

APPLICATION NUMBER: WD/D/19/003097

APPLICATION SITE: Land West of Charminster Farm, Between Wanchard Lane and A37, Charminster

PROPOSAL: Erection of 82 dwellings, access, landscaping, allotments, public open space and associated works.

Decision: Approved, subject to conditions.

Conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
(Plans list)

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

2. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

3. No development above damp proof course level shall be commenced until details and samples of all external facing materials for the wall(s) and roof(s) shall have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, unless otherwise agreed in writing by the Local Planning Authority the development shall proceed in strict accordance with such materials as have been agreed.

REASON: To ensure a satisfactory visual appearance of the development.

4. No development above damp proof course level shall be commenced until details and samples of all external facing materials for the means of enclosure shall have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, unless otherwise agreed in writing by the Local Planning Authority the development shall proceed in strict accordance with such materials as have been agreed.

REASON: To ensure a satisfactory visual appearance of the development.

5. No development shall take place until a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and including clarification of how surface water is to be managed during construction, has been submitted to, and approved in writing by the local planning authority. The scheme shall include details of the land re-modelling involved including cross-sections of the infiltration and detention basins, with details of the planting of these areas and any associated means of enclosure. The surface water scheme shall be fully implemented in accordance with the submitted details before the development is completed.

REASON: To prevent the increased risk of flooding, to improve and protect water quality, and to improve habitat and amenity.

6. No development shall take place until details of maintenance and management of both the surface water sustainable drainage scheme and any receiving system have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and

thereafter managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

REASON: To ensure future maintenance of the surface water drainage system, and to prevent the increased risk of flooding.

7. No development shall take place until all existing trees, shrubs and other natural features not scheduled for removal have been fully safeguarded and fenced in accordance with a scheme to be first approved in writing by the Local Planning Authority. Such fencing shall be maintained during the course of the works on site. No unauthorised access or placement of goods, fuels and chemicals, soil or other materials shall take place inside this fenced area. The soil levels within the fenced area shall not be raised or lowered and no trenching or excavation shall take place. The development hereby permitted shall be carried out in accordance with the Arboricultural Assessment and Method Statement dated 4th December (ref: 17222-AA4-Phase3-CA), Tree Protection Plan (Barrell Tree Consultancy ref: 17222-BT5) and Manual for Managing Trees on Development Sites. In the event that protected trees (or their roots) become damaged, are lost or become otherwise defective in any way during such period, the Local Planning Authority shall be notified immediately and a programme of remedial action as directed by the Local Planning Authority shall be carried out within a timescale to be specified by the Local Planning Authority.

REASON: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity.

8. Notwithstanding the submitted landscape details, no development above damp proof course level shall be commenced until details of soft landscape proposals have been submitted to and approved in writing by the Local Planning Authority (L.P.A). These details shall include planting plans, written specifications and schedules of plants, noting species, planting sizes, proposed numbers/densities where appropriate and implementation timetables. A schedule of landscape maintenance proposals shall also be submitted to and approved in writing by the L.P.A prior to commencement of the development. The development shall be carried out in accordance with the approved details and on-going maintenance shall be carried out in accordance with the approved schedule.

REASON: To ensure the provision of amenity afforded by appropriate landscape design and maintenance of existing and/or new landscape features.

9. No development shall take place above damp proof course level until full details of hard landscape proposals have been submitted to and approved in writing by the Local Planning Authority. These details shall include: proposed finished levels or contours, means of enclosure, car parking layout, other vehicular and pedestrian access and circulation areas and hard surfacing materials. The development shall be carried out in accordance with the approved details.

REASON: To ensure the provision of amenity afforded by appropriate landscape design and maintenance of existing and/or new landscape features.

10. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority and an investigation and risk assessment must be undertaken in accordance with requirements of BS10175. If any contamination is found requiring remediation, a remediation scheme shall be

submitted to and approved by the Local Planning Authority. The approved remediation scheme shall be carried out to a timescale to be first agreed with the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared and submitted which is subject to the approval in writing of the Local Planning Authority.

