

**AGENDA ITEM NO.8/2(c)**

<b>Parish:</b>	<b>Ringstead</b>	
<b>Proposal:</b>	<b>Erection of 1 x No. two-storey house and garage</b>	
<b>Location:</b>	<b>Land South of 8 Chapel Lane Ringstead PE36 5JX Norfolk</b>	
<b>Applicant:</b>	<b>West Side Property Development Ltd</b>	
<b>Case No:</b>	<b>22/01185/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Lucy Smith</b>	<b>Date for Determination: 5 August 2022 Extension of Time Expiry Date: 21 November 2022</b>

**Reason for Referral to Planning Committee** – Officer recommendation is contrary to the views of the Parish Council & Referred by Sifting Panel

**Neighbourhood Plan:** No

**Case Summary**

Full planning permission is sought for the construction of a single dwelling on land to the south of 8 Chapel Lane, Ringstead. The application site is to the rear of an extant consent for 10 dwellings originally granted on appeal, and most recently granted under 21/00546/FM. Development has commenced on site.

The application site comprises the south east portion of the larger site, which totals approximately 0.45ha of land previously used as a haulage yard. Accessed via Chapel Lane, which joins High Street to the east, the site is wholly within the Ringstead Conservation Area.

**Key Issues**

Principle of Development  
Impact on AONB  
Design  
Impact on Neighbours  
Highway Safety and Access  
Other Material Considerations

**Recommendation**

**APPROVE**

## THE APPLICATION

Full planning permission is sought for the construction of a single dwelling on land to the south of 8 Chapel Lane, Ringstead. The application site is to the rear of an extant consent for 10 dwellings originally granted on appeal, and most recently granted under 21/00546/FM. Development, which has commenced on site.

When combined with the extant consent on site, with a site area of 0.5ha and 11 dwellings proposed in total, the site's density is 22 dwellings per hectare.

The proposed dwelling continues the courtyard layout of the extant consent, measuring a total of 8.6m to ridge and 5m to eaves. The positioning of glazing alongside parapet detailing and stonework imitates and pays regard to the appearance of traditional barns in the wider locality. The dwelling's massing and scale is derived from the wider context, proposing a traditional form with pitched roof combined with a subservient projection to form the garage. The vast majority of buildings in Ringstead are two-storey with pitched roofs and this has been replicated with this proposal.

The proposed dwelling will feature a mix of traditional vernacular materials including mixed rubble stone masonry, brick work, and terracotta pan tiles alongside more modern/contemporary materials to enhance key design elements and merge modern construction methods with the more traditional materials.

## SUPPORTING CASE

The Committee's attention is drawn to the successful planning appeal for the erection of 10 dwellings on land that included the current application site. That appeal permission was superseded by an identical scheme for 10 dwellings approved last year (Ref: 21/00546/FM) and the development has commenced.

There has been no material change to the local planning framework since the appeal decision, or since the Council's grant of Planning Permission 21/00546/FM. In allowing the appeal, the Inspector concluded that "Policy DM3 does allow for small groups of dwellings in such settlements in exceptional circumstances where the development is of particularly high quality and would provide significant benefits to the local community". He further opined that "...based on the estimate that there are currently around 170 households in the village it is considered that the further ten dwellings proposed would comprise a relatively small group of dwellings". It must be concluded that an additional dwelling, as now proposed, making a total of 11 dwellings would still constitute a small group and there is, therefore, no conflict with Policy DM3.

The Parish Council maintains its objection to the residential development of this site because:

- It is in a conservation area;
- It represents over development;
- It was previously objected to and rejected;
- It is outside the original building boundary; and
- It may create access problems.

These objections simply do not stand up to scrutiny. None of the other consultees, including Highways, Historic Environment, Environment Agency, Anglian Water and Environmental Quality have raised any objections to the application.

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The Parish alleges that this is an over development of the site. The applicant firmly refutes this. The Parish has failed to identify any real harm and simply repeats arguments that it put forward at the appeal and which were firmly dismissed by the Inspector.

This application is policy compliant in all respects. The combined development of 11 houses is of very high quality that will enhance the character and appearance of the Conservation Area as the Appeal Inspector previously noted. There is no material change in planning circumstances that would warrant a refusal in respect of the current application.

It has always been the applicant's aim to deliver a well-designed, high quality housing development here that reflects local character and detailing. Commercial viability of the 10 dwellings already approved is marginal. Recent developments in the Nation's economic fortunes have made the approved scheme even more marginal. The introduction of an additional dwelling, as proposed, will minimize the risk of having to look for savings that might dilute the overall quality of the scheme.

