

APPLICATION REPORT – 23/00126/OUT

Validation Date: 10 February 2023

Ward: Croston, Mawdesley And Euxton South

Type of Application: Outline Planning

Proposal: Outline application for the demolition of existing buildings and the erection of up to 3no. dwellings (all matters reserved, save for access from Wood Lane)

Location: Wood Lane Farm Wood Lane Mawdesley Ormskirk L40 2RL

Case Officer: Mike Halsall

Applicant: Leveldale Limited

Agent: MacMarshalls Chartered Rural Surveyors & Planning Consultants

Consultation expiry: 9 March 2023

Decision due by: 14 July 2023 (Extension of time agreed)

RECOMMENDATION

1. It is recommended that outline planning permission is granted, subject to conditions and a S106 legal agreement to secure a financial contribution of £402 towards public open space for children / young people.

SITE DESCRIPTION

2. The application site is located in the Green Belt off Wood Lane, in a rural part of the Parish of Mawdesley. The site contains five former agricultural buildings that are mostly in a poor state of repair, some are in use for storage (Use Class B8) under permitted development rights, following the Council's granting of prior approval application ref. 22/00003/P3PAM in February 2022.
3. To the south east are two adjoining mostly brick built barns that form an 'L-shape' and a much smaller detached brick outbuilding. Land to the north west, north, east and further to the south east consists of open agricultural fields. There are detached dwellings to the south (a two storey dwelling, Wood Lane Farm) and south west (Wood View Bungalow) on the opposite side of Wood Lane. Wood Lane is a public right of way (FP30).
4. Planning permission, ref. 23/00125/FUL, was granted in May 2023 for a change of use of the agricultural barns, located immediately to the south east of the application site, to a dwellinghouse and outbuilding, including partial demolition and extensions to the existing buildings.

DESCRIPTION OF PROPOSED DEVELOPMENT

5. The application seeks outline planning permission, with all matters reserved, save for access from Wood Lane, for the demolition of the existing buildings and erection of up to 3no. dwellings. The applicant has submitted an indicative layout which shows how the site could possibly be developed, with each plot having its own access from Wood Lane and the three dwellings laid out in a row, set well back from the highway. The red edged site boundary has been reduced in size, at the request of the case officer, to only include the

land immediately surrounding the existing buildings, to limit the future size of domestic curtilage in the Green Belt.

REPRESENTATIONS

6. Two representations have been received in objection to the proposal, citing issues of inadequate water pressure, highway safety, traffic, and drainage as the reasons for their objection.

CONSULTATIONS

7. Mawdesley Parish Council: No comments have been received.
8. Lancashire County Council Highway Services (LCC Highway Services): Initially responded to request a change to the red-edged site boundary to ensure the access proposed from the highway was included for all three dwellings. Following receipt of revised plans from the applicant, LCC Highway Services subsequently responded with no objection to the proposal, stating that the proposed development would not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.
9. Greater Manchester Ecology Unit: Have responded with no objection to the proposal, subject to conditions to safeguard bats, barn owls, kestrels, amphibians and to secure a net gain in biodiversity at the site.
10. Waste & Contaminated Land Officer: Have responded with no comments.
11. United Utilities: Have responded with their template response with information for the applicant with regards to protecting United Utilities buried assets and the provision of their services to the site. This information will be attached as an informative note to any grant of planning permission.

PLANNING CONSIDERATIONS

12. The application site is located wholly within the Green Belt. National guidance on Green Belt is contained in Chapter 13 of the Framework which states:

137. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

138. Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns; and*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

147. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

148. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

149. A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are...:

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development;

13. It is, therefore, necessary to establish whether the existing site falls within the definition of previously developed land, as defined by Annex 2 to the Framework, as follows:

