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**2016/0964**

**Applicant:** Mr Mitesh Dhanak

**Description:** Erection of a four storey residential care building containing 32 extra care/assisted living apartments.

**Site Address:** Land to the rear of Bollingbroke House Care Home, Common Road, Brierley, Barnsley, S72 9EA

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2 representations have been received from local residents. No comments have been received from Ward Councillors.

### **Site Description**

Bollingbroke House is an established residential care home for the elderly which is located to the south of Common Road in Brierley a short distance away from the junction with Brierley Road and Church Street. Currently the home has a capacity of 28 bedrooms.

The care home is located in spacious grounds with the building being set back from Common Road. The boundaries of the site are heavily vegetated with mature trees and dominate the setting of the care home as well as providing screening and privacy. A stone wall which is less than 1.5m in height exists on the boundary between the site and Common Road. Levels are a feature of the site with the site falling away from Common Road so that the building is set down as well as back from Common Road. Levels continue to fall within the site to the rear of the building.

The building was originally a large house which has been extended in the past to provide a building that is of substantial size. The original house would appear to have been built in the first half of the last century. It is of two storey construction that is faced with red brick with a pitched roof that is covered in black roof slates. Sash windows have been retained on the building which is befitting of the site being located in the Brierley Conservation Area. The extension that was built in the early 1990's is more of a simpler rectangular shape but does attempt to replicate the window and facing material detailing of the original building. The site is also located in the Green Belt.

The site has a single point of access which is located in the north west corner of the site. A parking and turning area for vehicles exists in the area to the front of the building.

### **Proposed Development**

Planning permission is sought to construct a new 4 storey building, which would be located immediately to the rear of the existing care home, linking to the building and is proposed to house 32 extra care/assisted living apartments.

The application is the latest of a series of applications submitted proposing to develop the site. Initially plans were approved to demolish the existing care home and to build a replacement facility in 2009 (ref 2009/0073). The time period to implement that permission was later extended in 2012 under powers that were available at the time. However the planning permission has not been implemented beyond a trench being dug containing the intended foundations of the building leading to the current application. The applicant has stated that the reason for this is that the projected costs versus the anticipated revenues would not produce a development that would be commercially viable.

The proposed building would link to the existing via a balcony. The building has been designed in a similar manner to the plans approved under the previous planning permission in that a modern form of design is proposed. Essentially it would comprise a rectangular block with some recesses and projections. Flat roofs would be used which would be utilised to provide balconies in a number of cases. The building would utilise a varied palette of materials including brickwork, stone, rainscreen and timber cladding. Maximum dimensions of the building would be 35m in width x 32m length x 12m in height. However due to the ground levels falling away from the existing building a section plan has been provided which shows that no part of the building would be seen from Common Road above the height of the existing 2 storey building.

The existing parking area located to the front of the building would be extended and formalised. 19 parking bays are proposed to serve the development.

## **History**

Previous planning applications at the site comprise:-

B/89/0108/HR - Change of use from dwelling house to residential nursing home for the elderly. Approved with conditions 31/05/1989.

B/89/1166/HR - Conversion and extension to form residential nursing home. Refused planning permission 24/11/1989.

B/90/0066/HR - Conversion and extension to dwelling to form residential nursing home. Approved with conditions 19/03/1990.

2009/0024 - Erection of new care home with associated parking and landscaping. Approved with conditions 13/05/2009.

2009/0073 - Demolition of existing care home (Conservation Area Consent). Approved with conditions 08/04/2009.

2012/0243 - Erection of new care home with associated parking and landscaping (Extension of time limit of 2009/0024). Approved with conditions 18/05/2012.

2012/0244 - Demolition of existing care home (Conservation Area Consent) (Extension of time limit to application 2009/0073). Approved with conditions 18/05/2012.

2015/0404 - Variation of condition 2 of previously approved application 2012/0244 (Demolition of existing care home) (Conservation Area Consent) to retain Bollingbroke House in use until completion of Phase 1 of the development. Approved with conditions 12/05/2015.

## **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 submitted our emerging Local Plan to the Secretary of State but we are at an early stage in the examination process. 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, in accordance with paragraph 216 of the NPPF, the extent of this will depend on:

- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

### Saved UDP Policies

UDP notation: Green Belt & Conservation Area

### 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'

### SPD's

-Residential amenity and the siting of buildings  
-Parking

### Publication version of the Draft Local Plan

Proposed allocation: Green Belt and Conservation Area

### 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.

14. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are

out-of-date, granting permission unless:

— any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or  
— specific policies in the Framework indicate development should be restricted.

