost windows at ground floor level would serve a utility room and as such are also not considered to cause adverse overlooking impacts.

To the north, the ground floor fenestrations would face toward the existing 2m high boundary treatment and the impact from these is not considered adverse. At first floor level, the two gable end windows (serving a bathroom and ensuite bathroom) would be obscure glazed and therefore not cause adverse overlooking impacts. Two roof lights would also be present, one of which serves the front atrium area (to which the floor does not extend), and the other serving a space attached to bedroom one, which would be a suitable distance (approx. 21m to the northern boundary) as to suitably mitigate any potential overlooking impacts. Furthermore, the main portion of the dwelling would obstruct much of the view from this window toward the neighbouring property to the north.

To the south, potential overlooking impacts from the ground floor windows would be suitably mitigated by the approx. 24m distance to the boundary, with further mitigation provided by the existing trees (additional trees are also proposed to the south of the proposal, but details of these have not yet been provided). At first floor level, a single gable end window would be provided, which would be obscure glazed and serves an ensuite bathroom. Two roof lights would also be present, one of which would serve the atrium area to the front of the proposal and the view from which would be partially obscured by the cartshed. The other would serve an area off of bedroom one would be approx. 24m from the boundary to the south, which is considered suitable to mitigate potential overlooking impacts.

The proposal is suitably located within the plot as to not be considered overbearing.

The proposal is therefore considered to accord with Policy LP21 of the Local Plan.

Ecology and Climate Change:

Policy LP06 relates to climate change and sets out requirements for developments to minimise carbon emissions and adapt to the challenges of climate change.

Policies LP18 and LP21 further require that development be sustainable and of a high-quality design.

Policy LP19 encourages the incorporation of nature and/or green infrastructure in schemes.

The areas of glazing on the eastern and western elevations of the proposal would allow for solar gain, reducing the energy needs of the dwelling. Solar panels would also be located in the western roof slope, allowing for the generation of clean electricity.

A biodigester would be located in the rear garden and the dwelling would also be built to modern building standards, including an electric car charger within the carport.

The Planning Statement also advises that an Air Source Heating System, Mechanical Ventilation with Heat Recovery System, rainwater harvesting system and water-saving low-flow kits would be installed. As the proposal is considered acceptable with regards to sustainability regardless of these measures, it is not considered necessary to condition details of these be supplied.

Although exempt from Biodiversity Net Gain contributions by virtue of its self-build nature, the plans show areas of hedging and trees would be provided. The supplied "Overview of Design" document also states that swift boxes, bat bricks, bee bricks and a hibernacula would be installed.

Impacts on Stone Curlew, nightjar and woodlark have been scoped out by HRA as the onsite habitat is not the typical preference of these species. Furthermore, the site is screened from the SPA by houses on the eastern side of Nursery Lane.

Further assessment of the potential impacts of the development has been undertaken as part of a Preliminary Ecological Appraisal, which identifies potential impacts and suggests mitigation. Conditions have been attached in relation to this.

The proposal is therefore considered to be of a sustainable design, providing climate change adaptations and resiliency in addition to nature-based solution, in accordance with the requirements of Policies LP06, LP18, LP19 and LP21.

Highway Safety and Travel:

The proposal comprises four bedrooms, and would provide ample parking space for these, in accordance with Policy LP14 of the Local Plan. Two spaces are also demonstrated within the cartshed, although it is noted that due to the structure of the cartshed, these would be below the dimensions given within the NCC Parking Guidelines (due to support posts and walls, the spaces would be approx. 5.4m x 2.7m, where the guidelines state the spaces should be 7m x 3m).

The proposal would utilise an existing shared access, approved under application 24/01665/F. The highway authority have no objection to this. The highway authority also request a condition relating to the parking and turning areas of the proposal, which has been attached to this application.

Although outside of the development boundary, the proposal is well related to Hockwold-cum-Wilton and would be suitably located to reduce the need to travel, in accordance with Policies LP02, LP06 and LP13.

Self-Build:

The proposal is for a self-build dwelling. A "heads of terms" for a legal agreement has been submitted alongside this application and a legal agreement will be completed to secure this prior to a decision being issued, should the outcome of this committee be to approve the application.

BCKLWN's Custom and Self-Build Position Statement, issued March 2026, states that there is a total under-supply of 141 plots. Whilst not relied on for the recommendation to approve in this instance, it should be acknowledged that the proposal being a Self-Build weighs in its favour, and would engage a "tilted balance", as per the Local Plan Custom and Self-Build Explanatory Note, issued April 2025.

Policy LP31 of the Local Plan states that proposals for self-build housebuilding will be supported where they respect local character and comply with other relevant policies in the plan. As explored elsewhere in this report, this Policy is considered to be complied with.

Other matters requiring consideration prior to the determination of this application:

- The site is located in Flood Zone 1 and is not at risk of flooding from other sources.
- Full details of landscaping and planting measures have not been supplied at this stage and so have been conditioned.

CONCLUSION:

The proposal is for a self-build dwelling which is of an acceptable scale and design and would be sympathetic to the character of the streetscene. A less than substantial level of harm has been identified to the setting of a designated heritage asset, which is suitably offset by the benefit of the proposal's housing provision.

The proposal would not pose adverse impacts on neighbour amenity and would also include ecologically-minded features and provide adequate parking facilities. The proposal is sustainably located, adjacent to the development boundary for Hockwold-cum-Wilton.

It is therefore recommended that the proposal be approved subject to the imposition of the following conditions:

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 drawing nos:

Location Plan Produced 18 March 2026,
PTS 166 Drawing 1 Revision 3: Proposed Front and Side Elevations,
PTS 166 Drawing 2 Revision 3: Proposed Rear and Side Elevation,
PTS 166 Drawing 3 Revision 3: Proposed Roof Plan and Basement Plan,
PTS 166 Drawing 4 Revision 3: Proposed Floor Plans,
PTS 166 Drawing 5 Revision 2: Proposed Section,
PTS 166 Drawing 6 Revision 1: Proposed Light Well Details, and
PTS 166 Drawing 8 Revision 1: Proposed Location and Site Plans.

- 2 Reason For the avoidance of doubt and in the interests of proper planning.

- 3 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.
- 3 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the requirements of Policies LP18, LP20 and LP21.
- 4 Condition The development hereby approved shall be carried out in strict accordance with the mitigation and enhancement Strategy outlined in Section 8 of the Preliminary Ecological Appraisal prepared by Phillip Parker Associates Ltd, Dated 17/03/2026. Locations of these enhancement measures must be mapped in relation to the proposed development and submitted to the LPA alongside photographic evidence of installation prior to occupation of the dwelling. Measures shall be implemented in full and the habitats maintained thereafter.
- 4 Reason In order to ensure the development does not result in the loss of habitat for protected species and to enhance biodiversity on the site in accordance with Paragraph 174 of the NPPF and local planning policy.
- 5 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 approved plan and retained thereafter available for that specific use.
- 5 Reason To ensure the permanent availability of the parking/maneuvering areas, in the interests of satisfactory development and highway safety, in accordance with Policies LP14 and LP21 of the Local Plan.
- 6 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. These details shall include finished levels or contours, hard surface materials, refuse or other storage units, street furniture, structures and other minor artefacts. Soft landscape works shall include 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.

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.

- 6 Reason To ensure that the development is properly landscaped in the interests of the visual amenity of the locality, in accordance with Policies LP18, LP19, LP20 and LP21 of the Local Plan.