REASON: To ensure risks from contamination are minimised.

11. No dwelling hereby approved shall be first occupied until any relevant noise mitigation measures as shown in the submitted Noise Impact Assessment (reference AC108294-1R1 dated 5/12/19) shall have been fully implemented. The installed measures shall be permanently retained thereafter. The developer should provide documentation to show the requirements have been met within 1 month of completion of all the relevant measures.

REASON: In the interests of protecting residential amenity.

12. The development shall be carried out in accordance with the approved bio-diversity mitigation plan dated 7th September 2020, unless otherwise agreed in writing by the local planning authority. Measures carried out shall be permanently retained thereafter.

REASON: In the interests of nature conservation.

13. No development above damp proof course shall be carried out until a landscape and ecological management plan shall first have been submitted to and approved in writing by the local planning authority. The approved measures shall be carried out on a timescale which shall first have been agreed in writing by the local planning authority. The approved measures shall be permanently retained thereafter.

REASON: In the interests of nature conservation.

14. No development shall be commenced until details of the re-siting of the historic milestone structure fronting the A37 shall first have been submitted to and agreed in writing. The details shall include provision for its safe temporary storage as required. It shall be re-instated in the new agreed position in accordance with a timescale that shall first have been agreed in writing by the local planning authority.

REASON: To ensure the retention of this non-designated heritage asset.

15. The sewage pumping station shall not be commenced until details of the external appearance and materials shall first have been submitted to and approved by the local planning authority. The pumping station shall be carried out in accordance with such details as have been agreed.

REASON: In the interests of visual amenity.

16. Measures shall be taken to ensure the re-use on-site of all suitable sands or gravels raised during construction wherever viable, environmentally feasible and practicable to re-use them. Within 3 months of the substantial completion of groundworks a report setting out the quantum (or evidenced estimate) of material re-used on site shall be submitted to the local planning authority.

REASON: To comply with national and local policy on mineral safeguarding and to ensure that any suitable materials raised during construction are put to their highest and best use, while minimising the need to import aggregate materials from beyond the site, in the interests of sustainability.

17. No development above damp proof course level shall be carried out until a detailed scheme to enable the charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations within the development has been submitted to and approved in writing by the local planning authority. The submitted details shall include a timetable for the implementation of the scheme. Thereafter the development shall be carried out in accordance with such details and timetable as have been approved by the local planning authority.

REASON: To ensure that adequate provision is made to enable occupiers of and visitors to the development to be able to charge their plug-in and ultra-low emission vehicles.

18. Before the development is occupied or utilised the access, geometric highway layout, turning and parking areas shown on the submitted plans must be constructed, unless otherwise agreed in writing by the Local Planning Authority. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site.

19. Before the development hereby approved is occupied or utilised the visibility splay areas as shown on the submitted plans must be cleared/excavated to a level not exceeding 0.6 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.

Reason: To ensure that a vehicle can see or be seen when exiting the access.

20. No development above damp proof course level shall be carried out until a detailed scheme for the proposed cycle facilities shall have been submitted to and approved by the local planning authority. The approved scheme shall be constructed on a timescale to be first agreed in writing by the local planning authority. The agreed scheme shall be kept free of obstruction and permanently retained thereafter for the purpose specified.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

REASON: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

21. No development shall be commenced until a Construction Traffic Management Plan (CTMP) shall first have been submitted to and approved in writing by the local planning authority. The CTMP must include:

- construction vehicle details (number, size, type and frequency of movement)
- a programme of construction works and anticipated deliveries
- timings of deliveries so as to avoid, where possible, peak traffic periods
- a framework for managing abnormal loads
- contractors' arrangements (compound, storage, parking, turning, surfacing and drainage)
- wheel cleaning facilities
- vehicle cleaning facilities
- Inspection of the highways serving the site (by the developer (or his contractor) and Dorset Highways) prior to work commencing and at regular, agreed intervals during the construction phase
- a scheme of appropriate signing of vehicle route to the site
- a route plan for all contractors and suppliers to be advised on
- temporary traffic management measures where necessary

The development must be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: to minimise the likely impact of construction traffic on the surrounding highway network and prevent the possible deposit of loose material on the adjoining highway.

