
2016/0926

Applicant: Mr Andrew Hall, C/o Mr DK Seddon

Description: Demolition of existing building and erection of 28 no. dwellings with associated external works.

Site Address: Bolton Hall Nursing Home, Carr Head Lane, Bolton upon Dearne, Rotherham, S63 8DA

1 representation received in writing from the occupants of a house located adjacent to the south of the site, although they have stated that they feel relatively comfortable following an amendment to the plans. Cllr Noble has raised the issue of a pedestrian route being provided to connect Carr Head Lane to the north of the site and Wath Road recreation ground located beyond the southern boundary.

Site Description

The disused Bolton Hall Care Home is located to the south of Carr Head Lane in Bolton-upon-Deerne. The site currently hosts a single two storey building which is located towards the southern part of the site and occupies a substantial footprint. The building has been the subject of heavy vandalism subsequent to the previous owner going into receivership part way through a project to renovate the care home, which was fully vacated prior to the works being commenced.

The site is located in a primarily residential area with existing properties located on Carr Head Lane, Beechfield Close, Pennyfields and Coronation Drive being located adjacent to the site on three sides. A recreational ground is located immediately to the south of the site. The care home occupies a large site which is 1.2ha in size.

A feature of the site is the large number of trees located in the grounds of the former care home building and either side of the access road. The majority of these trees are protected by a Tree Preservation Order.

Access to the site is located to the north of the building and connects with Carr Road Lane forming a 'T' junction. The site is used as a pedestrian thoroughfare connecting Carr Head Lane with Wath Road recreation ground to the rear with the two sites connecting in the south east corner of the site.

Proposed Development

The application is for full planning permission seeking the demolition of the former care home building and the construction of a development of 28 houses. The plans are for a development that would be made up of a mixture of detached and semi-detached houses which would be distributed across the site.

Access would be from the same location as the existing development on Carr Head Road. However the alignment and width of the road would alter to essentially mean that a new road would be constructed to serve the development.

The plans have been informed by a tree survey. This has meant that areas of the site would not be developed to safeguard trees. Some felling is proposed where the findings of the tree

survey have indicated that the trees do not possess the amenity value, or are sufficiently healthy to justify their retention.

A pedestrian link would be retained through the site from Carr Head Road to the north and Wath Road recreation ground located to the south via the footpaths provided in association with the new roads as part of the development.

History

Previous planning applications at the site comprise:-

B/78/2391/DE - Erection of 25 dwellings and formation of estate road. Refused 21/09/1978.

B/88/1683/DE - Erection of residential care home. Planning permission granted with conditions 16/03/1989.

2009/1392 - Erection of a single storey rear extension to residential & nursing home and formation of rear decking area. Planning permission granted with conditions 21/12/2009.

2014/0497 - Erection of single storey front extension to form entrance and rear conservatory extension to building. Planning permission granted with conditions 16/06/2014.

2014/1482 - Erection of 5 no. residential care bungalows. Planning permission granted with conditions 23/03/2015.

Policy Context

Planning decision should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The development plan consists of the Core Strategy and the saved Unitary Development Plan policies. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

The Council has produced the Publication Consultation Document of the Local Plan. It establishes policies and proposals for the development and use of land up to the year 2033. The document is a material consideration and represents a further stage forward in the progression towards adoption of the Local Plan. As such increasing weight can be given to the policies contained within the document although this is still limited by the need to consider any comments received during the consultation and with the knowledge that the Inspector can require changes to the plan.

Local Development Framework Core Strategy

CSP3 'Sustainable Drainage Systems'
CSP4 'Flood Risk'
CSP8 'The Location of Growth'
CSP9 'The Number of New Homes to be Built'
CSP10 'The Distribution of New Homes'
CSP14 'Housing Mix and Efficient Use of Land'
CSP15 'Affordable Housing'
CSP17 'Housing Regeneration Areas'
CSP26 'New Development and Highway Improvement'
CSP29 'Design'
CSP36 'Biodiversity and Geodiversity'

CSP39 'Contaminated and Unstable Land'
CSP40 'Pollution Control and Protection'
CSP43 'Education Facilities and Community Facilities'

Saved UDP Policies

UDP notation: Safeguarded Land

GS10/WR11 'In areas shown as safeguarded land on the proposals map existing uses shall normally remain during the plan period and development will be restricted to that necessary for the operation of existing uses. Otherwise planning permission for the permanent development of such land will only be granted following a review of the land in question'.

