

APPLICATION REPORT – 23/01110/FUL

Validation Date: 15 January 2024

Ward: Chorley South East And Heath Charnock

Type of Application: Full Planning

Proposal: Erection of 1no. detached dwelling (following demolition of existing buildings)

Location: Limbrick Fisheries Long Lane Heath Charnock Chorley PR6 9EF

Case Officer: Chris Smith

Applicant: Mr and Mrs Sean and Louise Daniels

Agent: Miss Courtney Evason

Consultation expiry: 6 February 2024

Decision due by: 11 March 2024 (Extension of time agreed)

RECOMMENDATION

1. It is recommended that planning permission is granted subject to conditions.

SITE DESCRIPTION

2. The application site is located within the Green Belt as defined by the Chorley Local Plan 2012-2026 in the rural locality of Heath Charnock on the western side of Long Lane. The site contains a small group of single storey buildings which form part of a commercial / recreational fishery (Limbrick Fisheries) which is located to the west of the site. The buildings are used for the management of the fishery and provide welfare facilities and general storage. The immediate locality is predominantly rural and open in character.

DESCRIPTION OF PROPOSED DEVELOPMENT

3. The application seeks planning permission for the erection of 1no. detached dwellinghouse (following the demolition of existing buildings). The proposed dwelling would have 1no. bedroom with living accommodation over one floor and there would be areas of soft landscaping and gardens on either side of the property. Vehicular access to the site would be from an existing access leading from Long Lane.
4. It should be noted that the proposal has been amended since being first received by the Council. Amended plans have been submitted to reduce the size of the proposed dwelling.

REPRESENTATIONS

5. 1no. representation has been received citing the following grounds of objection to the proposed development:
 - The development is not suitable for the Green Belt.
 - Facilities essential to the running of the fishery are being replaced by portaloo's which are not in keeping with the rural nature of the site.
 - If the development is granted the site would then become available for more development.

- A fishery business does not need a residential building to run it.

CONSULTATIONS

6. Greater Manchester Ecology Unit (GMEU) – Have not raised any objections to the proposed development, subject to conditions.
7. Heath Charnock Parish Council – Have stated that they object to the proposed development for the following reasons:
 - The proposal is not a ‘sustainable and acceptable’ form of development in the Green Belt given the wider site use for coarse fishing.
 - The site contains facilities for the fishery including an office, toilets, storage/shelter and a café.
 - If these facilities are lost how will the fishery function?
 - If permission for the dwelling is granted will the Council be asked to consider an application to in effect re-instate these in use fishery facilities?
8. Lancashire Highway Services (LCC Highways) – Have stated that they do not have any objections to the proposed development and are of the opinion that it would not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.
9. United Utilities (UU) – Have not raised any objections to the proposed development, subject to conditions.

PLANNING CONSIDERATIONS

Principle of the development in the Green Belt

10. The application site is located wholly within the Green Belt and is a previously developed site associated with the fisheries business, containing buildings. National guidance on Green Belt is contained in Chapter 13 of the National Planning Policy Framework, which states:

142. 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.

143. 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.*

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

153. 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.

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

- a) buildings for agriculture and forestry;*
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*

- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- 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; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Policy BNE5 of the Chorley Local Plan 2012-2026 reflects the guidance set out in paragraph 149 of the Framework that the redevelopment of previously developed sites in the Green Belt is not inappropriate, provided that it does not have a greater impact on the openness of the Green Belt and the purposes of including land within it.

