
2021/0602

APPLICANT: Barratts

DESCRIPTION: Reserved matters (Appearance, Landscaping, layout and Scale) application for development of 100 homes, structural planting and landscaping, an attenuation basin, children's play area and associated infrastructure in connection with outline planning permission 2019/1117 (Outline planning for up to 107 homes)

LOCATION: Land at Low Valley Farm, Pitt Street, Darfield, Barnsley, S73 9PY

Site Description

The site is circa 3.4 hectares of land which is currently greenfield. There is no existing vehicular access into site, although Pitt Street does lie along the site's southern boundary.

The site is located within a largely residential area. To the north and north east are residential properties and the wider Darfield area beyond. The site is part of a wider allocation for housing in the Barnsley Local Plan with undeveloped land (to the north eastern side) and allotments (south east of the site). Snape Hill Road lies to the east, with a row of houses between the allotments and the road.

Pitt Street bounds the south of the site. To the south west, lies Netherwood High School. A small number of commercial buildings and residential dwellings are located opposite the site on Pitt Street.

To the west of the site is a large field, associated with the Hobson Low Valley Farm. This land has been safeguarded for future housing development.

There are no recorded public rights of way across the site but there are two informal footpaths which runs through the site from north to south.

The site falls in a southerly direction from 35.26 metres Above Ordnance Datum (m AOD) along the northern boundary, to 29.21m AOD along the southern boundary. The fall of 6.05m over 245m gives a gradient of 1:41.

Planning History

2019/1117 - Outline planning application for a residential development of up to 107 dwellings including internal circulation roads, structural planting and landscaping, an attenuation basin, a children's play area and a footpath. All matters reserved except the location of the vehicular access – Approved.

Proposed Development

The application is a reserved matters scheme which includes appearance, landscaping, layout and scale. Access is as agreed at outline, with vehicular access off Pitt Street and pedestrian / cycle access to Venetian Crescent and Lombard Crescent to the north.

The site is laid out in a grid type pattern off the main access with a central greenspace which includes a LEAP and green buffer areas to the northern edge and along the western

boundary. A suds pond is also included in the adjacent field to the west of the site and next to Pitt Street.

The development is residential with a total of 100 houses proposed. The mix of units is as follows:

3 x 2 beds
70 x 3 beds
27 x 4 beds

Of these units, 10% are proposed to be affordable all offered as intermediate sale rather than rented and comprising 3 x 2 beds and 7 x 3 beds.

A total of 10 different house designs are proposed, most with hipped roofs and a smaller number having pitched and gable roof styles. Garages are either integral or attached with smaller units having off street parking only. The materials proposed are buff and red brick.

Access to the remaining allocation to the east of the site is secured as part of the layout.

Policy Context

Planning decisions 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 new Local Plan was adopted at the full Council meeting held 3rd January 2019. In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

Site Allocation: Housing Proposal and Safeguarded Land

Site HS 77:-

Land at Pitt Street, Wombwell Indicative number of dwellings 109. The development will be expected to provide appropriate access. Archaeological remains may be present on this site therefore proposals must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary).

SD1 'Presumption in Favour of Sustainable Development'.

GD1 'General Development' provides a starting point for making decisions on all proposals for development setting out various criteria against which applications will be assessed.

LG2 'The Location of Growth'

H1 'The Number of New Homes to be Built' sets the target of new homes for the plan period 2014 to 2033 at 21,546

H2 'Distribution of New Homes' states 10% of new homes to be built in Wombwell

H6 'Housing Mix and Efficient Use of Land' proposals for residential development are expected to include a broad mix of house size, type and tenure and a density of 40 dwellings per hectare is expected

H7 'Affordable Housing' seeks 10% affordable housing in this area

H8 'Housing Regeneration Areas' supports housing market regeneration programmes in lower value submarket areas including Wombwell.

T3 'New Development and Sustainable Travel'. The site is located in the Accessibility Improvement Zone

T4 'New Development and Transport Safety'

D1 'High Quality Design and Place Making'

GS1 'Green Space' requires new development to provide or contribute towards green space in line with the Green Space Strategy.

GS2 'Green Ways and Public Rights of Way' seeks to protect rights of way from development.

BIO1 'Biodiversity and Geodiversity' requires development to conserve and enhance biodiversity and geodiversity.

