

Northern Area Planning Committee
10th December 2024
Decision List

Application Reference: P/FUL/2024/00246

Application Site: Fordington Farm, Alington Avenue, Dorchester, Dorset

Proposal: Erect 6 no. dwellings, form vehicular access (demolish existing outbuilding)

Recommendation: Grant, subject to conditions

Decision: To grant planning permission subject to conditions set out in the officer's report and the additional condition set out below:

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).

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

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

3. Prior to development above damp-proof course level, details and samples of all external facing materials for the wall(s) and roof(s) shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in accordance with such materials as have been agreed.

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

4. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking shown on Drawing Number 02 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.

5. Prior to commencement of development hereby approved a Construction Traffic Management Plan and programme of works shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include construction vehicle details (number, size, type and frequency of movement), vehicular routes, delivery hours and contractors' arrangements (compound, storage, parking, turning, surfacing, drainage and wheel wash facilities). The development shall thereafter be carried out strictly in accordance with the approved Construction Traffic Management Plan.

Reason: In the interests of road safety.

6. The detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the approved Biodiversity Plan certified by the Dorset Council Natural Environment Team on 16th January 2024 must be strictly adhered to during the carrying out of the development. The development hereby approved must not be first brought into use unless and until: i) the mitigation, compensation and enhancement/net gain measures detailed in the approved biodiversity plan have been completed in full, unless any modifications to the approved Biodiversity Plan as a result of the requirements of a European Protected Species Licence have first been submitted to and agreed in writing by the Local Planning Authority, and ii) evidence of compliance in accordance with section J of the approved Biodiversity Plan has been supplied to the Local Planning Authority. Thereafter the approved mitigation, compensation and enhancement/net gain measures must be permanently maintained and retained in accordance with the approved details.

Reason: To mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

7. 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 (as amended). Should any contamination be found requiring remediation, a remediation Page 33 scheme, including a time scale, shall be submitted to and approved in writing by the Local Planning Authority. On completion of the approved remediation scheme a verification report shall be prepared and submitted within two weeks of completion and submitted to the Local Planning Authority.

Reason: To ensure risks from contamination are minimised.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), no additional windows or other openings permitted by Class A of Schedule 2 Part 1 of the 2015 Order shall be constructed at first floor level in any elevation of the dwellings hereby approved.

Reason: To protect amenity and the character of the area.

9. The hard and soft landscaping works detailed on approved drawing numbers 07 Rev A - Landscape Plan and 08 Rev A - Boundary Treatment Plan must be carried out in full during the first planting season (November to March) following commencement of the development or within a timescale to be agreed in writing with the Local Planning Authority. The soft landscaping shall be maintained in accordance with the agreed details 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 the Local Planning Authority gives written consent to any variation.

Reason: To ensure the satisfactory landscaping of the site and enhance the biodiversity, visual amenity and character of the area.

10. Before any equipment, materials or machinery are brought onto the site for the purposes of development, a pre-commencement site meeting between the Tree Officer, Arboricultural Consultant and Site Manager shall take place to confirm the protection of trees on and adjacent to the site in accordance with the Arboricultural Impact Appraisal and Method Statement prepared by NB Tree management, ref: Arboricultural Method Statement Fordington Farm – dated 22.9.23. The tree protection shall be positioned as shown on the Tree Protection Plan, ref: TPP1 dated Nov 2020 TC1 dated 22.09.2023. All tree protection shall be retained until the development is completed and nothing shall be placed within the fencing, nor shall any ground levels be altered or excavations made without the written consent of the Local Planning Authority. This condition shall not be discharged until an arboricultural supervision statement, the contents of which are to be discussed and agreed at the pre-commencement meeting, is submitted to and approved in writing by the Local Planning Authority on completion of development.

Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase.

11. Prior to commencement of works samples of the cellular confinement system to be used, including the samples of the cell infill aggregate, which shall not be of a calcareous nature rather a 4-20mm clean angular granite or flint shall be submitted and approved in writing by the Local Planning Authority.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area.

12. No works shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant to and approved by the Local Planning Authority. This scheme shall cover archaeological fieldwork together with post-excavation work and publication of the results.

Reason: To safeguard and/or record the archaeological interest on and around the site.

13. The development shall be implemented in full accordance with the drainage mitigation and maintenance details outlined in the Surface Water Drainage Strategy and Flood Risk Assessment Prepared for J & F Properties (Southern Ltd.) by Godsall Arnold dated September 2023 revised: August 2024.

Reason: To avoid drainage problems as a result of the development with consequent pollution or flood risk.

14. No development shall commence until the necessary nutrient mitigation credits to mitigate the impacts of the development on the Poole Harbour Special Protection Area (SPA) and Ramsar have been secured from an accredited nutrient provider and a copy of the Nutrient Credit Certificate demonstrating that purchase, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that sufficient mitigation is provided against any impact which may arise from the development on the Poole Harbour SPA and Ramsar.