SPD's

-Designing New Residential Development
-Parking
-Open Space Provision on New Housing Developments

Other

South Yorkshire Residential Design Guide

Publication version of the Draft Local Plan

Proposed allocation: Urban Fabric

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Consultations

Affordable Housing – No objections having reviewed the information contained within the viability report, and having consideration towards the wider community and regeneration benefits that the redevelopment of the former Bolton Hall Nursing Home would bring.

Biodiversity Officer – Agrees with the findings of the ecology report that the development would potentially have implications for bats and nesting birds.

- Accepts that the roof space of the existing building has low potential to support bat roosts and agrees that the proposed mitigation measures in the report would be suitable. However he would wish to see a further report containing the results of the findings prior to demolition work commencing.

- He would also wish to see bat roost surveys prior to the felling of any mature trees located on the site.
- He also considers that any planning permission requires the felling of any trees approved for removal in sections where possible, with felled wood being left on the ground for at least 24 hours to allow any bats that have survived to be able to escape.
- The recommendations in section 10 of the ecology survey are accepted and planning permission, if gained, should refer to this section. Details of the external lighting scheme should be submitted to the Council's satisfaction.

Contaminated Land – No objections subject to a condition requiring intrusive site investigations to be carried out prior to the commencement of development to inform any necessary mitigation measures.

Drainage – The application is not objected to subject to the imposition of the standard condition requiring full surface and foul water drainage details to be provided prior to the commencement of development.

Education – No objections as it has been assessed that there would be adequate capacity within local primary and secondary schools to accommodate children from the development.

Highways – No objections subject to conditions.

Regulatory Services – No objections subject to standard conditions to limit the effects of noise and dust during the construction phase.

Tree Officer – No objections subject to conditions.

SYAS – Do not object subject to the imposition of an appropriate condition.

SYMAS – No objections as the site is located outside of a mining referral area.

Ward Councillors – Cllr Noble has raised the issue of a pedestrian route being provided to connect Carr Head Lane to the north of the site and Wath Road recreation ground located beyond the southern boundary

Yorkshire Water – Do not object to the development subject to the imposition of conditions.

Representations

The application was advertised by neighbour notification letters, site and press notice. Written representations were initially received from the occupants of 9 Beechfield Close about the potential for plot 28 to result in a loss of natural light affecting the rear of the property and its garden. However following plot 28 being moved 2m further away from the boundary and information in relation to the height of the building the occupants have indicated that they feel suitably reassured so as to not object to the plans. They also state that they have no other concerns with the development and that it would considerably improve the area.

Assessment

Principle of Development

The site is located in a Housing Policy Area in the Unitary Development Plan. In addition the site is located in a Principal Town which is a priority area to accommodate new housing growth and a regeneration area where new housing developments will be encouraged. Furthermore the development would contribute towards the policy aim of delivering between 55 and 60% of new homes on previously developed land. Essentially therefore there is strong support for concluding that the proposed development is acceptable in principle. No representations have been received to contend that the site should be retained as a care home or an alternative community use with reference to policy CSP43 'Education Facilities and Community Facilities'.

Visual Amenity

One of the most important visual amenity considerations associated with the development is its effect on the existing trees located across the site, the majority of which are protected by a Tree Preservation Order.

The Arboricultural Report proposes that 22 individuals and 2 groups of 'moderate' and 'low quality' trees are removed to accommodate the development. 13 of these (including 2 of the protected trees) have previously been authorised for removal by the Council under extant planning and TPO approvals 2014/1482 and 2014/1155. The remaining 9 individuals and 2 groups are recent ornamental plantings associated with the care home which it is asserted would not affect the integrity of the TPO. New planting is proposed within the development to compensate for those which would be lost.

All of the 'high quality' trees, 7 individual and 3 groups of 'moderate quality' trees, 1 individual and 4 groups of 'low quality' trees and all of the boundary hedges would be retained and protected during the demolition and construction works in accordance with current best practice. The report also sets out that construction works are proposed within Root Protection Areas but are achievable, without significant conflicts, using tried and tested mitigation methods. Furthermore pruning of 10 retained individual trees and 5 groups is proposed in order to enhance the quality of the outdoor amenity space without detracting from the trees' long-term health or visual qualities. The Council's Arboricultural Officer has assessed the proposals and has resolved not to object to the felling of any of the trees proposed to be felled in the tree report. However he has raised an issue that 2 Turkey Oak trees have been proposed for retention despite them being identified for removal within one of the previous planning applications. This is due to decay issues which are significant enough to reduce their safe retention life span. In his opinion these particular trees should be removed and replaced as an alternative which the applicant has agreed to.