11. The application site is located within the Green Belt. The National Planning Policy Framework (the Framework) affords stringent control of development within the Green Belt and the first stage in assessing a proposal for new buildings is to determine whether they represent an 'inappropriate' form of development; in other words, one that does not fall within the list of exceptions identified at paragraphs 154 or 155 of the Framework. Any development falling outside those exceptions is 'inappropriate' and deemed harmful to the Green Belt by definition.
12. The planning history of the site demonstrates the site has been used as part of a recreational fishery and it is noted that the site falls within the red edge location plan submitted with agricultural determination application 17/00769/AGR. This was refused on the basis that the site was in use as a recreational fishery and did not fall within the definition of agriculture. The planning officer's delegated report for this application states that "the application site covers an area including a number of fishing lakes, not agricultural land". It is also noted that an application for the siting of a 'lodge caravan' to be used as an agricultural worker's dwelling in conjunction with an agricultural fish farming enterprise was refused in October 2017 (ref. 17/00768/FUL) on the grounds that sufficient evidence was not submitted to demonstrate that the applicant has the ability to develop such an enterprise. On a visit of the application site, it was observed that there was no evidence that the site was being used for fish farming or any other agricultural activity, nor is there evidence to indicate that there has been any intervening agricultural use of the site since the determination of the above applications which both confirm the site as being recreational and not agricultural. It is clear, therefore, that the site represents previously developed land as defined within Annex 2 of the Framework.
13. The proposed development does therefore have the potential to engage with the exception detailed at paragraph 154(g) of the Framework involving limited infilling or the partial or complete redevelopment of previously developed land. This is on the proviso that the development does not have a greater impact on the openness of the Green Belt than the existing development or cause substantial harm to Green Belt openness. 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 building must also not "have a greater impact on the openness of the Green Belt".
14. In considering the impact on openness in relation to any existing development, the Council considers that any increase in volume of up to 30% greater than an existing building is not

materially larger as applied to replacement dwellings in the Green Belt under policy HS6 of the Chorley Local Plan 2012-2026. It is the Council's custom and practice to apply this same allowance as a way of determining whether buildings are materially larger in other instances, and it is considered to be a useful guideline in this instance. In this case the volume of the existing buildings to be demolished have been surveyed to measure approximately 153 cubic metres and the proposed dwelling would have a volume of approximately 193 cubic metres. This represents an increase in built volume of approximately 25%. These figures have been verified by the case officer.

15. Given the above, whilst there would be an uplift in volume, this would not be a material increase and would not, therefore, have a greater impact on the openness of the Green Belt than the existing development and, as such, would not represent inappropriate development in the Green Belt.

Protection of existing recreational facilities

16. The application site contains buildings which have been used in conjunction with a recreational fishery. Policy HW2 of the Local Plan seeks to protect land and buildings currently or last used as sports and recreational facilities unless alternative provision is made under criteria a) or all of criteria b) to e) are satisfied.
17. Policy HW2 of the Chorley Local Plan 2021 – 206 states that land and buildings currently or last used as, or ancillary to, open space or sports and recreational facilities will be protected unless:
 - a) Alternative facilities of an equivalent or enhanced standard are provided nearby before the existing facilities cease to be available; or
 - b) It can be demonstrated that the loss of the site would not lead to a deficit of provision in the local area in terms of quantity and accessibility; and
 - c) The site is not identified as being of high quality and/or high value in the Open Space Study; and
 - d) It can be demonstrated that retention of the site is not required to satisfy a recreational need in the local area; and
 - e) The site does not make a significant contribution to the character of an area in terms of visual amenity.
18. It is accepted that buildings associated with the fishery would be removed in order to facilitate the proposed development and no alternative facilities are to be provided. The development would not, therefore, strictly accord with criteria a). However, there is no evidence to indicate that this would undermine the operations of the fishery and it is noted that there is a cluster of outbuildings to the south west of the site which also serve the fishery and which could continue to be utilised by the fishery. Furthermore, the applicant's agent has stated that "the level of facilities provided at individual fisheries varies hugely and some operate with no or very limited facilities". It is considered, therefore, that the proposed development would be in compliance with criteria b) given that the development relates to a very small part of the recreational fishery and does not involve the closure or total loss of the fishery which would continue to operate. Therefore, there would not be a deficit or even a reduction to the provision of this type of facility in the local area as a result of the proposal. Should operations at the fishery cease at some point in the future, this would unlikely be due to the development subject of this planning application.
19. Criteria c) is satisfied because the site has not been identified as being of high quality or high value in the Open Space Study. Turning to criteria e), it is noted that the existing buildings on site are of relatively dated design, appearing somewhat tired and dilapidated. The site in its current state, therefore, is unsightly and suffers a sense of abandonment as the existing buildings are not currently occupied or being used and this detracts from the character of the area. The proposed development would introduce an active use by way of the proposed dwelling which would subsequently rejuvenate the site.
20. It is considered, therefore, that the proposed development would satisfy the requirements of criteria b) to e)

