1.0 APPLICATION NUMBER: WD/D/19/000872

SITE ADDRESS: Barton Farm Development Site, Yeovil Road, Sherborne

PROPOSAL: Erection of 66 dwellings and associated works

APPLICANT: Persimmon Homes

CASE OFFICER: Robert Lennis

WARD MEMBER(s): Cllr M Hall, Cllr J Andrews

2.0 Summary of Recommendation:

Recommendation A: Delegate authority to the Head of Planning to grant subject to the completion, including sealing and signatures, of a Section 106 agreement and conditions set out in this report CIL charges.

Recommendation B: Refuse planning permission six months from the date of this Committee, 19 December 2019, if the Section 106 has not been completed.

3.0 Reason for the recommendation:

- This site is allocated of residential development;
- The proposal would contribute towards the Council's 5 year land supply;
- Paragraph 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.
- 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.

4,0 Key planning issues

Issue	**Conclusion**
Principle of development	The principle of residential development has been agreed at outline stage.
Scale, design, impact on character and appearance	The scale of individual dwellings and block of flats is what was envisaged; 2, 2.5, and 3 storey.

Impact on amenity	There would be no serious impact on neighbouring amenities.
Impact on landscape or heritage assets	The proposal would result in less than substantial harm to the nearby grade II listed barn.
Economic benefits	Benefits would come from the provision of jobs during construction, and future residential expenditure.

5.0 Description of Site

The application site consists of land at Barton Farm. This represents a fourth phase of residential development being constructed by Persimmon Homes on the local plan allocation of Barton Farm.

Site access would link with road network built as part of the earlier phases of development.

It is bound by phases 1, 2, and 3 to the west-northwest, and by existing residential development to the north-northeast along Marston Road, to the south are the existing buildings of Barton Farm (as was).

The land slopes gently from northwest at its highest down to southwest.

6.0 Description of Development

The application proposes to erect 66 dwellings. These would be provided through a mix of dwelling types (detached, semi-detached, and terraced) and a block of flats, providing a range between 1-3 bedrooms. The scale of dwellings would be 2-2.5 storey, and the block of flats 3 storey.

External materials are proposed to be a mix of brick, stone, and render under roof tiles of either slate or pantile red.

7.0 Relevant Planning History

- WD/D/18/000005 – Approval of reserved matters application pursuant to Condition 2 of Outline Planning Permission 1/D/11/001658 in respect of Layout, Scale and Appearance of 108 dwellings, together with a means of access from the current phase, all drainage and affiliated earthworks, together with landscaping of the site, and amended phasing plan.

- WD/D/17/000614 - Approval of all reserved matters in relation to Phase 2 pursuant to condition 2 of outline permission 1/D/11/001658 - Outline permission for the erection of up to 279 dwellings; up to 350m² of flexible space to provide any combination of B1, A1, A2, & A3 uses; up to 2,000m² of B2; up to 10,000m² of B1

employment floorspace; & a 3,500m² (60 bed) care home (C2 Use Class). Provision of public open space & cycle/footways; highway works including work (Reserved Matters)

- WD/D/15/001354 - Reserved Matters Application pursuant to condition 2 of Outline Planning Permission WD/D/14/000067 in respect of the layout, scale and appearance of the proposed dwellings, together with the means of access thereto (other than the main access to the A30), all drainage and affiliated earthworks together with the landscaping (including means of enclosure) of the site. (Reserved Matters)

- WD/D/14/000243 - Reserved Matters Application pursuant to Condition 2 of Outline Planning Permission, 1/D/11/001658 in respect of the layout, scale and appearance of the proposed dwellings, together with the means of access thereto (other than the main access to the A30), all drainage and affiliated earthworks together with the landscaping (including means of enclosure) of the site. (Reserved Matters)

- WD/D/14/000067 - Outline permission for the erection of up to 279 dwellings; up to 350m² of flexible space to provide any combination of B1, A1, A2, & A3 uses; up to 2,000m² of B2; up to 10,000m² of B1 employment floorspace; & a 3,500m² (60 bed) care home (C2 Use Class). Provision of public open space & cycle/footways; highway works including works to Yeovil Road, Sheeplands Lane, and Marston Road; a new access junction to the A30 & new pedestrian crossing (Variation of condition)