The existing care home building has become a local eyesore and a blight on the local area. This is not because of the design characteristics of the building itself but because it has become a magnet for vandalism since work was suspended during the course of it being renovated when the company responsible went into liquidation. The building is relatively modern having been built some time after 1988 and was in the process of being modernised. However based upon its current state there is no doubt that its demolition would significantly benefit the local area.

The developable areas of the site are reduced by the need to protect all of the most important trees on the site. The layout has been designed taking into account the spacing between building and minimum private rear garden standards in the SPD. There would be no obvious way to increase the density of the development without introducing terraced

houses or apartments in place of some of the proposed detached and semi-detached houses. This could be considered to be counter productive given that the site is located in a weaker housing sub market and regeneration area and as the most recent Strategic Housing Market Needs Assessment update concluded that there is a shortage of all types of housing around the Borough. I am therefore content to support the plans based upon housing delivery/density issues taking into account of policy CSP14. The site may also be regarded as a windfall site in that it would unexpectedly boost housing growth.

In terms of the plans for the house types themselves it is considered that they would lead to a development would add value to the area. The architectural features, fenestration details and proposed use of stone are all positive attributes of the development. A more subjective point is that the development would include 4 x 2 ½ and 5 x 3 storey dwellings. However the locations of these house types have been carefully selected so that they have been kept away from the most visually sensitive areas of the site, including the first 4 houses which would form the entrance to the site which would all be two storeys. A range of parking solutions exist and there would be a good mix balance between the amount of hard standings necessary to provide the roads and parking areas for the development and the amount of soft landscaping that would be retained. Overall the proposals are considered acceptable with regards to visual amenity considerations having regard to the Designing Residential Development SPD and policies CSP29 and CSP26 of the Core Strategy.

Residential Amenity

The site shares a boundary with existing houses located on Carr Head Lane, Beechfield Close, Pennyfields and Coronation Drive. However few of these properties benefit from an open outlook across the site at present because of the amount of vegetation located around the boundaries and within the site. The plans have been designed with the aim of adhering to the spacing standards regarding the separation distances which should be safeguarded between existing and new properties in the SPD. As such it is considered that there would not be any significant overlooking, or overshadowing considerations. Also the amount of tree cover that would be retained in the eastern and western areas of the site would also help safeguard mutual privacy. Plots 1 and 2 are located side on immediately next to the boundary with No.17 Carr Head Lane. However the dwellings have been designed with no first floor side windows to prevent overlooking.

Most houses would have a private rear garden that would easily comply with the sizes aimed for by the SPD with the exception of plot 1 which is in a narrower part of the site adjacent to the entrance road. The private garden area to this plot would still be sufficient but given its smaller size it is recommended that permitted development rights would need to be removed for the property. The usual conditions would need to be imposed to limit the effects of noise and dust during the construction phase.

Highway Safety

The assertions made in the Transport Assessment submitted with the application are as follows:-

- A swept path analysis has been undertaken to demonstrate that the appropriate service vehicles can be safely within the development site.
- The highway accident data has been reviewed for the most recently available five year road safety record for the area surrounding the site. The data demonstrates that there are no existing patterns of incidents that would be impacted by the development proposals.
- The accessibility of the site for non-car modes of travel has been assessed and it is considered that the site benefits from good access by walk, cycle and public

transport for residents living at the site when travelling to work and also for access to leisure and shopping amenities.

- A TRICS assessment of the proposed residential development has been undertaken to determine the anticipated vehicle movements that could be generated from the development in the peak hours. The estimated peak hour movements of the development results in an average of one additional trips every four minutes in the AM and PM peaks, which would not be considered to lead to any detrimental impact on the local highway network.

Highways have not identified any issues to contradict the findings given the size of the scheme and the location of the site in a built up area with a well established road network. In addition the design of the road and the provision of 2 parking spaces per dwelling means that highway design and parking standards would be satisfied. Overall the proposal is considered acceptable in relation to policy CSP26 'New Development and Highway Improvement'.