Impact on the character and appearance of the locality

21. Policy BNE1 of the Chorley Local Plan 2012 - 2026 states that planning permission will be granted for new development, including extensions, conversions, and free-standing structures, provided that (amongst other things):

“a) 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.

c) 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;”

22. The style, form and design of the proposed dwelling would be relatively basic and functional with a rectangular shape and a mono-pitched roof. That said, it is not considered that it would appear out place given the historic use of the site as part of a recreational fishery which contains a series of functionally designed structures along with various items of paraphernalia associated with the fishery and fencing around the fishing ponds. The site itself contains a pair of timber-built structures which appear somewhat tired looking and mismatched. It is considered that the replacement of the buildings with a simpler building of more modern design would represent a significant improvement in visual terms. It is considered that due to the relatively modest size and scale of the proposed dwelling and the screening that would be provided by the mature trees, hedging and foliage which delineate the eastern boundary to the site, that the proposed dwelling would not be seen an unduly prominent feature within the locality. Areas of garden lawn/amenity space to the west and east of the dwelling would soften its appearance and enable it to sit comfortably within its surroundings.

23. Overall, the proposed development would be an appropriate design response to the site and would have a positive impact on the appearance of the site and character of the area and would not have a detrimental impact on the surrounding area. The development, therefore, complies with policy BNE1 of the Chorley Local Plan 2012 – 2026 with regards to the design.

Impact on the amenity of neighbouring occupiers

24. Policy BNE1 of the Chorley Local Plan 2012 - 2026 states that planning permission will be granted for new development, including extensions, conversions, and free-standing structures, provided that (amongst other things):

“b) The development would not cause harm to any neighbouring property by virtue of overlooking, overshadowing, or overbearing;”

25. In relation to amenity, the immediate locality is almost exclusively rural in character, and it is not considered that the activity associated with the proposed development would have any unacceptable adverse impacts on the amenity of the nearest neighbouring residential property which is approximately 135m to the south east of the site at Derbyshire’s Farm.

26. The proposal complies with policy BNE1 of the Local Plan with regards to amenity.

Ecology

27. Policy BNE9 of the Chorley Local Plan 2012-2026 sets out how development should safeguard biodiversity. Any adverse impacts on biodiversity should be avoided, and if unavoidable should be reduced or appropriately mitigated and/or compensated.

28. Policy BNE11 of the Chorley Local Plan 2012-2026 states that planning permission will not be granted for development which would have an adverse effect on a priority species, unless the benefits of the development outweigh the need to maintain the population of the species in situ.

29. The Council's ecological consultants at the Greater Manchester Ecology Unit (GMEU) have not raised any objections to the proposed development and have advised that as the ponds belong to the fishery, they are all stocked with fish and no areas of great crested newt (GCN) terrestrial habitat would be impacted by the proposals. The presence of GCN within the site boundary is therefore considered to be unlikely. They have, however, stated that there is a small possibility that newts and other amphibians together with mammals could be found in the works area and in order to avoid any possible harm to them, Reasonable Avoidance Measures (RAMs) should be adopted. These measures are to be secured by means of a planning condition.
30. In respect of wild birds, GMEU stated that trees and hedgerows around the site have the potential to support nesting birds and, therefore, they recommend the imposition of a condition requiring that all tree and hedgerow works clearance should not be undertaken in the bird breeding season (March-September inclusive), unless nesting birds have been found to be absent by a suitably qualified person. GMEU also advised that all trees and hedgerows should be retained where possible and protected from the development following guidelines presented within British Standard 5837:2012. This is to be secured by a planning condition.
31. In addition to the above, GMEU advised that they would expect the scheme to include a range of measures designed to enhance biodiversity at the site and to provide an overall net gain in respect of biodiversity which is in line with the requirements of the National Planning Policy Framework. They recommended that opportunities for biodiversity enhancement should be incorporated into the new development.
32. Having regard to the above, and subject to relevant conditions, it is considered that the nature conservation interest would be sustained, and the proposal is considered to accord with Chorley Local Plan policy BNE9 and BNE11 in respect of ecology.