CC1 'Climate Change'

CC2 'Sustainable Design and Construction'

CC3 'Flood Risk'

CC4 'Sustainable Urban Drainage'

CL1 'Contaminated and Unstable Land'

Poll1 'Pollution Control and Protection'

PI1 'Infrastructure and Planning Obligations'

SPD's

- Design of Housing Development
- Parking
- Open Space Provision on New Housing Developments
- Sustainable Travel
- Financial Contributions for Schools
- Trees and Hedgerows
- Design of Housing Development
- Affordable Housing
- Biodiversity and Geodiversity
- Planning Obligations

Other

South Yorkshire Residential Design Guide

NPPE

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.

Consultations

Air Quality: EVCPs are proposed for all dwellings and detail has been provided to demonstrate that these will be mode 3, 7kw, 32amp. This is in accordance with condition 7. Other requirements include a full travel plan, cycle parking and a site layout to encourage walking, linked to existing footpaths/bridleways.

Affordable Housing Officer: It is acknowledged that the NPPF definition of affordable housing includes starter homes and discounted market sales housing, and this was carried forward into the Affordable Housing SPD (on the presumption that it would have been ratified by government shortly after publication). However, Starter Homes and DMS has not been ratified by government and regulations have not been published. Following the publication of regulations, the Council will update its Affordable Housing SPD and adopt procedures for dealing with the delivery of such products.

We can confirm that it would be acceptable in principle to deliver all 10 affordable units as intermediate tenure, however they would need to be shared ownership at this time. The S106 agreement allows first homes (or an equivalent DMS product) in lieu of shared ownership following publication of guidance from government, however, should this occur we would like to retain a couple of the units as shared ownership so we have a mix.

In terms of the proposed layout, we are pleased to see that the units are spread across the site.

Biodiversity Officer: The principle of no net loss was agreed at outline with condition 14 requiring full details of the mitigation measures proposed. These have been provided and agreed. Therefore, no objection.

Broadband: No objections subject to a condition. This was attached to the outline approval.

Coal Authority: Material Consideration only, the site is not within the defined Development High Risk Area. Please apply the standing advice only.

Contaminated Land: No comments received, condition attached to the outline requiring detailed survey and any remediation to be agreed.

Conservation Officer: No comments, other than a reminder to discharge the archaeological condition which has been submitted.

Drainage: I would confirm that in my opinion the conditions regarding drainage applied to the original application are sufficient.

EA: No comments received. Site is not in a flood risk zone as identified on the EA maps.

Education: No contribution would be required for educational places, as the position has not changed from the previous application.

Highways: No objections subject to the amended layout be conditioned. Other more detailed conditions were applied at outline. More detail is in the report below.

Pollution Control: No objections subject to conditions including a construction method statement and restricted working hours. These were included on the outline decision.

Public Rights of Way: No objections, the development includes provision for PROW through the site linking north to south. More details are included in the report below.

South Yorkshire Police: No comments received.

South Yorkshire Passenger Transport Executive: No comments received.

South Yorkshire Mining Advisory Service: According to the records the site does not lie within a Coal Authority Referral area therefore no Coal Mining Risk Assessment is required for the application. This position appears consistent with our mining, geological and historical information for this area with no such legacy issues being apparent. In consideration of the above only the Coal Authorities Standing Advice should be included in the decision notice if granted

Tree Officer: No comments received, however, a condition was attached to the outline regarding tree protection measures to be provided pre-commencement.

Ward Councillors:-

Councillor Smith has raised concerns regarding the bottle neck of traffic on Pitt Street and suggested traffic lights may be appropriate. In addition, in very heavy rain, water is seen to run from this land across the road and through the Window Company onto land at the back and flood the homes in that area of the new estate. There is also an old pit shaft on that land. However, Councillor Smith is broadly supportive of the development which has some good points, namely the cycle way through the site to Upperwood Road which safely takes pupils away from bottle neck traffic on Pitt Street and George Street. Councillor Smith knows of no flooding problems on this land but when weather is bad a spring erupts, and this is where the water comes from that floods the road and Window Company premises.

Councillor Markham has raised concerns as the road is already busy and this will make the situation worse. It is also an area that floods which is not an ideal place for more houses.

Yorkshire Water: Objected due to the positioning of proposed tree planting close to a sewer, these trees have now been removed from the landscape plans to alleviate this issue.