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

14. The site clearly contains buildings, however, it must be determined whether these are in agricultural use or another use. As noted earlier in this report, some of the buildings are now in use for storage (Use Class B8) under Class R permitted development rights, following the Council's prior approval of application ref. 22/00003/P3PAM in February 2022. This was verified during the case officer's site visit with the least deteriorated buildings being in use for the storage of equipment / materials associated with the applicant's estate business.
15. Class R of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) allows for the change of use of a building and any land within its curtilage from a use as an agricultural building to a flexible use falling within Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes), Class B1 (business), Class B8 (storage or distribution), Class C1 (hotels) or Class D2 (assembly and leisure), subject to certain criteria.
16. In light of the above, it is considered that the site is in a mixed use of agriculture and storage under Use Class B8 and the entire site, therefore, falls within the definition of previously developed land.
17. It has been established that the site includes the redevelopment of previously developed land (paragraph 149g exception). Whilst the test for sites such as this relates to the impact on openness, the Framework does not contain a specific definition of 'openness'. It is a subjective judgment which is considered further below, along with objective criteria of making that assessment. It is considered that in respect of the Framework, the existing site currently has an impact on the openness of the Green Belt. However, it is important to note that merely the presence of existing buildings on the site currently does not justify any new buildings. The new buildings must also not "have a greater impact on the openness of the Green Belt".
18. To engage with the exception of paragraph 145g of the Framework, which is reflected in policy BNE5 of the Chorley Local Plan 2012 – 2026, the test relates to the existing development. The openness of an area is clearly affected by the erection or positioning of any object within it no matter whether the object is clearly visible or not. The openness test relates to the whole of the site.
19. Policy BNE5 relates to the redevelopment of previously developed sites in the Green Belt and states that redevelopment of previously developed sites in the Green Belt will be permitted providing that the appearance of the site as a whole is maintained or enhanced and that all proposals, including those for partial redevelopment, are put forward in the context of a comprehensive plan for the site as a whole.

20. Whether harm is caused to openness depends on a variety of factors such as the scale of the development, its locational context and its spatial and/or visual implications. The existing site currently has an impact on the openness of the Green Belt through the presence of the substantially sized buildings. However, it is important to note that merely the presence of existing buildings on the application site currently does not justify any new buildings. The new buildings must also not "have a greater impact on the openness of the Green Belt". Case law has established that for there to be a greater impact, there must be something more than merely a change.
21. The existing buildings have a total combined built footprint of approximately 1,100 square metres and a volume of approximately 2,970 cubic metres. The tallest of the existing buildings is approximately 7.4m to ridge.
22. This outline application only seeks approval of access as a detailed matter and so the proposed layout and landscaping of the site and the scale and appearance of the proposed dwellings would be left for future reserved matters application/s. That said, the applicant has submitted an illustrative site layout plan and floor space and volume calculations for three dwellings. This identifies that each dwelling would be three storeys tall, with a combined footprint of 444 square metres and a volume of approximately 1,000 cubic metres. Whilst the maximum height of the proposed dwellings is not given, three storey dwellings will typically be in excess of 8m in maximum height to ensure adequate ceiling heights.
23. When considering any uplift in volume in the Green Belt, national policy allows for the replacement of a building, provided among other things, that they are not materially larger. The Council considers that a volume increase of up to 30% is not 'materially larger'. Accordingly, when applying this same approach to the development, an increase of up to 30% would not be a material increase when considering the impact on the openness of the Green Belt. The proposed indicative figures would mean the proposal would result in a reduction in footprint of approximately 60% and volume of approximately 66%.
24. Other factors to consider include the removal of buildings which are spread across the site, some of which are not visually attractive and the siting of up to three detached dwellings set within gardens would provide a sense of openness within the development. Scale is not applied for at this stage, but it is considered that two storeys as a maximum would be an appropriate scale given the height of the existing buildings and having regard to the heights of dwellings to the south and south west of the site. This could be controlled by way of a planning condition, as could the built volume of the proposed dwellings. A suitably designed scheme with appropriate landscaping could be drawn up to enhance the appearance of the site as a whole, which in its current form detracts from the character and appearance of the area. Although there would be a change in how the site looks, when taking the above factors into account, it is not considered that the redevelopment of the site for up to 3no. dwellings would have a greater impact on the openness of the Green Belt than the existing development.

Impact on the character and appearance of the area

25. Policy BNE1 (Design Criteria for New Development) of the Chorley Local Plan 2012 -2026 stipulates that planning permission will be granted for new development, including extensions, conversions and free standing structures, provided the proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials; and that the layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and respect the character of the site and local area.
26. The majority of the application site, especially the timber framed buildings towards the north western site boundary have a generally tired and unkempt appearance which undermine the overall appearance of the site and none of the buildings are of any architectural merit. The redevelopment of the site provides the opportunity to enhance the site as a whole

subject to design considerations as set out in policy BNE1 of the Chorley Local Plan which would be dealt with at reserved matters stage.

27. As noted in the preceding section of this report, it is considered that two storeys as a maximum would be an appropriate scale for the proposed dwellings, given the height of the existing buildings and having regard to the heights of dwellings to the south and south west of the site. This would ensure the proposal is not harmful to the character and appearance of the area.