22. Any excess spoil arising from the development shall be removed from the site before completion of the development.

REASON: In the interests of visual amenity.

23. No development shall be commenced until a Construction Environment Management Plan (CEMP) shall first have been submitted to and approved in writing by the local planning authority. The development must be carried out strictly in accordance with the approved Construction Environment Management Plan and shall not be altered without the prior written approval of the Local Planning Authority.

REASON: In the interests of minimising the effect on residential amenity.

24. Highways Condition

Before the development hereby approved is occupied or utilised the proposed improvement works to the Weir View/A37 junction as shown on drawing number 0890-PHL-102C contained within Appendix C of the Technical Note dated 5/8/20 shall have first been carried out in accordance with a specification which shall first have been submitted to and agreed in writing by the local planning authority. There shall be no variation from the drawing unless first agreed in writing by the local planning authority.

REASON: These specified works are seen as a pre-requisite for allowing the development to proceed, providing the necessary highway infrastructure improvements to mitigate the likely impact of the proposal.

Informatives-
NPPF approval reference
CIL reference
Section 106 reference
Highways informatives
Flood-risk informatives

NOTE: The Council has declared a climate emergency; the applicant is therefore encouraged to ensure this development incorporates as many sustainable measures as possible, (such as ground source heat pumps, solar panels, sustainable construction) subject to any planning permission which may be required.

Recommendation B:

Refuse permission for the reasons set out below if the legal agreement under section 106 of the Town and Country Planning act 1990 (as amended) is not completed within 6 months of the date of the committee resolution or such extended time as may be agreed by the Head of Planning:

1. Policy HOUS 1 of the adopted West Dorset, Weymouth and Portland Local Plan 2015 requires a minimum on-site provision of units as affordable housing and in the absence of a planning obligation to secure these affordable units the scheme would fail to meet the substantial unmet need for affordable housing in the district and the proposal would therefore be contrary to Policy HOUS1 of the adopted West Dorset Weymouth and Portland Local Plan. Furthermore the community-related benefits inherent in the scheme would not be achieved. Hence the scheme would be contrary to the objectives of paragraph 92 of the National Planning Policy Framework (2019).

2. The scheme requires provision of community infrastructure on-site in accordance with Policy COM1 of the adopted Local Plan. This includes open grassland areas, a locally equipped play area, a community orchard, allotments and other planting. In the absence of a completed Section 106 agreement the scheme would not secure the provision, maintenance and management of these areas. Hence the scheme would be contrary to Policy COM1 of the Local Plan.

3. The scheme includes providing financial contributions towards Traffic Regulation Orders relating to an extended 30mph speed limit and the restriction of motor vehicle access along Wanchard Lane, and a weight restriction on Weir View. In the absence of a Section 106 agreement these measures would not be completed which would be contrary to Policy COM7 of the Local Plan.

Reasons for the Decision

- Absence of 5 year land supply
- Para 14 of the National Planning Policy Framework (NPPF) sets out that permission should be granted for sustainable development unless specific policies in the NPPF indicate otherwise
- The location is considered to be sustainable and the proposal is acceptable in its design and general visual impact.
- There is not considered to be any significant harm to neighbouring residential amenity.
- There are no material considerations which would warrant refusal of this application

APPLICATION NUMBER: WD/D/19/001344

APPLICATION SITE: Land at Littlefield, Sherborne

PROPOSAL: Erection of 10no. dwellings with associated amenity, landscaping and infrastructure including widening of access road.

DECISION: That this item be deferred.

APPLICATION NUMBER: 2/2020/0379/FUL

APPLICATION SITE: West of Shaftesbury Road at Land South of Gillingham, Shaftesbury Road, Gillingham, Dorset

PROPOSAL: Construction of a principal street, associated access, landscaping and infrastructure works

Decision: Approved, subject to conditions.