Other Considerations

Drainage/Flood Risk

The site is located outside of flood zones 2 and 3 and therefore the part of policy CSP4 and national policy requiring developments to be steered towards areas of low flood risk is complied with. An outline drainage strategy has been provided. This indicates that sub-soil conditions are unlikely to support the use of soakaways and the nearest watercourse is remote from the site. As such the initial proposal is that surface water run off would be captured and stored within the site prior to being discharged into the public surface water sewer network at a restricted run off rate. This must have a minimum of 30% reduction given that the site is previously developed. Yorkshire Water and the Council's drainage officer regard this proposal as acceptable subject to the imposition of suitable conditions. Overall the proposal is therefore regarded as being acceptable with regards to flood risk and drainage considerations.

Ground Conditions

The preliminary ground investigation report has identified potential contaminated land risks to the development from historical land uses. It therefore concludes that an intrusive investigation would need to be carried out prior to the commencement of development. This would inform whether or not any mitigation would be required during the construction phase. These findings have been assessed by Regulatory Services who do not raise any objections subject to conditions being imposed to ensure that the recommendations are followed through.

Biodiversity

The ecology reports submitted with the application identify that the site provides habitat suitable for bird nesting and foraging. In addition the site provides foraging habitat for roosting bats. The report also identifies that the roof crevices of the existing building have the potential to host bat roosts. The main mitigation recommendations are therefore as follows:-

- As a precautionary measure it is proposed that the roof tiles above the soffit are removed under the supervision of a bat licenced ecologist followed by an inspection of the loft spaces.

- In the event that bats are discovered work would cease and a full survey undertaken to establish species and how bats are using the building. A European Protected Mitigation Licence would need to be applied for should any roosts be affected.
- Ensuring that external lighting proposals meet bat conservation design guidelines.
- Undertaking the vegetation clearance works identified within the application outside of nesting season.

The Biodiversity Officer accepts the majority of the findings. However he would wish to see a further report containing the results of the roof survey the findings prior to demolition work commencing. In addition he would also wish to see additional survey work being carried out in the form of bat roost surveys prior to the proposed tree felling works being carried out. Furthermore additional mitigation would be required in the form of felled wood being left on the ground for at least 24 hours to allow any bats that have survived to be able to escape. Subject to additional conditions therefore the development would not be viewed as being contrary to CSP36 'Biodiversity and Geodiversity'.

Archaeology

The site has potential archaeological implications as the site forms part of the grounds associated with the former Bolton Hall. This was a large elite residence dating from at least the first half of the 19th century. The South Yorkshire Sites & Monuments Record also contains information relating to human remains being discovered during the digging of foundations for Bolton Hall. The information is contained within William Whites Trade Directory of 1838. Unfortunately, no further information is known about the discoveries making it difficult to assess the character or extent of any further remains. As such, a scheme of archaeological work would be required to ensure any remains present on this site are investigated further and, if warranted, recorded as mitigation. Given that some disturbance has already occurred from modern development, SYAS recommends that the necessary archaeological investigation can be secured by attaching a condition. Suitable further investigation would comprise archival research in the first instance followed by a programme of trial trenching.

S106 – Affordable housing, public open space, education and additional proposal

Education – The consultation response from Education advises that it has predicted that there would be adequate capacity within local primary and secondary schools to accommodate children from the development. No contribution is sought on that basis.

Public open space – Green space provision would be required for the development in accordance with the Open Space Provision on New Housing Developments SPD. Due to the relatively small size of the development the SPD would seek a contribution towards enhancing existing facilities located off the site rather than on site provision. Using the formula in the SPD the commuted sum being sought by the Council is £56,367.64. This would require a S106 Agreement to be entered into with the applicant.

AH – Under policy CSP15 15% of the houses should be provided as affordable housing in this area of the Borough. However the applicant is seeking to invoke the vacant building credit part of national planning policy which potentially allows for a financial credit to be applied equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought. The development is proposed to provide 3,299m² of residential accommodation. The floorspace of the existing building is 2,104m², a difference of 1,195m² against which the 15% policy should be applied against. The applicant therefore considers that the maximum provision requirement should be 1.5 dwellings (5% affordable housing), or a financial figure

of approximately £77,358. The viability appraisal submitted with the application contends that the effect of paying the sum would prejudice the viability of the development as forecasted developer profit margin is significantly below accepted benchmark levels already. Given that the site is located in one of the weaker housing submarkets in the Borough and the other benefits associated with the proposed development I do not consider this matter to be worthy of resisting the application in this case. This position also takes into account advice from the Housing Growth team who have reviewed the information in the viability report and considered the regeneration benefits to the wider community and resolved not to object to the application.