Impact on neighbouring amenity

28. Policy BNE1 (Design Criteria for New Development) of the Chorley Local Plan 2012 -2026 stipulates that planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that, where relevant to the development the proposal would not cause harm to any neighbouring property by virtue of overlooking, overshadowing, or by creating an overbearing impact; and that the proposal would not cause an unacceptable degree of noise disturbance to surrounding land uses.
29. Given this is an outline application, the impact of the proposal on neighbour amenity would be a detailed matter which would be assessed at reserved matters stage. Any proposed scheme would need to ensure that an acceptable layout is achieved with adequate separation distances, to avoid adverse impacts on neighbouring residential amenity, and that of future occupiers. That said, given the proximity of the nearest existing dwellings to the application site, it is considered unlikely that the proposal would give rise to any unacceptable impacts with regards to residential amenity.
30. In terms of land use compatibility, the proposed residential use would be compatible with neighbouring uses.

Highway safety

31. Policy BNE1 (Design Criteria for New Development) of the Chorley Local Plan 2012 -2026 stipulates that planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that the residual cumulative highways impact of the development is not severe and it would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces to below the standards stated in Site Allocations Policy – Parking Standards, unless there are other material considerations which justify the reduction.
32. The proposal involves the creation of three new site access points onto Wood Lane. LCC Highway Services do not have any objections in principle to the proposal. The illustrative site layout plan adequately demonstrates that the site could provide off street parking and vehicle manoeuvring areas in line with the parking standards set out in policy ST4 of the Chorley Local Plan 2012 – 2026 and Appendix A.
33. The proposal is considered to be acceptable in terms of highway safety having regard to policy BNE1 (d) of the Chorley Local Plan.

Flood risk and drainage

34. The application site is not located in an area that is at risk of flooding from pluvial or fluvial sources, according to Environment Agency mapping data. In accordance with the Framework and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water and surface water draining in the most sustainable way.
35. The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. As such the developer should consider the following drainage options in the following order of priority:
 1. into the ground (infiltration);

2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

36. It is recommended that the applicant implements a scheme in accordance with the surface water drainage hierarchy outlined above. This can be secured by planning condition.

Ecology and trees

37. Policy BNE9 (Biodiversity and Nature Conservation) of the Chorley Local Plan 2012 – 2026 stipulates that Biodiversity and Ecological Network resources will be protected, conserved, restored and enhanced; and that priority will be given to, among other things, protecting, safeguarding and enhancing habitats for European, nationally and locally important species.
38. The Council's ecological advisors have reviewed the submitted ecological assessments submitted in support of the application and have responded with no objection to the proposal. The site supports bat roosts and so the proposal will require a Protected Species Licence from Natural England. As a consequence, they have suggested a condition be attached to any grant of planning permission requiring evidence of the licence or confirmation a licence is not required to be provided to the Council prior to development commencing. Given the small numbers of bats and their conservation status it is likely that a Bat Mitigation Class Licence could be sought. These BMCL licences do not require a Reasoned Justification to provide the derogation from the legislation, but it is important that the Council identify this material consideration. It is also the responsibility of the determining body to consider likelihood of a licence being issued. It is considered opinion that it is highly probable that Natural England will look on a licence application favourably and it will be issued in this case.
39. The Council's ecological advisors have also requested a barn owl, kestrel and swallow mitigation strategy by planning condition as evidence of the presence of these species was also noted in the submitted surveys. Additional conditions for the protection of nesting birds, amphibians, and to deliver biodiversity enhancements, were also requested.
40. The site contains some hedgerows and trees and so it is considered appropriate for a condition to be attached requiring the submission of an Arboricultural Method Statement and Tree Protection Plan in support of any future reserved matters application.
41. In light of the above, the potential ecological and arboricultural impacts of the proposal are considered acceptable, subject to conditions. The proposal is considered to comply with policy BNE9 of the Chorley Local Plan (2012-2016).

Public open space

42. Policy HS4 of the Chorley Local Plan 2012 – 2026 requires public open space contributions for new dwellings to be provided in order to overcome the harm of developments being implemented without facilities being provided.
43. The Council does not require contributions for amenity greenspace, parks and gardens, natural and semi-natural greenspace, allotments or playing pitches from developments of fewer than 11 dwellings.
44. Local Plan Policy HS4A sets a standard of 0.08 hectares per 1,000 population for Public Open Space for children / young people, i.e. equipped play areas. There is currently a deficit of provision in Croston, Mawdesley and Euxton South in relation to this standard, a contribution towards new provision in the ward is, therefore, required from this development. The amount required is £134 per dwelling. The contribution for this proposal is therefore £402 which would be secured via a S106 legal agreement.