15. Details of measures to limit the water use of the dwellings in accordance with the optional requirement in regulation 36(2)(b) and the Approved Document for Part G2 of the Building Regulations 2010 (or any equivalent regulation revoking and/or re-enacting that Statutory Instrument) shall be submitted to and approved in writing by the Local Planning Authority before the dwellings are occupied. The submitted details shall include a water consumption calculation to demonstrate for each dwelling in accordance with the Approved Documents referred to above. The approved measures shall be implemented prior to occupation and maintained in accordance with the approved details thereafter. The measures will need to demonstrate that the development will secure a higher level of water efficiency than a figure of 110L/person/day and shall be implemented prior to occupation and maintained in accordance with the approved details thereafter.

Reason: To ensure nutrient neutrality in the Poole Harbour catchment in the interests of protected habitats.

16. Before the development hereby approved is first occupied, the applicant shall have first submitted to and had approved in writing by the Local Planning Authority, details of a scheme to lower and shorten the lengths of walling either side of the egress from the site onto the shared access to Armada Way. Thereafter the development shall be implemented in accordance with the agreed scheme and shall be retained, maintained and kept free from all obstruction in accordance with the agreed details.

Reason: In the interest of highway safety.

Application Reference: 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.

Recommendation: Delegate authority to the Head of Planning to grant, subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure a 100% affordable scheme and conditions. 3.0 Reason for the recommendation: as set out in Section 17.0 at the end of the report.

Decision: To grant planning permission with conditions for the reasons set out in the officer's report.

- 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).

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Location Plan - Drawing Number 2001 (May 2019) Proposed Site Plan - Drawing Number 2004 K (February 2021) Proposed Roof Plan - Drawing Number 2005 F (February 2021) Proposed Floor Plan Plots 1-5 - Drawing Number 2030 B (November 2020) Proposed Elevations Plots 1-5 - Drawing Number 2031 C (November 2020) Proposed Floor Plan Plots 6-8 - Drawing Number 2032 B (November 2020) Proposed Elevations Plots 6-8 - Drawing Number 2033 C (November 2020) Proposed Floor Plan Plots 9-10 - Drawing Number 2034 B (November 2020) Proposed Elevations Plots 9-10 - Drawing Number 2035 C (November 2020) Proposed Biodiversity Plan - Drawing Number 2007 B (April 2019) Proposed Drainage Strategy - Drawing Number A108246-1300 A (April 2019) General Arrangement of Surface Water Impermeable Areas - Drawing Number 103 P1 (January 2020) Affordable Housing Statement (May 2019) Biodiversity Mitigation & Enhancement Plan (February 2020) Biodiversity Mitigation & Enhancement Plan Certificate (February 2020) Design & Access Statement Part 1 (May 2019) Design & Access Statement Part 2 (May 2019) Ecological Impact Assessment (September 2018) Ground Condition Appraisal (August 2018) Soakaways 55SqM (August 2020) Soakaways 84SqM (August 2020) Soakaways 125SqM (August 2020) Soakaways 156SqM (August 2020) Soakaways 206SqM (August 2020) Soakaways 364SqM (August 2020) Soakaways 455SqM (August 2020) Statement of Community Involvement (May 2019) Statement of Compliance with DCLG Technical Housing Standards (May 2019) Transport Statement (May 2019)

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

- 3) Prior to the commencement of the development, hereby approved, the necessary nutrient mitigation credits to mitigate the impacts of the development on the Somerset Levels and Moors Ramsar catchment have been secured from an accredited nutrient provider and a copy of the Nutrient Credit Certificate demonstrating that purchase, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that sufficient mitigation is provided against any impact which may arise from the development on the Somerset Levels and Moors Ramsar.

- 4) The Development hereby approved shall not commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include but not be limited to the following:-

- Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway.
- Details of site operative parking areas, material storage areas and the location of site operatives' facilities (offices, toilets etc).
- The hours that delivery vehicles will be permitted to arrive and depart, and arrangements for unloading and manoeuvring.
- Details of any temporary construction accesses and their reinstatement.
- A highway condition survey, timescale for re-inspections, and details of any reinstatement.

The measures set out in the approved Plan shall be carried out and complied with in full during the construction of the development hereby approved. Site operatives' parking, material storage and the positioning of operatives' facilities shall only take place on the site in locations approved by in writing by the Local Planning Authority.

Reason: To ensure the provision of adequate on-site facilities and in the interests of highway safety.

- 5) Prior to the commencement of works above ground/foundation level on the development, hereby approved, details of maintenance & management of both the surface water sustainable drainage scheme and any receiving

system 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. The details shall 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 in accordance with Policy ENV5 of the West Dorset, Weymouth and Portland Local Plan 2015.