CONDITIONS:

Time Limits

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

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

Location Plan/Red Line Plan, Ref – HI1177/50/2/A
Engineering General Layout Plan, Ref - HI1177/54/1/Orig
Road 1 – Cross Sections (Sheet 1 of 4), Ref – HI1177/56/01/Orig
Road 1 – Cross Sections (Sheet 2 of 4), Ref – HI1177/56/02/Orig
Road 1 – Cross Sections (Sheet 3 of 4), Ref – HI1177/56/03/Orig
Road 1 – Cross Sections (Sheet 4 of 4), Ref - HI1177/56/04/Orig
Road 1 – Vertical Alignment Longitudinal Section (Sheet 1 of 2), Ref – HI1177/55/01/Orig
Road 1 – Vertical Alignment Longitudinal Section (Sheet 2 of 2), Ref – HI1177/55/02/Orig
Street Lighting Proposals, Ref - HI1177/53/1/B

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

Construction

3. The development hereby permitted shall be carried out in accordance with the approved Construction Environmental Management Plan (CEMP) dated 10 June 2020.

Reason: In the interest of the amenities of neighbouring residents and the interest of highway safety.

Trees/Landscaping

4. The development hereby permitted shall be carried out in accordance with the following approved Street Trees and Planting details;

Street Trees and Planting Plan, Ref – L-001-104 D, dated 21/10/20

Street Trees and Planting Plan, Ref – L-002-104 D, dated 21/10/20

Street Trees and Planting Plan, Ref – L-003-104 C, dated 13/07/20

Street Trees and Planting Plan, Ref – L-004-104 C, dated 13/07/20

Planting Plan, Planting Schedule & Details, Ref – L-001-107 D, dated 14/07/20

Gillingham Principal Street Seed schedule by areas, Rev B.

Reason: In the interest of the amenities of neighbouring residents and the interest of highway safety.

5. The proposal shall be carried out in accordance with approved Arboricultural Impact Appraisal, dated 17 April 2020 and the plan entitled 'Protection measures to trees affected by the works' reference no. HI1177/20/2/Orig dated 16th April 2020.

Reason: In the interest of protecting the trees retained on site.

6. All planting, seeding or turfing comprised in the approved details shall be carried out in the first planting and seeding seasons following the completion of the principal street and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed with the Local Planning Authority.

Reason: In the interest of the amenity and appearance of the location.

Flooding/Drainage

7. Prior to the commencement of any development, a scheme for the provision of compensatory flood storage shall be submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding.

8. Prior to commencement of the development, a detailed surface water management scheme and design for the site must be submitted and approved in writing by the local planning authority. The scheme shall clarify how surface water is to be managed during construction, consider the hydrological and hydrogeological context of the development (including ground water levels during a winter period), topographic & urban design constraints (including Health & Safety) and accord with the following submissions:

- Gillingham Principal Street Drainage Strategy, Rev B, dated 23/06/20.

The surface water scheme shall be fully implemented, in accordance with the submitted details, before the development is completed.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, to improve habitat and amenity and to ensure correct functioning of drainage for the development.

9. Prior to the commencement of development details of maintenance and management of the surface water sustainable drainage scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To ensure future maintenance of the surface water drainage system.

Heritage

10. The development hereby permitted shall be carried out in accordance with the approved 'Access Road, Gillingham SSA, Gillingham, Dorset: Written Scheme of Investigation for an archaeological excavation', Dated February 2020.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

Contamination

11. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be submitted to and approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from soil contamination to the future occupants of the development and neighbouring occupiers are minimised.

Ecology

12. The development hereby permitted shall be carried out in accordance with the approved **Landscape and Ecological Management Plan (LEMP), dated 30 October 2020, Version 5.**

Reason: To ensure that the development conserves and enhances the landscape and biodiversity.

13. The development hereby permitted shall be carried out in accordance with the approved Great Crested Newt Information and Mitigation Strategy, dated July 2020.

Reason: To ensure that the development conserves and enhances the landscape and biodiversity.

14. Prior to the commencement of any development a scheme for Great Crested Newt offsite mitigation shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved details and to a timetable agreed with the local planning authority.