Parking provision and highway safety

33. Policy ST4 'Parking Standards' of the Chorley Local Plan 2012-2026 requires that proposals for development will need to make parking provision in accordance with the standards set out in Appendix A of the Local Plan. Appendix A identifies the Council's minimum parking standards for new development.
34. Policy BNE1 of the Chorley Local Plan 2012 – 2026 states that planning permission will be granted for new development, provided that, where relevant to the development the residual cumulative highways impact of the development is not severe and it would not prejudice highway 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.
35. The proposed dwelling would contain one bedroom and the plot for the dwelling would provide off road car parking spaces for at least one car. The proposed development would, therefore, be in accordance with the parking standards specified in policy ST4 of the Chorley Local Plan 2012 – 2026.
36. LCC Highways have stated that they do not have any objections to the proposed development and are of the opinion that it would not have a significant impact on highway safety, capacity, or amenity in the immediate vicinity of the site.

Sustainability

37. 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.”

38. 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.

Public open space

39. 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.
40. Until recently the National Planning Practice Guidance (NPPG) previously set out a threshold for tariff-style contributions, stating that planning obligations should not be sought from developments of 10 or less dwellings and which have a maximum combined floorspace of no more than 1000 square metres. This guidance has been removed from the latest NPPG and has been replaced with a requirement that planning obligations for affordable housing should only be sought for residential developments that are major developments.
41. Specifically, the guidance was derived from the order of the Court of Appeal dated 13 May 2016, which gave legal effect to the policy set out in the Written Ministerial Statement of 28 November 2014 which has not been withdrawn and which should, therefore, clearly still be taken into account as a material consideration in the assessment of planning applications.
42. To this end whilst it would normally be inappropriate to require any affordable housing or social infrastructure contributions on sites below the thresholds stated, local circumstances may justify lower (or no) thresholds as an exception to the national policy. It would then be a matter for the decision-maker to decide how much weight to give to lower thresholds justified by local circumstances.
43. Consequently, the Council must determine what lower thresholds are appropriate based on local circumstances as an exception to national policies and how much weight to give to the benefit of requiring a payment for 10, or fewer, dwellings. The Council has agreed to only seek contributions towards provision for children/young people on developments of 10 dwellings or less.
44. Notwithstanding this, the Council must also decide how much weight to give to the benefit of receiving a payment for 1 or 2 dwellings. It is, therefore, considered that the benefit of securing a public open space contribution on the basis of a single dwellinghouse in this case, would not outweigh the high cost of managing the end to end process of delivering those improvements, and would not be commensurate to the benefit.

45. Therefore, a public open space commuted sum is not requested for this scheme.

Community Infrastructure Levy

46. 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

47. The proposed development falls within the exception of paragraph 154 (g) of the National Planning Policy Framework and is not, therefore, inappropriate development in the Green Belt. It would not have an unacceptable adverse impact on the character and appearance of the existing site and the surrounding area or the amenity of neighbouring residents. Nor would it cause any significant harm to highway safety or ecology. It is, therefore, considered that the development accords with the National Planning Policy Framework and policies BNE1, BNE5 BNE9 and BNE11 of the Chorley Local Plan 2012 – 2026. Consequently, it is recommended that the application is approved subject to conditions.

RELEVANT HISTORY OF THE SITE

Ref: 07/01301/COU **Decision:** PERFPP **Decision Date:** 8 February 2008
Description: Change of Use of agricultural land (field 4283) to a base for course fishing

Ref: 09/00285/FULMAJ **Decision:** WDLPA **Decision Date:** 6 July 2009
Description: Improvements to fisheries incorporating the creation of two additional ponds, pathways, additional car parking and a single storey office / toilet block.