- 6) Prior to the commencement of works above ground/foundation level on the development, hereby approved, a detailed surface water management scheme for the site, which accords with the principles outlined in the following documents: • Drawing: General Arrangement of Proposed S104 Foul & Surface Water • Drainage – Littlefield Development, Barnaby Assoc. – Jan 2020 – Ref No: 191110-101-P3 • Report: Soakaway Ground Investigation Report – Proposed Development at Littlefield, Sherborne – TerraFirma (South) – Rev 00 (July 2020) – Ref No: 5075/SR, and is based upon the hydrological and hydrogeological context of the development and includes 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 surface water scheme shall be fully implemented in accordance with the submitted details before the development is completed and retained as approved thereafter.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and to improve habitat and amenity in accordance with Policies ENV2 and ENV5 of the West Dorset, Weymouth and Portland Local Plan 2015.

- 7) Prior to the first occupation of the development, hereby approved, the turning and parking shown on the submitted plans 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 in accordance with Policy COM7 of the West Dorset, Weymouth and Portland Local Plan 2015.

- 8) The development, hereby approved, shall be carried out in accordance with the external material details set out within Section 5.1 of the Design and

Access Statement which was submitted with this application and dated May 2019.

Reason: In the interest of visual amenity and ensuring high-quality design in accordance with Policies ENV10, ENV11 and ENV12 of the West Dorset, Weymouth and Portland Local Plan 2015.

- 9) 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 (as amended). If any contamination is found requiring remediation, a remediation scheme, including a time scale, shall be submitted to and approved by the Local Planning Authority in writing. On completion of the approved remediation scheme a verification report shall be prepared and submitted to the Local Planning Authority in writing for the approval of the Local Planning Authority within two weeks of completion.

Reason: To ensure risks from contamination are minimised.

- 10) The measures of the Biodiversity Mitigation & Enhancement Plan signed by Mat Gee and dated 20/02/20, and agreed by the Natural Environment Team on 24/02/2020 shall be implemented in full prior to first occupation of the dwellings hereby approved.

Reason: In the interests of biodiversity mitigation and enhancement in accordance with Policy ENV2 of the West Dorset, Weymouth and Portland Local Plan 2015.

- 11) Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), the first floor window on the side elevation of plot 6 hereby approved shall be permanently glazed and maintained thereafter with obscured glass of a minimum obscuration of Pilkington Level 3 or equivalent and non-opening up to 1.7 metres above the finished floor level of the room before the dwelling house is first brought into use.

Reason: To protect amenity and privacy of the nearby neighbouring dwellings in accordance with Policy ENV12 of the West Dorset, Weymouth and Portland Local Plan 2015.

12) Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), the first-floor window on the rear elevation of plot 9 hereby approved shall be permanently obscure glazed and maintained thereafter with obscured glass of a minimum obscurity of Pilkington level 3 or equivalent and a permanent fixed restrictor installed only allowing the window to be opened by 10cm at the bottom of the window before the dwelling house is first brought into use.

Reason: To protect amenity and privacy of the nearby neighbouring dwellings in accordance with Policy ENV12 of the West Dorset, Weymouth and Portland Local Plan 2015.

13) The development hereby approved shall not be first occupied until a pedestrian dropped kerb located on the south side of Littlefield to be positioned as shown on the Proposed Site Plan, drawing number 2004 K shall first have been installed.

Reason: In the interests of highway safety.

14) Prior to the first use of the site, details should be submitted to and approved in writing by the Local Planning Authority to confirm that all residential doors are dual certified for both security, smoke and fire, the doors should security standard PAS24:2022 or equivalent and have the appropriate fire rating.

Reason: To ensure that the proposed development provides an appropriate level of security in order to help design out crime.

15) No demolition or construction works shall take place outside the hours of: 08:00-17:30 Monday to Friday; 09:00-13:00 Saturday; and No Activity on Sundays or Bank or Public Holidays.

Reason: In the interests of the amenity of the area.

16) Full details of any soil or soil forming materials brought on to the site for use in garden areas, soft landscaping, filling and level raising shall be submitted to

and approved in writing by the Local Planning Authority. Where the donor site is unknown or is brownfield, the material must be tested for contamination and suitability for use on site. Full donor site details, proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) must be submitted to and approved in writing by the Local Planning Authority prior to import on to the site. The approved testing must then be carried out and validatory evidence (such as laboratory certificates) submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought on to site.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Application Reference: P/RES/2023/05868

Application Site: West of Shaftesbury Road at Land South of Gillingham Shaftesbury Road
Gillingham Dorset

Proposal: Erection of 155 dwellings and associated infrastructure - including informal and formal public open space. (Reserved matters application to determine access, appearance, landscaping, layout and scale following the grant of Outline planning permission 2/2018/0036/OUT).

Recommendation: APPROVE subject to conditions

Decision: To grant planning permission with conditions for the reasons set out in the officer's report.