Reason: To ensure that the development conserves and enhances the landscape and biodiversity.

Informatives

INFORMATIVE NOTE: Rights of Way

Temporary ROW closures must be completed and returned at least 13 weeks before the intended closure date. There is a fee applicable.

The self-closing pedestrian gates to be installed are to be to the current British Standard BS5709:2018)

Where N64/33 will pass through an agricultural gateway South of the proposed Road) a self-closing gate is to be added to the side to allow the landowner to lock the field gate for security purposes if required.

INFORMATIVE NOTE: Section 278

The highway works referred to in the recommended condition above must be carried out to the specification and satisfaction of the Highway Authority in consultation with the Planning Authority and it may be necessary to enter into an agreement, under Section 278 of the Highways Act 1980, with the Highway Authority, before any works commence on the site.

INFORMATIVES NOTE: Land Drainage Consent (LDC)

We note that a Land Drainage Consent (LDC) application has been submitted in respect of the proposed culverts. It is proposed that the final culvert designs and installation methodology will be finalised through this regulatory process, rather than planning. The proposed culverts will need to comply with the JBA technical report.

INFORMATIVES NOTE: Environmental Permit

An Environmental Permit may be required from the EA, as relevant regulator for all works to a designated Main River that take place in, under or over, or as prescribed under relevant byelaws in accordance with section 109 of the Water Resources Act 1991. To clarify the Environment Agency's requirements, the applicant should contact the relevant department by emailing floodriskpermit@environment-agency.gov.uk

Reasons for the Decision

- The site is allocated in the North Dorset Local Plan (Policy 21)
- The construction of the Principal Street has funding secured through Homes England (HIF). This funding is time limited with project milestones to meet and a longstop of March 2022 for the infrastructure to be completed.
- The provision of this infrastructure could potentially speed up housing delivery on the Gillingham strategic site allocation.
- Applications within the strategic site have resolution to approve subject to s.106/conditions. Outline applications [2/2018/0036/OUT](#) and [2/2018/0077/OUT](#) for up to 1,595 dwellings rely upon this infrastructure and have been recommended for approval, subject to conditions/s.106.
- The development of the Gillingham strategic site allocation would secure significant economic and social benefits.
- Para 11 of the National Planning Policy Framework (NPPF) sets out that permission should be granted for sustainable development unless specific policies in the NPPF indicate otherwise. None have been identified
- There are no material considerations which would warrant refusal of this application

APPLICATION NUMBER: 2/2020/0610/OUT

APPLICATION SITE: Greenfields, Marnhull

PROPOSAL: Develop the land by the erection of 4 No. dwellings, parking spaces and creation of a new access (demolish existing dwelling and garage), (outline application to determine layout and access).

Decision: Approved, subject to conditions.

CONDITIONS:

1. Approval of the Reserved Matters (i.e. any matters in respect of which details have not been given in the application concerning the layout, scale or appearance of the building(s) to which this permission and the application relates, or to the means of access to the building(s), or the landscaping of the site) shall be obtained from the Local Planning Authority in writing before any development is commenced. Such development shall be carried out as approved.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990 (as amended).

2. Application for the approval of any Reserved Matter must be made not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990 (as amended).

3. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act, 1990.

4. The development hereby permitted shall be carried out strictly and only in accordance with the following approved drawings and details: 17-01-A, 17-02-A, Tree Plan Rooting After Removals, Tree Plan Constraints Proposed forming the approved application.

Reason: For the avoidance of doubt and to clarify the permission.

5. Before the development hereby approved is occupied or utilised the turning and parking shown on Drawing Number 17.01 A must have been constructed. Thereafter, these areas, must be permanently maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

6. Any entrance gates must be set back a minimum distance of 5.00 metres from the edge of the carriageway and hung so that the gates can only open inwards.

Reason: To enable a vehicle to be parked clear of the public highway whilst the gates are opened or closed, preventing possible interruption to the free flow of traffic.

7. Before the development hereby approved is occupied or utilised any railings or fencing erected along the highway boundary of the site must be set back a minimum of 0.50m from the nearside carriageway edge.