Representations

The application has been advertised by neighbour letters, site notices and a press advert. 10 letters of objection have been received raising the following concerns:

- There are too many accesses directly onto Pitt Street. This is a fast-moving road and so these will be dangerous.
- This road is already extremely busy, and not just at school drop-off and pick-up times, it is also a 'rat-run' used by drivers to avoid going through Darfield and onto the main by-pass road.
- The development will double the houses and cars onto Pitt Street;
- The speed bumps will hopefully assist to improve highway safety but there are a number of vehicles they have no effect on. Traffic lights would be better.
- Why is the visibility splay design for a 45mph road when it is a 30mph road?
- The speed surveys should be made public.
- All the surveys and investigations have failed to resolve the very serious dangers to the public and school children who use Pitt Street everyday.

- The road transport survey carried on Pitt street recently seriously underestimated the amount of traffic travelling from East to West and from West to East. It appears that Netherwood school must have been closed at the time of the survey and numerous covid lockdowns restricted traffic even more.
- The existing roads all already bad with lots of pot holes.
- It is stated that the internal access road will be designed for residential speeds i.e.20mph but this isn't the case.
- There has been flooding on and around this site in the past and this will be made worse by 200 new houses.
- This will make flooding in the Low Valley worse.
- The new houses are too close to existing properties on Pitt Street. This affects rights to light and privacy.
- How will the footpaths be managed to stop bikers using them – off road bikers pose a threat to safety.
- When the archaeological investigation took place, there were diggers accessing the site by Venetian Crescent and requests to stop doing this were ignored. How can you stop them doing the same when they build the houses?
- Sudds ponds are only effective if they are below the water table, this is very high in this location.
- Why are only 10% of the houses affordable?
- Loss of amenity and greenspace which is valued and well used. The recent pandemic has proven the need for open spaces.
- The proposed area is a haven for our natural flora and fauna. At a time when the world is moving towards saving the planet here in Barnsley we are preparing to rip up more and more green spaces.
- Is this development necessary with 2700 new homes already on the Dearne Valley Park Way?
- The Climate is changing and Arable / Agricultural land (Food Production) and Fish Stocks are under real threat. The destruction of land by building Houses has an impact on the Environment, and an increase regarding Carbon Footprints
- Need to consider ample space and landscaping between the existing properties and the new ones.
- Maintain the integrity and character of the Italian Estate
- There are too many houses for the site
- Loss of privacy and increased noise from the footpath access
- There are too many houses squashed into small spaces and too close to existing residents.
- Lots of residents nearby are pensioners and use the land for exercise.
- Why would the proposed estate require a play area? There used to be a very good play area in the Inkerman Fields not 300 yards from the proposed site, surely a play area could be reinstalled there.
- The original survey of the site noted that single story dwellings are the norm on the north side of the site and said the new buildings would respect this however it is not clear that this is going to happen as the homes are said now to be predominantly 2 storey which means that the privacy at the lower end of Venetian Crescent and also those on Lombard Crescent will be lost.
- The allotments have been there a long time and I am concerned that people buying houses don't understand that with allotments comes noises and smell.
- Darfield already has nowhere for children / teenagers to meet etc so bringing more in to the area what are the plans to accommodate/ provide facilities / activities etc?

Assessment

The site has outline planning permission and is part of a wider allocation in the Local Plan, as such the principle of residential development is established as acceptable. Site specific policy HS77 sets an indicative number of dwellings of 109 with the outline application setting an upper limit of 107 on the site.

The development proposed does not include the full allocation, an area of land to the north east of the site is excluded. The applicant stated at outline that this is because this part of the site is not under their control and they are unable to contact the landowner. At outline, the applicant sought to demonstrate that the proposed site would deliver against all the policy requirements for this allocation, even with this area excluded. This included allowing the proposed Sustainable Urban Drainage (SUDs) feature to be located on safeguarded land (Local Plan Policy GB6) in the field to the west with a landscape buffer and room for a footpath route.

This reserved matters application carries forward this principle, however, numbers have reduced to 100 as a result of discussions on the layout and in response to consultee comments, more detail on this is included below. The density across the site is in accordance with Local Plan Policy H6 at 41 dwellings per hectare and will still deliver within 10% of the target yield. In addition, future access into the remaining allocation is retained.

Visual Amenity

The development layout follows a grid pattern, off the main access from Pitt Street with houses fronting onto Pitt Street and the internal roads. Whilst the houses are a standardised product consistent with a national housebuilder, they include a mix of hipped and pitched roofs and varying detailing to the elevations to break up the street scene and provide some interest.