Conclusion

In summary the proposed development is regarded as acceptable in land use planning policy terms given that it is located in a UDP Housing Policy Area. In addition the site is located in the Core Strategy Goldthorpe Principal Town which is a priority to accommodate new housing growth. The site is also located near to the local centre of Bolton-upon-Deerne would be an infill form of development that would be compatible with surrounding land uses, the majority of which are residential. Furthermore large parts are previously developed. In all aspects therefore the site is regarded as being in a sustainable location.

All other matters associated with the plans and the proposed development have been assessed. The most important protected trees on the site would be retained as part of the development. A number of moderate and lower value trees would be lost. However as a whole the plans have been designed to protect the most important trees. Because of this need also it is agreed that the site should be developed at a density below that aimed for by policy CSP14. This particular consideration is not as important with this being a windfall site.

The layout and elevation plans are considered to achieve a high standard of design which complies with the standards aimed for by our Designing New Residential Development SPD and Core Strategy policies CSP29 and CSP26 in that space between buildings and private rear garden standards would be achieved. Also the architectural designs and use of high quality materials and the amount of trees coverage on the site would create a development with a high standard of appearance. A more subjective point is that the development would include 4 x 2 1/2 and 5 x 3 storey dwellings. However the locations of these house types have been carefully selected so that they have been kept away from the most visually sensitive areas of the site.

Residential amenity issues have been considered. The new houses would be located at distances away from existing properties which comply with the SPD so as to not result in overlooking or overshadowing.

In addition the effects of the development on the highway network have been judged to be modest. The design of the access road and parking provision complies with policy CSP26 and the Parking SPD. The plans also make provision for a continued pedestrian route through the site from Carr Head Lane to the north to the open space to the south.

The development potentially raises implications for biodiversity, archaeology and contaminated land. However initial investigations have been carried out to identify the risks and the additional investigations prior to the commencement of development to inform any necessary mitigation measures. These do not provide reasons to prevent the development subject to conditions being imposed.

The application commits to providing a commuted sum of £56,367.64 for off site open space provision which would enable the application to satisfy the requirements of the SPD. The development would not cause problems with education capacity in the area. In addition it

has been determined that no affordable housing provision could be insisted upon in this case due to amount that would be discounted as a result of the national vacant building credit planning policy and that sufficient evidence has been provided to demonstrate that it would prejudice the viability of the development.

In the opinion of the Local Planning Authority there are no other material considerations which would indicate a decision should be made at variance to the above. Overall it is considered that the presumption in favour of sustainable development exists in this case and that planning permission should be granted accordingly.

Recommendation

Grant outline planning permission with conditions and S106 Agreement (for off site open space provision)

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission:-

Drawing 201 rev K 'Proposed layout'

Drawing 12,387/104 'Location Plan'

Drawing 202 rev D 'Floor Plans'

Drawing 203 rev B 'Proposed Elevations (1 of 2)'

Drawing 204 rev B 'Proposed Elevations (2 of 2)'

The plant room drawing PR/16/HC03/GA/01

Amended Cheshire Woodlands Arboricultural Statement received 20/11/2016

Tryer Partnership Extended Phase 1 Habitat Survey

LK Consult Limited Flood Risk Assessment and Outline Drainage Strategy

LK Consult Limited Phase 1 Preliminary Risk Assessment

Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.

- 3 Prior to the commencement of development plans to show the following levels shall be submitted to and approved by the Local Planning Authority; finished floor levels of all buildings and structures; road levels; existing and finished ground levels. Thereafter the development shall proceed in accordance with the approved details.

Reason: To enable the impact arising from need for any changes in level to be assessed and in accordance with LDF Core Strategy Policy CSP 29, Design.

- 4 No development shall take place until full details of the proposed external materials 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.

Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.

- 5 The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.

Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.

- 6 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- The parking of vehicles of site operatives and visitors
 - Means of access for construction traffic
 - Loading and unloading of plant and materials
 - Storage of plant and materials used in constructing the development
 - The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - Wheel washing facilities
 - Measures to control the emission of dust and dirt during construction
 - Measures to control noise levels during construction

Reason: In the interests of highway safety, residential amenity and visual amenity, in accordance with Core Strategy Policies CSP 26 and CSP 40.

- 7 Vehicular and pedestrian gradients within the site shall not exceed 1:12.

Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.

- 8 Prior to any works commencing on-site, a condition survey (including structural integrity) of the highways to be used by construction traffic shall be carried out in association with the Local Planning Authority. The methodology of the survey shall be approved in writing by the Local Planning Authority and shall assess the existing state of the highway. On completion of the development a second condition survey shall be carried out and shall be submitted for the written approval of the Local Planning Authority, which shall identify defects attributable to the traffic ensuing from the development. Any necessary remedial works shall be completed at the developer's expense in accordance with a scheme to be agreed in writing by the Local Planning Authority.

Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.

- 9 No development shall take place until:

(a) Full foul and surface water drainage details, including a scheme to reduce surface water run-off by at least 30% and a programme of works for implementation, have been submitted to and approved in writing by the Local Planning Authority:

(b) Porosity tests are carried out in accordance with BRE 365, to demonstrate that the subsoil is suitable for soakaways;

(c) Calculations based on the results of these porosity tests to prove that adequate land area is available for the construction of the soakaways;

Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented and the scheme shall be retained throughout the life of the development.

Reason: To ensure proper drainage of the area, in accordance with Core Strategy policy CSP4.

- 10 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained. The approved hard landscaping details shall be implemented prior to the occupation of the building(s).

Reason: In the interests of the visual amenities of the locality, in accordance with Core Strategy Policy CSP 29.

- 11 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the visual amenities of the locality, in accordance with Core Strategy Policy CSP 29.

- 12 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas for a minimum of 10 years, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any part thereof, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the approved plan.

In the interests of the visual amenities of the locality, in accordance with Core Strategy Policy CSP 29.

- 13 No development or other operations being undertaken on site shall take place until the following documents in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations have been submitted to and approved in writing by the Local Planning Authority:

Tree protective barrier details

Tree protection plan

Arboricultural method statement

The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced off in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality in accordance with Core Strategy Policy CSP 36 Biodiversity and Geodiversity.

- 14 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.

Reason: In the interests of the amenities of local residents and in accordance with Core Strategy Policy CSP 40.

- 15 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the position of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling is occupied. Development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property in accordance with Core Strategy policy CSP 29.
- 16 Prior to commencement of development an investigation and risk assessment to assess the nature and extent of any contamination on the site shall be submitted to and approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The report of the findings must include:
(i) a survey of the extent, scale and nature of contamination;
(ii) an assessment of the potential risks to:
- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archeological sites and ancient monuments;
(iii) an appraisal of remedial options, and proposal of the preferred option(s).
This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.
The development shall be carried out in accordance with the approved report including any remedial options.
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 in accordance with Core Strategy Policy CSP 39.
- 17 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of plots 1 and 5 which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.
Reason: To safeguard the privacy and amenities of the occupiers of adjoining residential property in accordance with Core Strategy Policy CSP 29.
- 18 Prior to commencement of development, including demolition work of the existing building full details of the mitigation measures identified in the Ecological Survey, including a timetable for their implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
Reason: To conserve and enhance biodiversity in accordance with Core Strategy Policy CSP 36.

19 The trees approved to be removed as part of the development shall be subjected to detailed surveys by an experienced and suitably qualified bat ecologist prior to any works taking place to the affected trees. A method statement outlining the details of the survey/s shall be submitted to and approved in writing by the Local Planning Authority prior to any felling works being carried out. In the event that bat/s is/are located during surveys then the ecologist will provide a suitable mitigation scheme that will be submitted to and approved in writing by the Local Planning Authority; furthermore it should be noted that where bat/s or a bat roost will be affected by the tree felling then a European Protected Species Mitigation Licence will be required. In addition a bat activity survey shall be carried out at the post demolition and tree felling stage to inform the level of enhancement measures required. All works shall be carried out in accordance with the approved method statements and mitigation measures.

Reason: To conserve and enhance biodiversity in accordance with Core Strategy Policy CSP 36.

20 No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:

- The programme and method of site investigation and recording.
- The requirement to seek preservation in situ of identified features of importance.
- The programme for post-investigation assessment.
- The provision to be made for analysis and reporting.
- The provision to be made for publication and dissemination of the results.
- The provision to be made for deposition of the archive created.
- Nomination of a competent person/persons or organisation to undertake the works.
- The timetable for completion of all site investigation and post-investigation works.

Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

Reason: To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated in accordance with Core Strategy Policy CSP 30.