- WD/D/14/000029 - Revised junction arrangement and formation of surface water storage area (in substitution for vehicular access approved under planning approval 1/D/11/001658) (Full)

- 1/D/11/001659 - Demolition of existing modern agricultural and non-listed derelict buildings, detailed works to facilitate the change of use of the existing listed farm buildings to provide 225m2 community use, 682m2 of flexible B1/A2 space, 266m2 of storage space and car parking. Works to subdivide the existing Barton Farmhouse into 3 no. dwellings and 122m2 of office space. The erection of a terrace of 3 houses and the creation of a new footpath/cycle link (Full)

- 1/D/11/001658 – Outline permission for the erection of up to 279 dwellings; up to 350m² of flexible space to provide any combination of B1, A1, A2, & A3 uses; up to 2,000m² of B2; up to 10,000m² of B1 employment floorspace; & a 3,500m² (60 bed) care home (C2 Use Class). Provision of public open space & cycle/footways; highway works including works to Yeovil Road, Sheeplands Lane, and Marston Road; a new access junction to the A30 & new pedestrian crossing (Outline)

8.0 List of Constraints

Grade II listed building – Barton Farmhouse, Dairy Cottage and Outbuildings

9.0 Consultations

(Consultee responses can be viewed in full online at: https://planning.dorset.gov.uk/online-applications/)

Natural England – no objections subject to comments from Dorset Natural Environment Team
Dorset Natural Environment Team – awaiting response; to report orally
Planning Obligations Manager – no objection
Environmental Health – no comment/objection
Local Highway Authority – no objection subject to conditions
Housing and Enabling Officer – no objection
Senior Archaeologist – no objection
Lead Local Flood Authority – no objection subject to conditions

Sherborne Town Council – objections raised.

"The Town Council applaud the inclusion of an increased number of two bed properties but otherwise object to this application on the following grounds:

- The overall increase throughout all phases on the original proposition of 279;
- Concern that the amended plans involve development of a previously designated open space resulting in the obstruction to the view of houses built in earlier phases, resulting in a loss of light and amenity;
- The increase to the volume of traffic entering and leaving the site
- The increase in pressure on the existing sewage system, which is already at capacity.
- Concerns with regards to drainage and flooding and the adequacy of the existing system.
- Inadequate access to the development for wheelchairs and buggies.
- Concern at the proposed removal of ancient hedgerow, which had been assigned protection in previous applications."

<u>Representations received</u>

Concerns raised relating to planning matters are as follows:

- Overlooking/privacy
- Noise
- Layout
- Overshadowing
- Landscaping
- Loss of hedgerow
- Density
- Design, scale, and materials
- Character
- Heritage
- Highway safety and parking
- Lack of amenity/open space

10.0 Relevant Policies

"Local Government Reorganisation: Implications for the Application of Local Plans and Five-Year Housing Land Supply

Various regulations including the Local Government (Structural Changes) (Transitional Arrangements) (No. 2) Regulations 2008 (as amended) make incidental, consequential, transitional and supplementary provision about the exercise of functions by local authorities created following re-organisation. In particular, they provide for continuity in the exercise of functions performed by both Dorset Council and its predecessors. In relation to all local plans adopted by the predecessor councils before the 1st April 2019 (including West Dorset, Weymouth and Portland), the effect of the regulations is that such plans will continue to apply to the same area to which they applied prior to re-organisation. The regulations also enable Dorset Council to progress and adopt local plans in the course of preparation by its predecessors. Pending the adoption of a new Dorset Council-wide Local Plan, any calculations relevant to Housing Land Supply etc. can continue to be based upon the area covered by those local plans."