80. Green Belt serves five purposes:

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

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

88. 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, is clearly outweighed by other considerations.

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

- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

## **Consultations**

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.

Highways – No objections subject to conditions.

Regulatory Services – No objections.

Tree Officer – No objections.

Housing Growth – No objections.

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

Ward Councillors – No comments have been received.

Yorkshire Water – No objections.

## Representations

The application was advertised by neighbour notification letters, site and press notice. 2 representations have been received from local residents which express concerns regarding the proposed development. In summary the main concerns expressed are as follows:-

- Loss of 9 protected trees on top of recent tree unnecessary tree felling which has occurred in the area.
- Inappropriate development in the Green Belt.
- Concerns about the amount of development happening in the Brierley Conservation Area.
- The need for an additional care home facility is questioned following the closure of Halsteads Nursing Home in Grimethorpe.
- Concerns about lack of a pedestrian crossing point across Common Road. It is considered that this problem should be addressed as part of the development given that the addition of 32 apartments may significantly add to the amount of footfall to the site by residents, carers and visitors.
- Concerns that the watercourse located adjacent to the site would be contaminated during construction work.

## Assessment

### Principle of Development

The site is located in the Green Belt whereby the construction of new buildings is usually inappropriate. This is unless the form of development proposed meets one of the exception categories in paragraph 89 of the NPPF, or where very special circumstances exist to clearly outweigh the harm that would be caused to the Green Belt, and any other harm by way of inappropriate development (NPPF paras 87 and 88).

Exceptions to inappropriate development include limited infilling, or the partial or complete redevelopment of previous developed sites, whether redundant or in continuing use. However the second part of this policy requires development to not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. The proposed building would not be seen from Common Road and the site benefits from a good level of screening. However openness equates to a freedom from development and this cannot be said of the proposed development. Therefore the proposal is regarded as inappropriate development, as was the case with previous applications 2009/0073 and 2012/0243 despite the changes that have occurred to national planning policy during the intervening period.

As a result of this, the case as to whether or not the proposal conflicts with planning policy hinges on whether or not very special circumstances exist that would clearly outweigh the harm to the Green Belt by way of inappropriateness and any other harm.

Paragraph 79 of the NPPF sets out that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Essential characteristics of Green Belts are their openness and their permanence. The 5 purposes of including land in the Green Belt are set out in paragraph 80 and are as follows:-

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

The proposal site forms part of an established curtilage of a building and is therefore meets the NPPF definition of previously developed land. It is not land forming part of the countryside and is closely situated to the remainder of the built up areas of Brierley. The proposed building would not be seen from Common Road or any other public vantage points other than potentially to the rear from long distance views where it would be seen in the context of the amount of screening that exists from the tree coverage located around the boundaries of the site. Overall, therefore, the conflict with the purposes of land being included in the Green Belt and the effect on openness would be limited.

The very special circumstances that were accepted by the Council to exist with the previous application were as follows:-

- Enhancement of the appearance of the Conservation Area – Previously it was viewed that the design merits associated with the proposed replacement building would have improved the appearance of the Conservation Area compared with the previous building.
- The minimal effect of the proposed design on the openness of the Green Belt.
- Job creation
- The specialist care facilities that were being proposed.

The applicant has asserted that these same reasons would apply with the application proposal based upon the following reasons:-

- The income generated from the development would ensure that the existing building would be maintained in a good state of repair.
- The development would create 12 full time and 9 part time jobs.
- It is stated that the type of accommodation proposed would be an asset to the Borough in terms of providing frail and incapacitated members of the elderly population with an alternative to a residential care home for those which are more independently minded.
- The development would once again minimally conflict with the purposes of including land in the Green Belt and openness due to it not being visible from public vantage points.

Due to the similarities between the proposal and the plans that were approved under the previous application, whilst the benefits to the conservation area are not as demonstrable as the previous scheme, it is considered that the arguments put forward in support of the application are sufficient to clearly outweigh the harm by inappropriateness. In addition, there has been no significant harm identified in respect of impact on openness of the Green Belt or in terms of conflict with the 5 purposes of including land within the Green Belt. As such, subject to no other harm being identified that could be afforded sufficient weight to shift the balance, very special circumstances are considered to exist.

### Visual Amenity

The Brierley Conservation Area has no distinctive character with a variety of architectural and built forms present. The assessment carried out on the previous application determined that this, along with the site characteristics allowed the opportunity for a contemporary design to be put forward.