Ref: 13/00120/FUL **Decision:** PRRRTF **Decision Date:** 23 April 2013
Description: Retrospective planning application to regularise the erection of two timber frame stable buildings and siting of a storage container

Ref: 13/00775/FUL **Decision:** REFFPP **Decision Date:** 7 November 2013
Description: Proposed new four bedroom dwelling on existing site of fishery business

Ref: 17/00768/FUL **Decision:** REFFPP **Decision Date:** 20 October 2017
Description: Temporary (3 years) siting of lodge caravan for residential use to establish fish farming enterprise.

Ref: 17/00769/AGR **Decision:** REGPDD **Decision Date:** 31 August 2017
Description: Prior Notification of the proposed erection of an agricultural barn

Ref: 23/00730/FUL **Decision:** APPRET **Decision Date:**
Description: Change of use from brew room/ ticket office to Cafe/ticket office

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. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed 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
Location Plan	N/A	16 January 2024
Proposed Site Plan	901/05C	7 March 2024
Proposed Floorplans and Roofplan	901/06C	7 March 2024
Proposed Elevations	901/07C	7 March 2024

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

3. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan / statement shall provide:

- o 24 Hour emergency contact number;
- o Details of the parking of vehicles of site operatives and visitors;
- o Details of loading and unloading of plant and materials;
- o Arrangements for turning of vehicles within the site;
- o Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;
- o Measures to protect vulnerable road users (pedestrians and cyclists);
- o The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- o Wheel washing facilities;
- o Measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;
- o Measures to control the emission of dust and dirt during construction;
- o Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;
- o Construction vehicle routing;
- o Delivery, demolition and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

In the interests of the safe operation of the adopted highway during the demolition and construction phases.

4. Prior to any works taking place above DPC level, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- a) Details of the colour, form and texture of all external facing materials to the proposed dwelling
- b) Details of the colour, form and texture of all hard ground- surfacing materials.
- c) Location, design and materials of all fences, walls and other boundary treatments.
- d) The finished floor level of the proposed dwelling and any detached garages

The development thereafter shall be completed in accordance with the approved details. Prior to the first occupation of the dwelling hereby permitted all fences and walls shown in the approved details to bound its plot shall have been erected in conformity with the approved details.

Reason: In the interests of the visual amenities and character of the area and to provide reasonable standards of privacy to residents.

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

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

6. No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall 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.

7. During the construction period, all trees and hedgerows should be retained where possible and shall be protected in accordance with British Standard BS 5837:2012 or any subsequent amendment to the British Standards. If any tree requires felling then the tree should be re-inspected by a suitably qualified ecologist to ensure bats are not present.

Reason: To safeguard the trees to be retained.

8. The development hereby permitted shall be carried out in accordance with the following Reasonable Avoidance Measures:

- o All excavations on site should be covered at night or a ramp should be provided to allow amphibians/mammals to exit excavations.
- o All excavations should be checked for amphibians/mammals each morning prior to the re-commencement of any works.
- o All work must take place during daylight hours.
- o All exposed new pipework and drains should be capped at night so as to avoid trapping amphibians.
- o All excavated materials/waste should be stored in skips or similar and not on the ground where it could be used as a refuge/resting area by amphibians. Alternatively, all waste should be removed from site daily.
- o All stored building materials that might be used as temporary resting places by amphibians should be stored off the ground on pallets or similar.
- o Scaffold footings will be placed on sand to prevent newts taking temporary refuge underneath the footings.
- o If GCN are found at any time during works, then works should cease immediately and advice sought from a suitably qualified GCN ecologist.

Reason: To ensure that habitats are suitably protected at all times during any works on site.

9. No works to trees, shrubs or hedgerows 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 put in place to protect nesting bird interests on site.

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

10. Prior to the first use of the approved building, two bird boxes and two bat boxes shall be installed in the mature trees adjacent to the location of the approved building and retained as such thereafter.

- o Bat bricks and/or slates within the new development
- o Bird boxes
- o Native tree and shrub planting
- o Hedgerow enhancement

Reason: To create biodiversity enhancements, in accordance with the National Planning Policy Framework.