Adopted West Dorset and Weymouth & Portland Local Plan (2015)

INT1 Presumption in favour of sustainable development
ENV1 Landscape, seascape and sites of geological interest
ENV4 Heritage assets
ENV10 The landscape and townscape setting
ENV11 The pattern of streets and spaces
ENV12 The design and positioning of buildings
ENV16 Amenity
COM4 New or improved local recreational facilities
COM9 Parking standards in new development
SHER1 Land at Barton Farm

National Planning Policy Framework (NPPF) 2019

As far as this application is concerned the following sections of the NPPF are considered to be most relevant:

2. Achieving sustainable development
4. Decision-making
5. Delivering a sufficient supply of homes
8. Promoting healthy communities
9. Promoting sustainable transport
11. Making effective use of land
12. Achieving well-designed places

15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment

Other material considerations

- Barton Farm Development Brief (2007) (BFDB)
- Design and Sustainable Planning Guidelines (2010)
- Landscape Character Areas (2009)
- Sherborne Conservation Area Appraisal (2008)

11.0 Human rights

Article 6 - Right to a fair trial.
Article 8 - Right to respect for private and family life and home.
The first protocol of Article 1 Protection of property

This Recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

12.0 Public Sector Equalities Duty (standard text)

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the neds of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED. It is considered that through detailed design this proposal would be able to meet this duty, through the provision of dropped kerbs and level access as required to individual properties.

13.0 Financial benefits

- The proposed development would be CIL liable and would therefore provide a contribution of approximately £400K-£500K.
- Affordable houses would be provided; 23no. units.
- Jobs would be created through construction.
- Additional spending by new residents.
- Council tax from new dwellings.

14.0 Planning Assessment

The main issues of this case are considered to relate to the following:

- Principle of development;
- Housing land supply;
- Affordable housing;
- Flood risk;
- Highway safety;
- Heritage Impact;
- Design, scale, and materials;
- Ecology.

Principle of development

The site is allocated as part of the wider Barton Farm Urban Extension in the West Dorset, Weymouth & Portland LP, Policy SHER1. This site was given outline permission to build up to 279 dwellings of which permission is in place for 278 dwellings through three phases of development. This application would see another 66 dwellings created within the boundary of the outline application.

The Policy seeks to achieve a comprehensive mixed use scheme through phased development. While the site has attracted some degree of negative attention due to highway works being delayed, errors in material selection, and timely provision of community infrastructure, the developer has worked with the relevant Officers to remedy matters and deliver the homes needed. Be that what it may, the allocation is to be retained in the plan until such a time as the development is built out. Hence, the principle of development is considered to be acceptable.

The increase in the overall number of dwelling has caused some disquiet. It needs to be acknowledge that this site was allocated some time ago and policy position on density has change somewhat to meet the country's needs. The NPPF's (paragraphs 122 and 123) position is far more nuanced, but it is clear in stating "it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that development make optimal use of the potential of each site…." In this light, it is considered that the principle of additional dwellings on this site is acceptable in policy terms.

Housing land supply

The Council's published five year housing land supply remains at 4.88yrs. Subject to the findings on heritage impact this would trigger the presumption in favour of sustainable development as set out in paragraph 11 of the NPPF. Accordingly, the provision of additional housing should be given additional weight in the decision-making process.

Affordable housing

Your Housing and Enabling Team which monitors the provision of affordable housing in the area has commented that there is a significant need for affordable housing in the west area of Dorset. The provision of 23 affordable dwelling in this phase of development would be Policy compliant (35%) and would assist in meeting that need.

The Team had been noted that the development of the scheme offers two and three bedroom properties however the predominant need is for smaller properties; 1 and 2 bed units. The applicant has addressed this and would be providing: 6 x 1-bed, 10 x 2-bed, and 7 x 3-bed properties. The plans show affordable properties spread cross the development. Provided these can be secured by a S106 legal agreement, the provision of a policy compliant 23 units is considered to be a significant benefit of the scheme.