Sustainability

45. Policy 27 of the Core Strategy requires all new dwellings to be constructed to Level 4 of the Code for Sustainable Homes or Level 6 if they are commenced from 1st January 2016. It also requires sites of five or more dwellings to have either additional building fabric insulation measures or reduce the carbon dioxide emissions of predicted energy use by at least 15% through decentralised, renewable or low carbon energy sources. The 2015 Deregulation Bill received Royal Assent on Thursday 26th March 2015, which effectively removes Code for Sustainable Homes. The Bill does include transitional provisions which include:

“For the specific issue of energy performance, local planning authorities will continue to be able to set and apply policies in their Local Plans which require compliance with energy performance standards that exceed the energy requirements of Building Regulations until commencement of amendments to the [Planning and Energy Act 2008](#) in the Deregulation Bill 2015. This is expected to happen alongside the introduction of zero carbon homes policy in late 2016. The government has stated that, from then, the energy performance requirements in Building Regulations will be set at a level equivalent to the (outgoing) Code for Sustainable Homes Level 4. Until the amendment is commenced, we would expect local planning authorities to take this statement of the government’s intention into account in applying existing policies and not set conditions with requirements above a Code Level 4 equivalent.”

“Where there is an existing plan policy which references the Code for Sustainable Homes, authorities may continue to apply a requirement for a water efficiency standard equivalent to the new national technical standard, or in the case of energy a standard consistent with the policy set out in the earlier paragraph in this statement, concerning energy performance.”

46. Given this change, instead of meeting the code level, the Local Planning Authority required that dwellings should achieve a minimum dwelling emission rate of 19% above 2013 Building Regulations in accordance with the transitional provisions. Building Regulations 2022 have now been brought into force and under Part L require a 31% improvement above 2013 Building Regulations. This exceeds the Council’s previous requirement and now supersedes the requirement for a planning condition.

Community Infrastructure Levy

47. The Chorley CIL Infrastructure Charging Schedule provides a specific amount for development. The CIL Charging Schedule was adopted on 16 July 2013 and charging commenced on 1 September 2013. The proposed development would be a chargeable development and the charge is subject to indexation in accordance with the Council’s Charging Schedule.

CONCLUSION

48. The proposal accords with exception (g) of paragraph 149 of the National Planning Policy Framework and is not, therefore, inappropriate development in the Green Belt. The application is in outline form only, and full details would be reserved for later consideration in respect of detailed design, amenity, access, parking and landscaping. Nature conservation interests would not be harmed. The principle of residential development for up to three dwellings on this site, including the demolition of the existing buildings and access from Wood Lane is considered to be acceptable in planning policy terms. The application is, therefore, recommended for approval accordingly, subject to conditions.

RELEVANT HISTORY OF THE SITE

Ref: 19/00319/AGR **Decision:** PAAGR **Decision Date:** 30 April 2019
Description: Agricultural determination for a steel portal framed building to be used for the storage of agricultural machinery.

Ref: 22/00003/P3PAM **Decision:** PAAPP **Decision Date:** 28 February 2022
Description: Prior approval application under Part 3, Class R of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the proposed change of use of 3no. agricultural buildings to a flexible use falling within Class B8 (storage or distribution) for materials and vehicle storage

Ref: 22/00805/AGR **Decision:** PAAGR **Decision Date:** 7 September 2022
Description: Agricultural determination to install an access track

Ref: 23/00125/FUL **Decision:** PERFPP **Decision Date:** 26 May 2023
Description: Change of use of agricultural barns to a dwellinghouse and outbuilding, including partial demolition and extensions

RELEVANT POLICIES: In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/guidance considerations are contained within the body of the report.

Suggested conditions

1. An application for approval of the reserved matters, namely access, appearance, landscaping, layout and scale, must be made to the Council before the expiration of three years from the date of this permission and the development hereby permitted must be begun two years from the date of approval of the last of the reserved matters to be approved.