The Committee is, therefore, asked to support the Officers' recommendation and to grant planning permission.

## **PLANNING HISTORY**

21/00546/FM: Application Permitted: 02/12/21 - 10 dwelling proposal comprising 6 buildings on a brown field site - Land South of Chapel Lane - DELEGATED DECISION

18/01093/FM: Application Refused: 31/10/18 - Construction of 10 dwellings - Land South of 8 Chapel Lane - DELEGATED DECISION – APPEAL – DISMISSED 14.11.2019

17/02138/F: Application Refused: 14/05/18 - Erection of perimeter fencing to enclose tennis court up to 2.75 metres in height. - Westgate House - DELEGATED DECISION

15/01604/VAR1A: Application Refused: 22/02/18 - Modification of Planning Obligation reference LC/S106/17/37 relating to planning application reference 15/01604/FM - Land South of 8 - DELEGATED DECISION

15/01604/FM: Application Refused: 29/03/17 - Ten dwelling proposal comprising of 6 buildings on a brownfield site - Land South of 8 Chapel Lane - DELEGATED DECISION – APPEAL – ALLOWED 05.12.2017

## **RESPONSE TO CONSULTATION**

**Parish Council: OBJECTION** on the following grounds:

- It is in a conservation area;
- It represents over development;
- It was previously objected to and rejected;
- It is outside the original building boundary; and
- It may create access problems.

**Highways Authority: NO OBJECTION** to revised plans, with the following comments:

The proposals include provision of a turning head for the entire cul de sac that will benefit cars and service vehicles, and provision of three car spaces plus a double garage for the

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new dwelling that has five bedrooms, the parking provision meets NCC guidelines. There is cycle parking space within the garage.

Please note that the turning head along with the site access road will not be adopted, but should be constructed to adoptable standards

**Historic England: NO COMMENT** requested the LPA rely on advice from our Conservation Team

**Conservation Officer: NO OBJECTION** in principle, stating the following comments:

'Mindful of the Inspector's comments on development on this brown field site, I have no objections to the principle of development. However previous site analysis of the site identified and marked open green areas and existing semi permeable green edges. The current proposed soft landscaping plan does not take enough account of the green edge and I would want to see more substantial soft landscaping along the eastern boundary of this additional unit, including close to the house.'

**Environmental Health & Housing - Environmental Quality: NO OBJECTION** with the following comments:

'A Geo-environmental Investigation report covering the site and application 21/00546/FM has been submitted which assesses the site. A Remediation Method Statement has also been supplied by Ground and Environmental Investigation Limited to meet the remediation indicated in the report. We have reviewed our files and the site is on land that is not seen developed for the duration of our records. There is a former transport depot on the land to the immediate north of the site.

The surrounding landscape is largely residential or undeveloped. The following conditions relating to contaminated land are still outstanding on the application 21/00546/FM and relate to this site. '

Recommended conditions relating to the implementation of the remediation scheme and reporting of unexpected contamination.

**Historic Environment Service: NO OBJECTION** with the following comments:

The proposed development is located within the historic core of the settlement of Ringstead, south of the medieval church of St Andrew. The possible medieval moated site of Bardolf Manor is situated to the west of the development site and remnants of medieval ridge and furrow earthworks have been recorded from aerial photographs to the west and south. Cropmarks visible on aerial photographs north of the church may also represent wider medieval settlement. In addition, discoveries in the vicinity of the development site include prehistoric, Roman, Saxon and medieval artefacts.

Consequently, there is potential that significant heritage assets with archaeological interest (buried archaeological remains) may be present at the site and that their significance may be affected by the proposed development.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological work in accordance with National Planning Policy Framework

**Housing Enabling Officer: NO OBJECTION** with the following comments:

'Planning permission was granted for 10 units at the adjoining site reference 21/00546/FM. Under Policy DM8 of the Site Allocation and Development Management Policies 2016 these two sites can be linked, they are both within the same ownership and the planning history shows this development is part of a larger site. On a combined site of 11 units, a contribution of 2 units would be required. As 2 affordable units have already been secured on the adjoining site, I can confirm in this instance no additional affordable housing will be sought'

**Norfolk Coast Partnership: NO OBJECTION** Provided comments surrounding the potential for impacts on the AONB, particularly in regard to light pollution. Recommended a condition in relation to external lighting.