The site includes a substantial amount of greenspace with a buffer along the north and west boundaries and an internal greenspace incorporating tree planting around the edges and a play area. There is also a green buffer between the new houses and the existing properties on Pitt Street. This mitigates, in part, the impact of the development by providing publicly accessible greenspaces with routes through them and around the site edge.

The development has a lot of frontage parking and does not include street trees, as required by the NPPF (updated July 2021), however, the principle of delivering against policy HS77 was agreed at outline before the NPPF was amended. Further, there are significant trees proposed to be planted within the greenspaces around the site, which front onto existing and new streets and a number proposed in front gardens. This will soften the visual impact of the development and the frontage parking areas.

The houses on the site are all two storey, which fits in with the predominant scale of existing properties along Pitt Street. However, the residential area to the immediate north is characterised by bungalows in buff or a muted red brick colour. The buffer area along this boundary will soften the transition between the two and materials for the proposed includes a buff brick where the development connects to Venetian Crescent (via a public right of way).

Overall, the proposal includes some variation in house designs and materials and incorporates a good amount of greenspace and tree planting. Therefore, it is accepted that it is sufficiently in compliance with Local Plan Policy D1.

Residential Amenity

Whilst the site is not surrounded by residential development, there are existing houses backing onto the site to the south from Pitt Street and to the north, off Venetian and Lombard Crescent. To the south, the layout has been amended to increase the standoff distances between plots 11-13 and existing housing to just over 21m. In addition, plot 1 has been moved westwards to increase the standoff distance here to 14.5m, over the 12m minimum required by policy. The applicant has also provided a tree lined buffer strip to soften the outlook for existing residents. To the north, there is a landscape buffer along the whole of this boundary and none of the new properties back onto the existing bungalows, being orientated either side to side or fronting onto the buffer area. The standoff distances in this area are well in excess of the minimum requirements and the proposed tree planting will increase privacy.

The park and buffer strip to the north of the site are well overlooked by the proposed development, ensuring natural surveillance of these areas. Whilst the suds pond and buffer to the west will blend into the existing open land here with long distance views from Pitt Street. The onsite play space will meet a need within the area, following the removal of play equipment from recreation ground to the north east, for the benefit of existing and new residents.

Over and above the standard 1.8m fence, boundary treatments include a wall with fence at key corners and junctions as well as railings or knee-high rails to greenspaces. Along the western edge there will be a hit and miss fence and the existing hedgerow. The approach provides some visual interest whilst ensuring privacy and security is maintained.

The proposed is therefore in accordance with Local Plan Policy D1.

Highways

The access from Pitt Street was agreed at outline with a condition added requiring some traffic calming measures along Pitt Street, these have been submitted and include speed humps with signage warning drivers that they are entering a traffic calming area. Whilst this forms a discharge of condition application and not part of the reserved matters application, a number of residents and Ward Members have raised concerns about traffic and speeds, therefore, Members are advised that this mitigation has been agreed by highway officers.

The internal layout also includes speed tables, to slow cars entering the site. Whilst the preferred design approach is to design the road appropriately rather than use vertical deflection, this solution has been accepted in this case due to the relatively constrained nature of the site.

The detailed layout has also been amended in consultation with the Highway Officer and is now acceptable. There are sufficient parking spaces for all the dwellings and the road layout allows for servicing and emergency vehicle access across the site. Secure cycle parking is proposed and the electric vehicle charging points to be provided have been agreed.

There is also good connectivity across the site with pedestrian and cycle access through to the north.

The Highway Officer has confirmed no objections to the proposed in accordance with Local Plan Policies T3 and T4.

Biodiversity

A Preliminary Ecological Appraisal of the site was agreed at outline along with an Ecological Impact Assessment. The latter confirmed a 15.3% net gain on the site can be achieved through suitable mitigation which was conditioned to be provided with the reserved matters application.

The mitigation and enhancement measures proposed are:

- detailed landscaping incorporating retention of existing and planting of new native trees and hedgerow planting/reinforcement, wetland planting mix in the SUDs area and a wildflower meadow mix along the western and northern boundaries / buffer areas;
- retention and enhancement of the hedgerow running north / south along the eastern boundary (allowing for access to the remaining allocation),
- a green corridor running east / west which flows through the greenspace within the site and along to the remaining allocation,
- a breeding bird survey has been undertaken and whilst no ground nesting birds were recorded on the site, any grassland clearance will take place outside of the nesting season or an ecologist will be required to undertake a nesting bird check before commencement;
- a detailed lighting scheme minimising the impact on bats from artificial lighting during construction and operation of the site; and
- bat and bird boxes, reptile refugia and insect houses and a hedgehog highway.