One of the main differences between the current proposal and the previous application is that the existing care home building would be retained. Previously this was to be demolished to make way for an entirely new building which it was judged would have been both individual and unique to the area. To an extent this would be the case with the proposal now under consideration. However the new building would not be seen from public vantage points from within the Conservation Area because of the combination of the screening

provided by the existing care home building, the lowered floor levels that the building would be constructed on and the screening provided by existing trees. On one hand therefore it is difficult to afford the same weight to saying that the new building would offer any benefit to the appearance of the Conservation Area. On the other the development would neither harm the appearance of the Conservation Area, despite its considerable scale and mass.

The proposed design of the building is not as ambitious as the plans approved under the previous application. However the varied materials palette and design characteristics would ensure that it retains a contemporary feel. In addition, there is not the same need for an ambitious stand-alone design seeing as the building would be screened from Common Road by the existing care home building. I have therefore determined that the proposed development would not harm the appearance of the Conservation Area. As such there would not be a cumulative harm consideration to take into account of in the balancing exercise associated with the application.

### The Nature of the Use Proposed

Another difference between the current and previous application is that previously the development was intended as a replacement care home. On this occasion the development is intended as extra care/assisted living apartments. Information submitted with the application explains that this type of living arrangement is intended as an alternative to a traditional care home for people who are frail and incapacitated people, yet who wish to retain a level of independence. Care and support would exist 24 hours a day and communal facilities would exist including dining facilities, kitchen, lounge, laundry, and staff accommodation. However each resident will have their own apartment and front door. The applicant has also advised that most residents entering extra care housing for the first time are aged between 79 and 90 years, with average resident age of around 80 years.

The applicant acknowledges that there is ambiguity as to whether extra care accommodation should be classified under use class C2 (residential institution), or C3 (dwellinghouses). However they consider that that such type of care facility should be classified under C2 category, for the reasons as follows:

- The units would not be for sale on the open market, and would be restricted by a S106 obligation requiring occupants to be either in need of specified level of care or in receipt of a specified minimum package of care services and/or above a specified minimum age;
- Persons are not permitted to occupy the facility unless specific occupancy criteria are met, with priority to persons in need of care.
- The involvement of a registered Care Quality Commission care provider in the delivery of care;

Ultimately this question has a bearing on whether policy CSP15 should be applied to the development to secure a level of affordable housing provision. Planning policy coverage for this type of development proposal is relatively light. However the NPPF does make it a requirement that Councils have a Strategic Housing Market Assessment in place which addresses the need for all types of housing and the needs of different groups in the community, including older people with specialist support or care needs. The Needs Assessment for Housing and Housing Support for Vulnerable People in Barnsley report published in February last year identified that spatially, there is only a very limited supply and spread of extra care/sheltered housing and for rent and shared ownership across the borough. As such the development would therefore increase the level of private provision available. Housing Growth have therefore not resolved to object to the application subject to a legal agreement being in place to ensure that the operation of the facility and the occupancy terms would be restricted to C2 usage via a legal agreement.

## Residential Amenity

There are no existing residential properties located in the immediate vicinity of the site that would be affected by the proposed development. Two large dwellings, Clover Cottage and Old Brierley Hall occupy substantial grounds located to the north and the south west of the site. However the separation distances to the properties in question, combined with the screening provided by the existing care home building (in the case of Clover Cottage and by mature trees and boundary walls in the case of Old Brierley Hall) would ensure that the development would not have any direct effect on the living conditions of either property. Indeed the main potential for harmful effects to arise affecting living conditions is for overshadowing to occur within the rooms of the existing care home. The Residential Development and Siting of Buildings SPD is applicable in this case. An important part of that SPD is the upward 25 degree test. The plans accompanying the application show that due to falling ground levels, the development can be constructed without any significant overshadowing effects occurring affecting the rooms within the existing care home. In addition a balcony would be constructed in between both buildings to provide some outdoor amenity space for residents, along with a larger area of garden amenity space which would be retained in the southern part of the site.

Overall the proposals are considered satisfactory with regards to residential amenity considerations. However the usual conditions would need to be imposed to limit the effects of noise and dust during the construction phase.

## Highway Safety

The proposal is to make use of the existing access to serve the development. 19 parking spaces would be in place in total to serve the existing care home and the proposed extra care facility. These would be available to be used by staff, visitors and delivery vehicles with none of the spaces with no demand being expected from any residents.