Reason: To prevent the overhang of passing vehicles from colliding with the railings or fencing.

8. Before the development hereby approved is occupied or utilised the visibility splay areas as shown on Drawing Number 17.02 A must be cleared/excavated to a level not exceeding 0.60 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.

Reason: To ensure that a vehicle can see or be seen when exiting the access.

9. No development shall be commenced until a scheme for the disposal of foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. Thereafter, no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented.

Reason: To minimise the risk of flooding and/or pollution.

10. Before any works commence on site a detailed Arboricultural Method Statement shall be produced, submitted to and approved in writing by the Local Planning Authority. The statement will include details of how the existing trees are to be protected and managed before, during and after development and include details of the specialist foundation methodology and shall include information on traffic flows, phased works and construction practices near trees. The development shall thereafter accord with the approved Statement.

Reason: To ensure thorough consideration of the impacts of development on the existing trees.

11. All existing trees and hedges shown on approved plan 'Rooting constraints after proposed removals on proposed layout' dated the 5th May', to be retained, shall be fully safeguarded during the course of site works and building operations. No works shall commence on site until the Local Planning Authority has confirmed in writing that all trees to be protected on and immediately adjoining the site have been protected from damage for the duration of works in accordance with BS 5837:2012 (Trees in relation to construction - recommendations) or any new Standard that may be in force at the time that development commences. No unauthorised access or placement of goods, fuels or chemicals, soil or other material shall take place within the tree protection zone(s). Any trees or hedges removed without the written consent of the Local Planning Authority, or dying or being severely damaged or becoming seriously diseased before the completion of development or up to 12 months after occupation of the last dwelling shall be replaced with trees or hedging of such size, species in a timescale and in positions as may be approved in writing by the Local Planning Authority.

Reason: To ensure that trees and hedges to be retained are adequately protected from damage to health and stability throughout the construction period and in the interests of amenity.

12. No works above damp course level shall commence on site until full details of both hard and soft landscape proposals shall, by reference to site layout drawings of an appropriate scale, be submitted to and approved in writing by the Local Planning Authority. The details shall include, as appropriate, the following information:
 - (a) Proposed finished levels or contours.
 - (b) Car parking layouts.
 - (c) Means of enclosure.

- (d) Vehicle and pedestrian access and circulation.
- (e) Hard surfacing materials.
- (f) Proposed and existing functional services above and below ground.
- (g) Minor artefacts and structures.
- (h) Planting plans.
- (i) Historic landscape features and proposal for restoration where relevant.
- (j) Written specifications.
- (k) Schedule of plants, species, size, proposed numbers and densities.
- (l) Implementation timetables.

The development shall thereafter accord with the approved details.

Reason: To ensure the provision of amenity afforded by appropriate landscape design.

13. No development above damp course level shall commence until a landscape management plan shall, by reference to site layout drawings of an appropriate scale, be submitted to and approved in writing by the Local Planning Authority and shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens. The subsequent management of the development's landscaping shall accord with the approved management plan.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by the landscape features of communal, public, nature conservation or historical significance.

14. Before the development is first occupied or utilised the first 10.00 metres of the vehicle access, measured from the rear edge of the highway (excluding the vehicle crossing - see the Informative Note below), must be laid out and constructed to a specification submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that a suitably surfaced and constructed access to the site is provided that prevents loose material being dragged and/or deposited onto the adjacent carriageway causing a safety hazard.

15. The biodiversity mitigation and enhancement proposals set out in the approved Biodiversity Mitigation and Enhancement Plan <INSERT DATE>; shall be undertaken in full before the development hereby approved is first brought into use and shall be maintained in the approved condition permanently thereafter.

Reason: To ensure adequate habitat is provided and protected to accommodate protected species and in the interests of biodiversity enhancement

Reasons for the Decision

- Principle of development on the site has been established via a previous consent
- The site lies within the defined settlement boundary
- The proposal is considered to be acceptable with regards to neighbouring amenity
- There are no concerns with regards to access or Highways safety.