These are detailed in the Ecological Management Plan and Ecological Enhancement Plan along with long term management in accordance with the requirements of Local Plan Policy BIO1 and the accompanying Biodiversity and Geodiversity SPD.

PROW

There are no recorded public rights of way running through the site, but there are 2 unrecorded but well-used routes running north to south. The applicant has been advised that unrecorded routes that have been used unchallenged by the public for 20+ years, or for a lesser period under common law, may have acquired public access rights. The layout plan proposed includes allowance for a temporary route around the site during construction and the reinstatement of an informal route through the buffer zone to the west of the site once it is operational. In addition, the internal road layout has links to an existing PROW along the northern boundary and to Venetian Crescent and Lombard Crescent. The PROW officer has requested that the pedestrian links to the north of the site should be built to adoptable standard and included within the section 38 agreement for the development. There is a strip of land between the site and the existing PROW which is outside of the applicants ownership, however, it is part of the adopted highway and as such these connections can be achieved.

The retention and improvement of these routes is a benefit of the scheme, increasing connectivity and safe walking / cycle routes to the school. This is in accordance with Local Plan Policy GS2 Greenways and Public Rights of Way and T3 Sustainable Travel.

Drainage

The site is located within Flood Zone 1 (low risk); however, it is known to the Council that the site has had issues with surface water flooding.

The proposed development shows surface water drainage via the Suds pond, located to the southwest of the site with full details secured via conditions attached to the outline. The applicant has provided some additional detail with this reserved matters application which confirms that the drainage on the site will be improved with sufficient surface water retention to accommodate the 1 in 100 year flood event plus climate change allowance. This has been reviewed by the Drainage Officer who has confirmed the approach is acceptable and will improve the current situation on the site with regards to surface water flooding.

Overall, therefore the proposal is regarded as being acceptable with regards to flood risk and drainage considerations in accordance with Local Plan Policies CC3 and CC4.

Archaeology

A report has been submitted to discharge condition 4 of the outline application 2019/ 1117. A geophysical survey had identified a number of anomalies with a possible archaeological origin, and these were investigated by trial trenching on site. The trenching concluded that one anomaly represented a post-medieval field boundary, with other features being plough furrows of a similar date. Other undated features shared a similar alignment and profile and have been interpreted as part of the post-medieval agricultural landscape also. SYAS agrees with this conclusion. Based on the nature of the archaeological features, there is little more evidence to be gained from further expert investigation, so no mitigation or further fieldwork is required.

The findings of the report have been agreed by South Yorkshire Archaeological Service (SYAS) and the condition can be discharged subject to confirmation that the report has been lodged with the archives. On this basis, the condition is sufficiently progressed to allow the Reserved Matters to proceed.

S106 Agreement

A S106 agreement was signed with the outline application which ensures that access to the remaining land allocated under HS77 is secured and no ransom strip is established. In addition, the S106 includes provisions and contributions towards specific infrastructure requirements to be calculated based upon the final number of dwellings agreed at this detailed reserved matters stage. The S106 will therefore secure the following:-

Affordable Housing - Local Plan Policy H7 states that housing developments of 15 or more dwellings will be expected to provide affordable housing, with 10% affordable housing provision expected in the Wombwell area. This is provided for in the layout plan and includes 7 x 3 bed houses and 3 x 2 bed houses. It has been agreed that these will all be intermediate tenure but, until such time as First Homes is adopted formally, the properties would need to be shared ownership. Legal have confirmed that this can be dealt with under the existing S106 with no need to vary the wording.

Education – There is no requirement for an education contribution, based on the proposed number of houses and current capacity within the schools.

Greenspace – The masterplan includes provision for 15% onsite greenspace, including a play area. A contribution of £102,888.90 will be secured for offsite investment in formal greenspace in accordance with Local Plan Policy GS1.

Sustainable Travel – Local Plan Policy T3 requires financial contributions towards improvements to sustainable travel, where levels of accessibility through public transport, cycling and walking are unacceptable. The site is in the Accessibility Improvement Zone therefore this contribution is required and is calculated to be £75,000.