This number of spaces has been assessed to be acceptable by Highways taking into account of the fact that the existing care home operates satisfactorily, existing and proposed staffing numbers and the fact that they will be working in shift patterns rather than the maximum number of employees all be in attendance at the same time.

## **Other considerations**

### Trees

The site has a heavily vegetated appearance due to the existence of many trees located within the site, or immediately outside of the boundaries. Protection exists for some of these trees via a group Tree Preservation Order, with the remainder protected by virtue of the site being located within the Brierley Conservation Area.

The application has been accompanied by an Arboricultural Survey. The Council's Arboricultural Officer is generally satisfied that the plans have been designed taking into account of the recommendations within the report, with only a small number of category C trees being proposed for removal.

The key trees affecting the site are those located on and just outside the site boundaries and in the main these are to remain in situ. There are some smaller specimens on the site frontage to be removed but these are largely smaller specimens and should not impact significantly on the aesthetics of the site. The majority of the trees including all the larger more prominent specimens are to be retained and these would largely keep the site screened to the same level as it is at present.



The development would encroach into the rooting areas of some of the retained trees and as such specialist construction techniques would be required in order to ensure that they are not detrimentally impacted on. The majority of the encroachment involves new hard surfacing and car parking and as such no-dig methodologies would need to be employed where this is the case as will the usual protection measures such as protective barriers and ground protection where required. Subject to this being ensured via condition and a further condition requiring replacement compensatory tree planting to complement the existing trees the Arboricultural Officer has determined not to object to the application.

#### 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. A drainage plan has been provided which indicates that foul drainage would discharge to mains sewer and surface water via soakaways. This means of surface water drainage accords with the aims of local and national policies regarding the use of SUDS. Both the Council's drainage section and Yorkshire Water have raised no objections therefore subject to the standard condition requiring a fully detailed drainage scheme to be submitted for approval prior to the commencement of development. The work needed to inform the final proposal shall need to include testing of the ground conditions to ensure that the use of soakaways would be viable in this location.

#### Ground conditions

The proposal site is not located within a Mining Referral Area. As such there would only be the need to apply standing advice to any decision.

#### Sustainable construction

The application has committed to the development being constructed to achieve a BREEAM rating of 'very good' and to reduce CO2 emissions by 20% as per the aims of Core Strategy policies CSP2 and CSP5.

#### **Conclusion**

Due to the similarities between the proposal and the plans that were approved under the previous application, whilst the benefits to the conservation area are not as demonstrable as the previous scheme, it is considered that the arguments put forward in support of the application are sufficient to clearly outweigh the harm by inappropriateness. In addition, there has been no significant harm identified in respect of impact on openness of the Green Belt or in terms of conflict with the 5 purposes of including land within the Green Belt.

All other matters associated with the plans and the proposed development have been considered, including the effects of the development on protected trees, the highways implications of the proposed development, the potential for the living conditions of nearby dwellings to be harmed, flood risk and drainage, sustainable construction and no specific areas of harm have been identified.

It is therefore considered that, subject to the imposition of the relevant conditions, very special circumstances exist and so the proposal is recommended for approval.

#### **Recommendation**

Grant planning permission with conditions and S106 Agreement.

- 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 following plans and specifications as approved unless required by any other conditions in this permission:-  
  
Drawing 80 'Proposed level 1 floor plan'  
Drawing 81 'Proposed level 2 floor plan'  
Drawing 82 'Proposed level 3 floor plan'  
Drawing 83 'Proposed level 4 floor plan'  
Drawing 84 'Proposed Roof Plan'  
Drawing 85 'Proposed Elevations South East and South West'  
Drawing 86 'Proposed Elevations'  
Drawing 91 'Proposed elevations'  
**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 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.**

- 8 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.**

- 9 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.**

- 10 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.**

11 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

Prior to commencement of development details of tree protection fencing shall be submitted to and approved in writing by the Local Planning Authority. The approved fencing shall be installed before 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 safeguard existing trees, in the interest of visual amenity.**

12 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.**

13 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.**

14 The proposed development shall achieve BREEAM standard of 'very good' or equivalent. Upon completion of the development, an energy performance certificate shall be provided to the Local Planning Authority demonstrating that the required standard has been achieved and the measures provided to achieve the standard shall be retained as operational thereafter.