Flood risk

The Lead Local Flood Authority has commented that "Following our initial response (ref: PLN19-027) and request that a (Holding) Objection be applied, the applicant has supplied additional information & clarification in the form of a revised Drainage Strategy Statement Addendum (DSSA) document (ref: Expedite – ES17.08 Rev 2, dated 9th July 2019). Section 3 of this DSSA document summarises how the total impermeable area has been revised and reduced from 5.88ha to 5.25ha, including allowance for Phase 4 (the current application). Appendix C of this document includes an Impermeable Area Plan / Overall Strategy Sketch (ref: ES17.08 – SK08.00 P1, dated 09/07/2019), whilst Appendix D retains the Drainage Plan / Phase 4 (ref: ES17.08 – SK403.00 P1, dated 15/03/2019) previously supplied." On the basis of this new information and confirmation of the revised surface water strategy for the wider development, no objections have been raised subject to conditions.

Highway safety

It is noted that the Town Council has raised concern with an increase to the volume of traffic. These concerns would not find the support of the highway engineers as they have raised no objection to the proposal.

It is not clear how there would be inadequate access to the development for wheelchairs and buggies. This has been raised with the applicant and is now a matter of a bespoke condition.

Heritage Impact

The correct approach to decision making here would be first to assess whether any harm would be caused to the significance of the designated heritage assets affected. If any is found, then the degree of that harm needs to be defined. Then, that harm needs to be balanced against the public benefits of the proposal. If the public benefits do not outweigh the harm then, following the Framework's path, planning permission should be refused.

In allocating this site, it was understood that there would be some degree of harm to the setting of the listed farm building through the change of use from agricultural to residential. In order to mitigate that impact successive indicative layouts for the site have shown public open space better the farm building and future development. The proposed development in this respect is no different.

Officers have worked with the applicant to address the design and materials of the buildings that would be facing onto this public open space as they will be seen in the same view plane as the heritage assets. It is considered that the proposed layout and appearance would be accept and that the public benefits of providing housing and future open space are significant public benefits that would outweigh the limited harm to the setting of these heritage assets.

Design, scale, and materials

In terms of location this site, which is within the Barton Farm Urban Extension, is in the unique position of abutting each of the previous three phases. The site boundary also adjoins plot boundaries for dwellings pre-dating the Barton Farm development on Marston Road, Yeovil Road and Barton Gardens. It is also imperative that the character of the listed barn be reflected in this scheme.

Officers have worked with the applicant to address concerns with the original submission. The amended plans that have been submitted show a vast improvement in the quality of the design proposed for this application. Persimmon have worked constructively with Dorset Council over the past months in order to resolve several design issues identified with the original submission.

In terms of the density of the scheme, the majority of this site is located within the "higher scale and intensity" area in the Intensity Areas diagram within the Barton Farm Development Brief. At 43 dwellings per hectare (dph) the proposed density

in this application is consistent with the Intensity Area plan, given that the densities for phases 1, 2 and 3 are 43 dph, 46 dph, and 37 dph respectively.

The mix of units has been amended from the original submission to incorporate one bedroom apartments and to increase the number of three bedroom semi-detached and terraced units. Larger detached units have been removed from the proposed mix to create a better layout and allow for a more efficient arrangement of dwellings.

The amended plans show an increase in the quantum of Public Open Space (POS) proposed which is a positive feature of the revised layout. This would allow the density of development proposed to be absorbed while offering key areas of open space to both visually break up the built form and provide usable amenity space.

The introduction of the POS immediately north of plots 56-62 eradicates the front / rear orientation between terraced units displayed in the site layout from the original submission. In the revised submission, dwellings are proposed to bound the open space which would offer an attractive outlook for the dwellings whilst ensuring the open space receives good casual surveillance.

An increase in the number of street trees proposed from 27 (original submission) to 34 (revised layout) represents another enhancement to the scheme. These additional street trees would serve to soften hard surfacing associated with parking.

The introduction of the apartments (plots 18-23 and 47-52) has facilitated the creation of a number of positive features to the design of the scheme;

- Plots 18-23 allow 2.5-3 storey heights to be maintained to assist with the creation of a prominent streetscene adjacent to the listed barn.
- Plots 47-52 would provide a dual frontage to both areas of POS.
- Plots 47-52 enable the land constrained by a drainage easement to be utilised as additional POS for the site.