These S106 obligations are compliant with the requirements of Policy I1 Infrastructure and Planning Obligations which states that development must contribute as necessary to meet all onsite and off-site infrastructure requirements to enable development to take place satisfactorily.

In addition to the above, the scheme also provides for suitable electric vehicle charging points to all the dwellings.

Conclusions

This is a reserved matters application, whereby the principle of the development and access was approved at outline stage.

This detailed scheme will deliver 100 homes and greenspace across the site, including a play park and biodiversity mitigation and enhancements. Access through the site is retained via a variety of pedestrian / cycle routes which will encourage safe routes to the nearby secondary school. In addition, the landscaping includes a good number of new tree planting in managed areas where they will be retained for the longer term.

Drainage across the site will be improved and a traffic calming scheme is secured for Pitt Street.

Overall, the design accords with the Local Plan and is recommended for approval.

Recommendation

Grant planning permission subject to the following conditions (those already imposed on the relevant outline planning permission will also need to be complied with):

- 1 The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved:

Proposed site layout ref: 20:5429:01H

Location Plan 20 5429 00

Landscape Masterplan 3759/1 Rev D

Detailed Landscape Proposals (1 of 2) 3759/2 Rev E

Detailed Landscape Proposals (2 of 2) 3759/3 Rev E

Proposed Materials Plan ref: 20:5429;03 D

House Type 69 (hipped) - AS/OP BDW-STD-HT-3064

House Type 69 (hipped) - AS-OP-OP BDW-STD-HT-3065

House Type 67 (hipped) - AS-OP-OP BDW-STD-HT-3091

Denby (30 Degree) (hipped) - OP BDW-STD-HT-3196

Denby (30 Degree) (hipped) - AS BDW-STD-HT-3195

Denford (30 Degree) (hipped) - AS-AS-OP BDW-STD-HT-3205
Ellerton (30 Degree) (hipped) AS-AS-OP BDW-STD-HT-3222
Ellerton (30 Degree) (hipped) AS-OP BDW-STD-HT-3199
Halton (30 Degree) (hipped) AS BDW-STD-HT-3246
Halton (30 Degree) (hipped) OP BDW-STD-HT-3247
Kingsley (30 Degree) (hipped) OP BDW-STD-HT-3190
Maidstone (30 Degree) (hipped) AS-AS-OP BDW-STD-HT-3226
Maidstone (30 Degree) (hipped) AS-OP BDW-STD-HT-3184
Maidstone - Moresby (30 Degree) (gabled) AS-OP BDW-STD-HT-3235
Moresby AS BDW-STD-HT-1026
Moresby OP BDW-STD-HT-1027
Moresby - Maidstone (30 Degree) (gabled) AS-OP BDW-STD-HT-3245
Radleigh (30 Degree) (hipped) AS BDW-STD-HT-3197
Radleigh (30 Degree) (hipped) OP BDW-STD-HT-3198
Windermere (30 Degree) (hipped) AS BDW-STD-HT-3191
Windermere (30 Degree) (hipped) OP BDW-STD-HT-3192
Boundary Wall Type 1 DB-SD13-004
Boundary Wall Type 2 DB-SD13-005
Boundary Wall Type 3 DB-SD13-013
Close Boarded Fence DB-SD13-006
Steel Bow Top Fence 27.BT.015
Timber Knee Rail (Bird Mouth) 27.BT.016
Post and Rail Fence With Horse Netting B:SW-08-C30
Hit and Miss Timber Fence B;SW-08-C31
External Gate DB-SD13-014
Single Garage BDW-STD-GAR-1000
Post and Rail Fence DB-SD13-007
Double Garage BDW-STD-GAR-1001
Twin Garage BDW-STD-GAR-1002

Ecological Management Plan and Ecological Enhancement Plan (Ecus, October 2021, ref: 16962 v3.0)

Solo Smart Charger - Domestic, Fast Charging, 3.6, y, 22kW (Podpoint)

Travel Plan (March 2021, TPS)

unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

- 2 Upon commencement of development details of the proposed external materials 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.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

- 3 Prior to the commencement of development detailed lighting plans for a sensitive lighting scheme during construction and operation shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be designed in accordance with recommendations in the Ecological Management Plan and Ecological Enhancement Plan.

Reason: To minimise disturbance to habitats and ecology in accordance with Local Plan Policy BIO1.