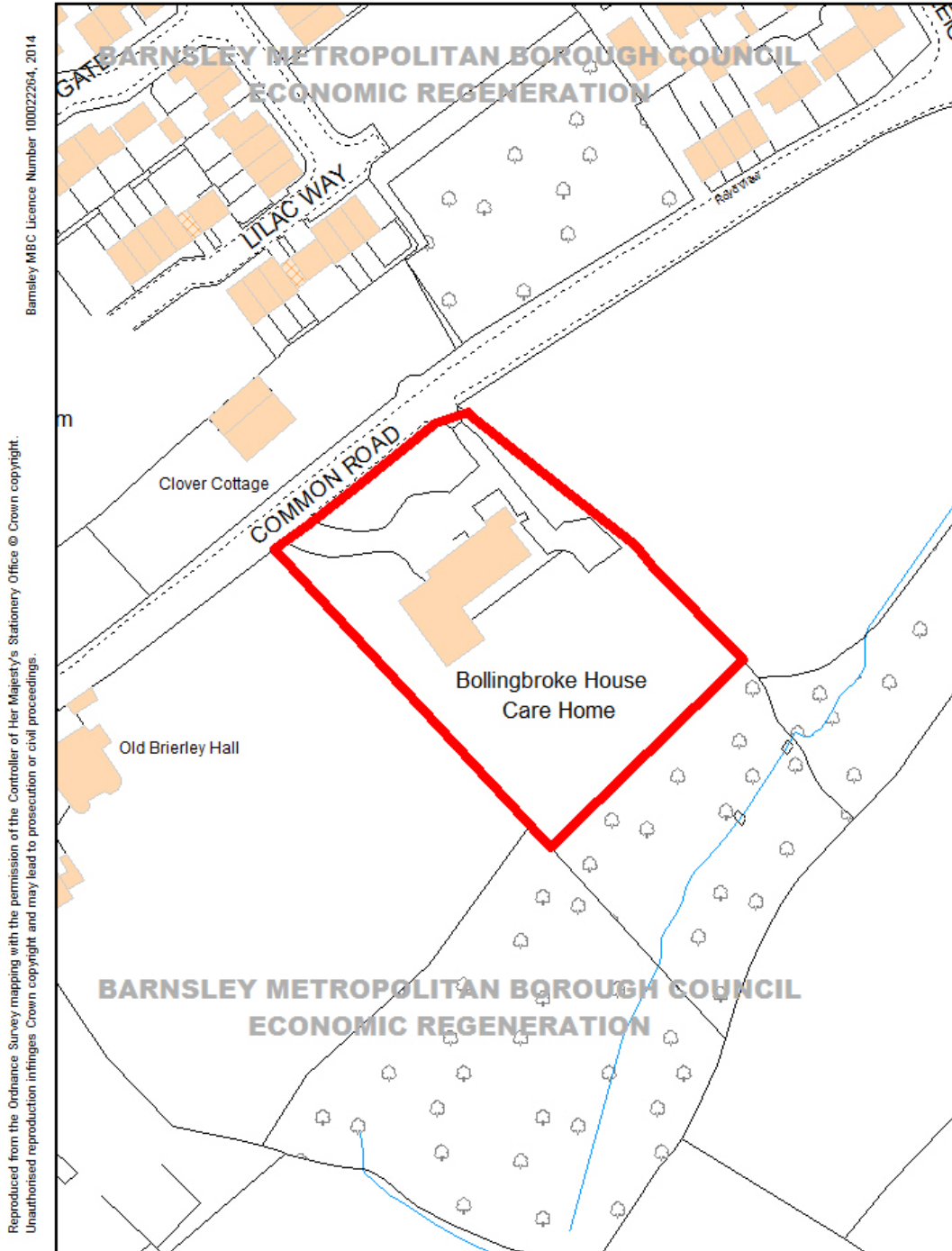
**Reason: In the interest of sustainable development, in accordance with Core Strategy Policy CSP2.**

- 15 Prior to commencement of development, details of a scheme to reduce the developments carbon dioxide emissions by at least 15% by using decentralised, renewable or low carbon energy sources or other appropriate design measures shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and upon completion of the development a report shall be submitted to and approved by the Local Planning Authority demonstrating that at least a 15% reduction in carbon dioxide emissions has been achieved. In the event that the use of other decentralised, renewable or low carbon energy sources or other appropriate design measures are also required to achieve a 15% reduction in carbon dioxide emissions, full details of such proposals and a timetable for their implementation shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The approved details shall be implemented in accordance with the approved timetable and all the approved measures shall be retained as operational thereafter.

**Reason: In the interest of sustainable development, in accordance with Core Strategy policy CSP5.**

PA reference :-

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