Reason: This condition is required to be imposed by the provisions of Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans below:

Title	Plan Ref	Received On
Site Location Plan - New Houses	2016 1.1D	27 June 2023
Existing Site /Block Plan	2016 1.5C	27 June 2023

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

3. The development shall be restricted to the following:
Scale: maximum of two storeys in height
Total combined volume of dwellinghouses: maximum of 3867m³

Reason: To ensure that the development is acceptable in the Green Belt as an exception to inappropriate development in the Green Belt as listed in paragraph 149 (g) of the National Planning Policy Framework.

4. As part of the first application for reserved matters or prior to the commencement of the development full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site), shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.

5. As part of the first application for reserved matters or prior to the commencement of the development of any dwellinghouse, full details of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.

Reason: In the interests of the appearance of the development and the visual amenities of the area.

6. No dwelling hereby permitted shall be commenced until all existing buildings on the site, shown shaded grey on approved drawing ref. 2016 1.5C, are demolished in full and all resultant materials removed from the site.

Reason: The demolition of the existing buildings is necessary to make the development acceptable in the Green Belt as an exception to inappropriate development in the Green Belt as listed in paragraph 149 (g) of the National Planning Policy Framework and also in accordance with Chorley Local Plan 2012 - 2026 policy BNE5.

7. No works to trees, shrubs or hedgerows or demolition of any building shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and that appropriate measures in place to protect nesting bird interests on site. Written confirmation of such shall be submitted to the Local Planning Authority.

Reason: All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981 (as amended).

8. As part of the first application for reserved matters or prior to the commencement of the development full details of any proposed lighting on the site, which shall be designed to minimise impacts on nocturnal wildlife and ensure no increase in lux levels above the existing levels on the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

Reason: To minimise impacts on nocturnal wildlife.

9. As part of the first application for reserved matters or prior to the commencement of the development a biodiversity enhancement plan and implementation timetable shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement plan shall be implemented in full in accordance with the approved details and timetable.

Reason: To ensure biodiversity on the site is enhanced.

10. As part of the first application for reserved matters or prior to the commencement of the development a Reasonable Avoidance Method Statement to safeguard mammals/amphibians during site clearance and construction works, shall be submitted to and approved in writing by the Local Planning Authority. The Reasonable Avoidance Method Statement shall be implemented in full in accordance with the approved details.

Reason: To protect mammals and amphibians.

11. As part of the first application for reserved matters or prior to the commencement of the development, a surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
- (ii) A restricted rate of discharge of surface water agreed with the Local Planning Authority (if it is agreed that infiltration is discounted by the investigations); and
- (iii) A timetable for its implementation.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

12. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

13. The first reserved matters application for each phase shall be accompanied by an Arboricultural Method Statement covering the whole site that shall include details for the protection of all trees to be retained and details of how construction works will be carried out within any Root Protection Areas of retained trees. The development shall only be carried out in accordance with the approved Arboricultural Method Statement and with British Standard BS 3998:2010 or any subsequent amendment. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the Root Protection Areas.

Reason: To protect trees to be retained.

14. As part of the first application for reserved matters or prior to the commencement of the development a method statement giving details of the compensation measures to be taken for any loss of nesting potential at the site. New nesting provision must be made for Barn Owls, Kestrels and Swallows and an implementation timetable shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall be implemented in full in accordance with the approved details and timetable.

Reason: To mitigate the loss of nesting habitat.

15. The demolition of building B1 is likely to cause harm to bats, as identified in the submitted bat survey, and shall not in any circumstances commence unless the Local Planning Authority has been provided with and given its written approval of either:

- a) a license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development go ahead:
or
- b) a statement in writing from the Council's ecological advisors to the effect that it does not consider that the specified development will require a license.

Reason: To safeguard a protected species.

16. For each phase, with any reserved matters application or prior to the construction of any part of any dwelling above ground level, full details of the alignment, height and appearance of all fences, walls and gates to be erected on the site (notwithstanding any such details shown on previously approved plans) for that phase shall be submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences, walls and gates shown on the approved details to bound its plot have been erected in conformity with the approved details. Other boundary treatments shown in the approved details shall be erected in conformity with the approved details prior to occupation of the final dwelling of the development.

Reason: To ensure the boundary treatments are appropriate.

17. For each phase, with any reserved matters application or prior to the laying of any hard landscaping (ground surfacing materials) full details of their colour, form and texture for that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken strictly in accordance with the approved details and shall be completed in all respects before occupation of the final dwelling in that phase.

Reason: To ensure the hard landscaping measures are appropriate.