**Arboricultural Officer: NO OBJECTION**

## **REPRESENTATIONS**

**SIX** letters of **OBJECTION**, summarised as follows:

- Site is not brownfield land and beyond existing development site
- Development would set a precedent in the Ringstead Conservation Area and AONB
- Impact on Chapel Lane as single-track width
- Request for affordable unit instead
- Impact on surrounding listed buildings

**TWO** letters of **SUPPORT**, summarised as follows:

- Not over development
- Will benefit local business

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS09** - Housing Distribution

**CS10** - The Economy

**CS12** - Environmental Assets

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

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

**DM2** – Development Boundaries

**DM3** - Development in the Smaller Villages and Hamlets

**DM8** – Delivering Affordable Housing on Phased Development

**DM15** – Environment, Design and Amenity

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2019

## **OTHER GUIDANCE**

Conservation Area Character Statement

## **OFFICER ASSESSMENT**

The key considerations are:

- Principle of Development
- Impact on AONB
- Design and impact on Heritage Assets
- Impact on Neighbours
- Highway Safety and Access
- Other Material Considerations

### **Principle of Development**

The site lies within the built-up area of Ringstead which is classified as a 'smaller village and hamlet' in the Council's adopted Settlement Hierarchy (Policy CS02 of the Core Strategy refers). It lies on the west side of High Street and south of Chapel Lane and is part of an approved development site for 10 dwellings. The approved development site was formerly part a road haulage yard which ceased in 1977. Whilst now overgrown, the hard surfacing and concrete bases of former building remain on site and fuel tanks remain in-situ underground. The site as a whole, including the area set aside for the construction of the original 10 dwellings, is considered to meet the definition of previously developed land in annex 2 of the NPPF.

The planning history of the site is a material consideration.

The overall application site is subject to an allowed appeal, which granted consent for 10 houses on the basis that the design was of particularly high quality as to warrant approval in accordance with the relevant part of Policy DM3. The Inspector also gave weight to the redevelopment of brownfield land, its proximity to the village service, and the provision of affordable housing, ultimately determining that the benefits of the proposal outweighed any harm found.

There has been no material change in planning circumstances since the appeal decision, or since the approval of 21/00546/FM. FM and the development is currently being built out. The construction of an additional dwelling will not lead to any significant increased impact when considered in line with the extant consent and is discussed below.

The proposal in principle complies with the aims of the NPPF (2021), Policies CS01, CS02 and CS08 of the Core Strategy (2011) and Policy DM3 of the SADMPP (2016).

### **Impact on AONB**

The site is within the AONB however as a result of its positioning would not be likely to impact on the special characteristics of this area. The inspector previously concluded no major impact on the wider landscape character of the AONB, stating the following:

‘15. The proposal would integrate well with the built fabric of the village with closely located development to the north and west along Chapel Lane. The site is well screened by vegetation as viewed from High Street across the open area of paddock to its east and would not be visually prominent in the open landscape’.

The addition of a dwelling will not increase any adverse impact or lead to greater harm given that the plot is bordered to the west and south by existing boundary hedgerows and trees, with an existing dwelling to the east.

The proposal is therefore in accordance with paragraph 176 and policy CS07 in relation to impacts on the AONB.

### **Design and impact on Heritage Assets**

A dwelling of the same design as that approved for Plot 9 of the development approved under Planning Permission 21/00546/FM is proposed.

The proposed dwelling continues the courtyard layout of the extant consent, measuring a total of 8.6m to ridge and 5m to eaves. The positioning of glazing alongside parapet detailing and stonework imitates and pays regard to the appearance of traditional barns in the wider locality. The dwelling’s massing and scale is derived from the wider context, proposing a traditional form with pitched roof combined with a subservient projection to form the garage. The vast majority of buildings in Ringstead are two-storey with pitched roofs and this has been replicated with this proposal.

The proposed dwelling will feature a mix of traditional vernacular materials including mixed rubble stone masonry, brick work, and terracotta pan tiles alongside more modern/contemporary materials to enhance key design elements and merge modern construction methods with the more traditional materials.

The dwelling is a high quality 4-bedroom house that responds to the ‘yards’ context of the extant permission. The overall concept and design of the 10-dwelling development already approved is maintained, with only minor changes proposed to the access/turning areas previously approved to facilitate the access to this additional unit. The density of the proposed scheme at 22 dwellings per hectare remains low and suitable for the rural locality.

The proposed dwelling replicates the key features such as stonework and fenestration and fits in with the extant consent. In terms of layout, the proposed development retains the courtyard layout and mimics examples of barns and courtyards typical across the wider area.