The awkward relationships proposed between dwellings in the original layout have been addressed with strong building lines presented throughout in the revised plans. The introduction of housetypes that turn the corner well such as Greyfrairs Corner and the Corby apartments add ‘interest’ to the street on two elevations, avoiding blank elevations to the street. One minor error in the housetype drawings is the omission of plots 5 and 11 from the ‘Clayton Corner Housetype Design Sheet 1 (OP plots) Elevations & Floor Plans’.

In terms of parking, the original plans showed large clusters of parking, particularly at the south of the site. These plans also incorporated a high volume

of rear parking with 20 of the 66 plots previously proposed to access allocated parking from the rear of the respective dwelling. Despite the introduction of the large rear parking courtyard at the centre of the site in the revised layout, the number of plots assigned allocated parking to the rear of the respective dwelling has been reduced to 13 plots. Therefore the proposed distribution of parking and the parking to dwelling relationship has improved through the revised layout. Where parking is proposed to be grouped together, street trees would provide relief to the hard surfacing.

The materials palette has been expanded to incorporate a buff colour brick, which will tie in with phase 1. The inclusion of this brick type would allow a visual break to successions of red brick, this would be offered by;

- Plots 6-10 - where this site adjoins phase 3 of the development
- Plots 26-30 – offers continuity to Harborough brick used in phase 1
- Plots 59-62 – would avoid a succession of 14 units with the same roof & brick materials.

The predominant roofing material is proposed to be low profile slate tiles, proposed for all plots fronting towards the listed barn, all feature plots and all plots south of Amors Drove (to reflect the listed buildings to the south of the site).

Plot boundaries have been adjusted to ensure that close boarded fencing is not visible to the street. Walled plot boundaries are proposed for plots 5, 11, 17, 18-23, 25, 33, 37, 53, 63 and 66. On the Materials Layout drawing these plot boundaries are labelled as *'extent of render finish'* which is not considered to be an appropriate material for the wall finish. It is considered that the street facing plot boundaries for these units should be conditioned to include red brick or natural stone walls to match that of the respective dwellings with natural stone to plots 5, 11, 17, 25, and brick red colour tiles to plots 18-23, 33, 37, 53, 63 and 66

In terms of architectural detailing and fenestration, the detailing has been significantly enhanced since the original submission, particularly for plots 11-25 that would sit adjacent to the listed barn to the south east of the site.

Examples of where detailing has been improved include;

- Banding on the coach house (plot 34)
- Quoins on all Greyfriars & Corby housetypes plus specific Souter and Clayton Corner housetypes (plots 5, 11-25, 47-52)
- The number of chimney stacks has drastically increased from three plots to 20 (plots 5, 11-15, 26, 30-33, 37, 53, 55-56, 58-59, 62-63 & 66).
- Stone fronted dwellings for units 5, 11-25 and 47-52

Fenestration has been amended on certain housetypes to aid the design quality of the scheme. The Clayton Corner and Greyfriars housetypes now include an

en-suite window in order to aid light and ventilation. The Corby apartments have incorporated side elevation windows in order to offer more ‘interest’ in the street facing elevation.

Another positive feature is the inclusion of garages for plots 12-16 and 24 to ensure a continuous line of built form. This is particularly important opposite the listed barn to avoid gaps in built form where close boarded fencing could otherwise prevail and detract from the sense of place. The positive attributes of this design technique are demonstrated both in the Street Scenes drawing in this application and at Kearvell Place within phase 2 of the development.

Ecology

The applicant’s biodiversity mitigation statement is still under review at the time of writing to reach agreement on mitigation rather than any in principle objections. Habitats within the majority of Phase 4 were considered to be unsuitable for protected species in that they were disturbed as a result of construction activities. A verbal update will be provided to the Planning Committee.

With regards to badgers, foraging evidence was noted outside of the site boundary along the eastern hedgerow, east of the large mound of spoil. No badger setts were recorded within Phase 4 land during the survey. It is noted that an artificial badger sett was constructed 90m south east of Phase 4 in June 2019 the applicant’s ecologist (Clarkson and Woods), within the Secret Garden area designated for public open space. This sett was constructed to provide compensation for removal of an eight entrance main sett (six active entrances and two inactive entrances) in 2015 previously located 70m south east of Phase 4, and for the future loss of surrounding habitat. A further annex sett was historically present 60m east of Phase 4 in land also designated as public open space. This was scheduled for removal in 2017 however updated proposals have retained the sett in-situ. Site visits undertaken by Clarkson & Woods between 2015 and present have identified that the artificial sett shows signs of current use by badgers, with intermittent use of the nearby annex sett, with mitigation under licence having being successful (most recently on 08/11/19).

With regard to bats, because of the ongoing construction works within Phase 3 and the associated disturbance in Phase 4 it is considered that this site has negligible potential for use by foraging and commuting bats with the exception of the southwestern part of the site which has ‘Low’ potential. The site also has negligible potential for roosting bats however a common pipistrelle Pipistrellus pipistrellus, soprano pipistrelle Pipistrellus pygmaeus and brown long-eared Plecotus auritus roost is known to be present (from surveys undertaken in 2014) in an agricultural barn approximately 60m south and immediately south of the area of public open space associated with the wider site.

Hedgerows at the south-western and northern boundaries of the site are proposed to be retained and protected from disturbance during construction activities using tree protection fencing. This would prevent accidental damage during construction and ensure materials are not stored at the base of trees, hedgerows and other habitat. The protection fencing would provide a buffer zone of at least 2m between hedgerows and the development, in order to provide root protection and allow appropriate access for future management.

16.0 Conclusion/Planning Balance

As an allocated site for housing the principle of additionally housing is acceptable subject to design and impact considerations. This application has addressed the concerns raised through representations and demonstrates a good quality design can be achieved having regard to the BF Development Brief. Provided adequate biodiversity mitigation can be agreed, then subject to conditions and planning contributions to secure affordable housing the proposed development would be acceptable.

17.0 RECOMMENDATION

Delegate authority to the Head of Planning to grant planning permission, subject to the following conditions and the completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed.

1. Plans List
    a. Phase 4 Location Plan Feb 2019 (received 11 October 2019)
    b. 2019-SHR4-121-P6 Site Layout
    c. 2019-SHR4-500-P4 Alnwick Housetype Design Sheet 1
    d. 2019-SHR4-501-P4 Hanbury Housetype Design Sheet 1
    e. 2019-SHR4-503-P5 Souter Housetype Affordable Design Sheet 1
    f. 2019-SHR4-505-1-P5 Clayton Corner Housetype Design Sheet 1
    g. 2019-SHR4-505-2-P5 Clayton Corner Housetype Design Sheet 2
    h. 2019-SHR4-506-P4 Greyfriars Housetype Design Sheet 1
    i. 2019-SHR4-509-P4 Hanbury Housetype Affordable Design Sheet 1
    j. 2019-SHR4-510-P3 Garages Design Sheet 1
    k. 2019-SHR4-511-P4 Greyfriars Corner Housetype Design Sheet 1
    l. 2019-SHR4-512-1-P4 Corby Apartments Design Sheet 1
    m. 2019-SHR4-512-2-P4 Corby Apartments Design Sheet 2
    n. 2019-SHR4-512-3-P4 Corby Apartments Design Sheet 3
    o. 2019-SHR4-512-4-P4 Corby Apartments Design Sheet 4
    p. 2019-SHR4-513-1-P4 Souter Housetype Design Sheet 1
    q. 2019-SHR4-513-2-P4 Souter Housetype Design Sheet 2
    r. 2019-SHR4-513-3-P4 Souter Housetype Design Sheet 3
    s. 2019-SHR4-513-4-P4 Souter Housetype Design Sheet 4

t. 2019-SHR4-514-P3 CH2 (Coach House) Housetype Design Sheet 1
u. 2019-SHR4-122-P3 Materials Layout
v. SK402.00.P3 Highway & Site Levels Plan – Phase 4 Overall Strategy
w. SK420.01.P2 Highway Longitudinal Sections
x. SK420.02.P2 Highway Longitudinal Sections
y. SK420.03.P2 Highway Longitudinal Sections
z. 2019-SHR4-301-P4 Phase 4 Landscape
aa. D11 78 P3 Tree Protection Plan

2. Prior to occupation of any dwelling hereby approved, the development hereby approved shall not be occupied or utilised until the access, geometric highway layout, turning and parking areas shown on the relevant approved drawing(s) have been 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.