Policies CS06 and CS08 seek development which has no detriment to the character of the surrounding area or landscape and which responds to the context and character of places by ensuring that the scale, density, layout and access will enhance the quality of the environment. Policy DM15 seeks development where its scale, height, massing, materials and layout responds sensitively and sympathetically to the local setting and pattern of adjacent streets and spaces through high quality design and use of materials.

The additional dwelling retains the previously agreed courtyard arrangement which is an appropriate built pattern. The scale, proportions and materials of the additional dwellinghouse would be in-keeping with the character of the original development in the village.

Trees and vegetation along the site boundaries are shown to be retained post-development and further softens any visual impact of the site on approach and restricts any long views across the retained paddock land to the east of the site.

No objection was received from the Conservation Team in relation to impacts on the setting of the Grade II Listed building to the east of the application site (within the Applicant's ownership). Whilst the proposed dwelling will be visible from the rear garden of this property, it is considered that with additional planting provided to soften the boundary, no additional harm will occur to the setting of this building.

It is considered that with appropriate conditions in place the proposed development would preserve the character of the Conservation Area and would not harm the historic importance of the local area. This is in line with the Inspector's comments for the allowed appeal.

Conditions are recommended to ensure that the materials coincide with the adjacent site as well as to ensure suitable soft landscaping comes forward to the satisfaction of the Conservation Officer following their consultation response.

Overall, the development is considered unlikely to pose any significant impact on the surrounding Conservation Area when considered as an addition to the previously approved scheme. The proposal is considered to comply with the aims of the NPPF, Policies CS08, CS12 and DM15 of the Local Plan.

### **Impact on Neighbours**

The relationship between the new dwellings proposed and neighbouring properties has been examined and the impact upon the amenity of the occupants of these properties has been assessed. Consideration has been given to overlooking, overshadowing and the buildings being overbearing.

Site levels slope from the approved access with Chapel Lane down towards this site. Within the site, separation distances and window positions are sufficient to limit any potential for adverse impacts on privacy between future residents. Windows on the first-floor front elevation of this proposed dwelling will face towards Plot 10, however serve bathroom/ensuite rooms and a hallway/staircase. Considering the level differences, 12m distance to the boundary and the use of these rooms, the proposed dwelling will not lead to any adverse impact on the amenity or privacy of Plot 10.

To the east, the proposed dwelling is approximately 25m from the neighbouring dwellings fronting High Street and is separated by boundary treatments proposed and conditioned as part of this consent as well as an area of paddock land (in the applicant's ownership). Considering the orientation of the dwellings, the bedroom windows proposed on the side elevation of the dwelling are not considered likely to lead to any adverse impact on the privacy of this adjoining dwelling.

Given the distances between the proposed new development and the nearest properties to the north and east there are no significant concerns regarding overshadowing or the new dwellings being overbearing.

The proposal therefore complies with the NPPF (2021) and Policies CS08, CS12 and DM15 of the Local Plan.



## Highway Safety and Access

The planning history of the site details previous concern with highway and access, however this has been agreed by the Inspector and a S106 agreement requires future maintenance of a proposed footpath link. This application must be determined with reference to the extant fallback position and the addition of one dwelling is not considered likely to lead to such significant impact on highway safety so as to warrant refusal of this application. The Local Highway Authority raise no objection on this basis.

The application is therefore considered to comply with Policies CS08, CS11 and DM15 of the Local Plan.

## Other Material Impacts

*Drainage* – The foul and surface water drainage details have been agreed for the wider site and no changes are proposed under this application. Hard surfaces proposed will be permeable block paving to assist natural drainage of the site. Given one additional dwelling is proposed, it is not considered necessary to impose further restrictive conditions relating to the submission of additional foul and surface water details.

*Affordable Housing* - The site is of a size that requires affordable housing provision at 20% to comply with Core Strategy Policy CS09. The approved application and S106 agreement proposed 2 affordable units (1 for rent and 1 for shared ownership). The additional dwelling proposed under this application would not increase the requirement for onsite units (20% of 11 is 2.2 which would be rounded down in this instance). No further s106 is required to control this element of the proposal as the existing agreement will control provision of the required units. The application therefore complies with Policies CS09 and DM9 of the Local Plan.

*Archaeology* - The proposed development is located within the historic core of the settlement of Ringstead, south of the medieval church of St Andrew. The possible medieval moated site of Bardolf Manor is situated to the west of the development site and remnants of medieval ridge and furrow earthworks have been recorded from aerial photographs to the west and south. Cropmarks visible on aerial photographs north of the church may also represent wider medieval settlement. In addition, discoveries in the vicinity of the development site include prehistoric, Roman, Saxon and medieval artefacts.

Consequently, there is potential that heritage assets with archaeological interest (buried archaeological remains) may be present at the site and that their significance may be affected by the proposed development. Conditions appended to the extant consent on site will be continued/carried over onto this consent to ensure compliance with the NPPF.

*Ecology* - The updated preliminary ecological appraisal submitted as part of this application proposes mitigation works during the course of development. The submitted details are in accordance with the mitigation details agreed and discharged as part of the extant approval. A condition is recommended to ensure compliance with this survey throughout construction.

*Trees*- An arboricultural report has been submitted which would also be controlled via condition. Additional vegetation along the east boundary, also controlled via condition, will further limit any adverse impact on the historic dwellings fronting the high street to the east. One additional tree is proposed to be removed from an existing group of trees in order to facilitate construction of the driveway. This tree is shown to be replaced with a 15-18m Silver Birch to the front of Plot 9. The replacement tree is of an appropriate species, and suitable

size and quality to compensate/mitigate the loss of one tree. The arboricultural officer raises no objection to this proposal.

## **Response to Representations**

The proposed development introduces an 11th dwelling to the site. Whilst the neighbour concerns over highway safety are noted, the addition of a single dwelling is not considered likely to lead to significant adverse impacts on highway safety to an extent that would warrant refusal.

Neighbour objections regarding the principle of development are noted however the proposal must be considered based on the Inspector's decision as a result of the similarities of the scheme. The addition of a single dwelling on site is not considered to lead to any significant impact to the extent that would warrant refusal.

## **CONCLUSION**

The proposed dwelling is considered to comply with the overarching aims of the NPPF (2021) in regard to sustainable development and reuse of brownfield land.

The proposed dwelling continues the courtyard layout of the extant consent on the overall site and mimics the proportions and detailing of traditional dwellings across the Ringstead Conservation Area, whilst incorporating features of a complimentary contemporary design. No objections have been raised by consultees in regard to impacts on nearby heritage assets or the Conservation Area as a whole.

Subject to conditions relating to materials, access and turning areas, archaeology and hard and soft landscaping details, the development is considered acceptable.

The application accords with the NPPF (2021) and Policies CS06, CS08, CS12 of the Core Strategy (2011) and Policies DM3 and DM15 of the SADMPP (2016).

## **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:

\*416-00-100B

\*416-00-101B

\*416-00-102A

\*416-00-103B

\*416-00-111B

\*416-00-112B

\*416-00-120B

\*416-00-200B

\*416-00-230B

\*416-00-231B

- 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 principles of the NPPF.
- 4 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.
- 4 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 5 Condition: Prior to the occupation of the development hereby permitted the proposed access, on-site car parking and turning areas shall be laid out, surfaced and drained in accordance with the approved plans and retained thereafter for these respective purposes.
- 5 Reason: For the avoidance of doubt and in the interests of highway safety.
- 6 Condition: Prior to the first occupation of the development hereby permitted, visibility splays measuring 2.4 metres x 25 metres shall be provided to each side of the site access where it meets the highway. The splays shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.
- 6 Reason: To ensure that a safe means of access is available to serve the development in accordance with the principles of the NPPF.
- 7 Condition: The development hereby permitted shall be completed in accordance with the recommendations and protection measures noted within the Arboricultural Method Statement, dated May 2022, rev A (10.06.22), written by James Blake Associates submitted as part of this application.
- 7 Reason: To ensure the existing trees and hedgerows are properly protected in accordance with the NPPF.
- 8 Condition: The development hereby permitted shall be completed in accordance with the Remediation Method Statement, Document Reference: 22-224/RMS dated June 2022 and submitted as part of this application prior to the commencement of groundworks, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must

be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

8 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

9 Condition: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

9 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

10 Condition: Notwithstanding the details shown on the approved plans, 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. Provision shall be made for additional planting and soft landscaping along the east boundary of dwelling's curtilage.

10 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality and to protect the setting of adjoining listed buildings in accordance with the NPPF.

11 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.

- 11 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 12 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 and
  - 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.
- 12 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.
- 13 Condition: No development shall take place other than in accordance with the written scheme of investigation approved under Condition 12.
- 13 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 14 Condition: No dwelling shall 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 12 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- 14 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 15 Condition: The development hereby permitted shall be completed in accordance with the recommendations and mitigation measures outlined in the Updated Preliminary Ecological Appraisal, Project Ref: TE/LB/2017\_4, written by Torc Ecology Ltd and submitted as part of this application.
- 15 Reason: For the avoidance of doubt and in the interests of protected species in accordance with the NPPF (2021).