3. Prior to any development relating to the dwellings hereby approved, a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and including confirmation of how the proposed scheme (phase) integrates with the wider development, has been submitted to, and approved in writing by the local planning authority. The surface water scheme shall be implemented in accordance with the submitted details before the development is completed.
Reason: To prevent the increased risk of flooding, and to improve water quality.

4. Prior to any development relating to the dwellings hereby approved, details of maintenance and management of the surface water sustainable drainage scheme 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.

5. Notwithstanding the details on the approved plans, samples of all wall type (i.e. house and garden) material, roofing material, and mortar mix for stone walls, shall be submitted to and agreed in writing by the Local Planning Authority. Additionally, 1m by 1m sample panels of stone wall(s) and brick boundary walls shall be constructed on site and agree prior to construction of those features.

Reason: To insure the character and appearance of the development accords with the aims and objectives of the Barton Farm Design Brief.

6. Notwithstanding the details shown on the approved plans, detailed specifications and drawings at a scale of 1:10 or 1:20 of all doors (including associated canopies and roofs) and windows (including cills and arches) shall be submitted to and agreed in writing by the Local Planning Authority and the development shall be carried out in accordance these agreed details.
   Reason: To insure the character and appearance of the development accords with the aims and objectives of the Barton Farm Design Brief.

7. Notwithstanding the details shown on the approved plans, all windows shall be timber and all dormer windows installed with lead cheeks.
   Reason: To insure the character and appearance of the development accords with the aims and objectives of the Barton Farm Design Brief.

8. Notwithstanding the details on the submitted plans, chimney stack specifications and details at a scale of 1:10 or 1:20 shall be submitted to and agreed in writing by the Local Planning Authority and the development shall be carried out in accordance these agreed details.
   Reason: To insure the character and appearance of the development accords with the aims and objectives of the Barton Farm Design Brief.

9. The development hereby approved shall be carried out in accordance with the hard and soft landscaping proposals shown on the relevant approved drawings. Planting shall be carried out before the end of the first available planting season following completion of fifty percent of the dwellings unless otherwise agreed in writing by the Local Planning Authority. If within a five year period following this planting any tree(s) are removed without the written consent of the Local Planning Authority or which die or become (in the opinion of the Local Planning Authority) seriously diseased or damaged, then these shall be replaced as soon as reasonably practical and not later than the end of the first available planting season, with specimens of such size and species and in such positions as to be agreed with the Local Planning Authority. In the event of any disagreement the Local Planning Authority shall conclusively determine when the development has been completed, when site conditions permit, when planting shall be carried out and what specimens, size and species are appropriate for replacement purposes.
   Reason: In the interests of continued visual public amenity.

10. Prior to the first occupation of any dwelling hereby approved, details of the long-term maintenance of the approved soft landscaping details shall be submitted to and approved in writing by the Local Planning Authority.
    Reason: In the interests of the amenity and appearance of the location.

11. All existing trees and hedges shown on approved plan D11 78 P3 to be retained, shall be fully safeguarded during the course of site works and building operations. All trees to be protected on and immediately adjoining the site shall be protected from damage for the duration of works on the site to the satisfaction (to be confirmed in writing) of the Local Planning Authority 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. The Biodiversity Mitigation and Enhancement Plan (BMEP) signed and dated *xxxxx* shall be implemented in full in accordance with the specified timetables in the BMEP.
    Reason: To minimise impacts on the flora and fauna associated with the site.

13. Prior to occupation of any dwelling hereby approved, details of access for wheelchairs and buggies through the public spaces of this phase of development shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the agreed details.
    Reason: To provide suitable access in accordance with the Equalities Act 2010.