1. The development to which these reserved matters and accompanying details relates shall be begun not later than two years from the date of this permission.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

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

- Location Plan (STEN Architecture, Ref: 2346.02.B Location Plan)
- Planning Layout Plan (STEN Architecture, Ref: 2346.01.X Location Plan)

- Planning Layout Plan A0 (B&W) (STEN Architecture, Ref: 2346.10.N Location Plan)
- Materials Plan (A0) (STEN Architecture, Ref: 2346.03.H Materials Plan)
- Storey Heights Plan (STEN Architecture, Ref: 2346.06.G Storey Heights Plan)
- Affordable Location Plan (STEN Architecture, Ref: 2346.09.L Affordable Location Plan)
- Boundary Treatment Plan (STEN Architecture, Ref: 2346.05.H Boundary Treatment Plan)
 - Parking Plan (STEN Architecture, Ref: 2346.08.G Parking Plan)
 - Cycle Storage Plan – (STEN Architecture, Ref: 2346.12)
- Street Scenes (STEN Architecture, Ref: 2346.04.H Street Scenes)
- Wider Planning Layout Plan (STEN Architecture, Ref: 2346.11.G Planning Layout)
- Landscape Strategy Plan 1 of 3 (RPS Ref: JSL4949_100 D Landscape Strategy Plan 1 of 3)
 - Landscape Strategy Plan 2 of 3 (RPS Ref: JSL4949_101 B Landscape Strategy Plan 2 of 3)
 - Landscape Strategy Plan 3 of 3 (RPS Ref: JSL4949_102 B Landscape Strategy Plan 3 of 3)
- Landscape + Services Plan 1 of 2 (RPS Ref: JSL4949_110 B Landscape + Services Plan 1 of 2)
 - Landscape + Services Plan 2 of 2 (RPS Ref: JSL4949_111 A Landscape + Services Plan 2 of 2)
- Softwork Proposals Sheet 1 of 7 (RPS Ref: JSL4949_510A)
- Softwork Proposals Sheet 2 of 7 (RPS Ref: JSL4949_511)
- Softwork Proposals Sheet 3 of 7 (RPS Ref: JSL4949_512A)
- Softwork Proposals Sheet 4 of 7 (RPS Ref: JSL4949_513A)
- Softwork Proposals Sheet 5 of 7 (RPS Ref: JSL4949_514)
- Softwork Proposals Sheet 6 of 7 (RPS Ref: JSL4949_515)
- Softwork Proposals Sheet 7 of 7 (RPS Ref: JSL4949_516)
- Drainage Layout Sheet 1 (Abley Letchford Partnership Ref: A409-RM3-51 G)
- Drainage Layout Sheet 2 (Abley Letchford Partnership Ref: A409-RM3-52 G)
- Drainage Layout Sheet 3 (Abley Letchford Partnership Ref: A409-RM3-53 I)
- General Arrangement Sheet 1 (Abley Letchford Partnership Ref: A409-RM3-01 F)
- General Arrangement Sheet 2 (Abley Letchford Partnership Ref: A409-RM3-02 F)
- General Arrangement Sheet 3 (Abley Letchford Partnership Ref: A409-RM3-03 H)
- Long Sections Sheet 1 (Abley Letchford Partnership Ref: A409-RM3-15 C)
- Long Sections Sheet 2 (Abley Letchford Partnership Ref: A409-RM3-16 D)
- Long Sections Sheet 3 (Abley Letchford Partnership Ref: A409-RM3-17 C)
- Engineering Layout Sheet 1 (Abley Letchford Partnership Ref: A409-RM3-41 F)
- Engineering Layout Sheet 2 (Abley Letchford Partnership Ref: A409-RM3-42 F)
- Engineering Layout Sheet 3 (Abley Letchford Partnership Ref: A409-RM3-43 H)
- Materials Layout Sheet 1 (Abley Letchford Partnership Ref: A409-RM3-71 G)
- Materials Layout Sheet 2 (Abley Letchford Partnership Ref: A409-RM3-72 G)
- Materials Layout Sheet 3 (Abley Letchford Partnership Ref: A409-RM3-73 H)
- Amberley & Stamford Elevations - 2346.AMB&STA.01.C
- Amberley & Stamford Plans - 2346.AMB&STA.02.C
- Amberley & Stamford Elevations - 2346.AMB&STA.03.B
- Amberley & Stamford Plans - 2346.AMB&STA.04.B
- Amberley & Stamford Elevations - 2346.AMB&STA.05.B

- Amberley & Stamford Plans - 2346.AMB&STA.06.B
- Amberley & Stamford Elevations - 2346.AMB&STA.07.B
- Amberley & Stamford Plans - 2346.AMB&STA.08.B
- Amberley & Stamford Elevations - 2346.AMB&STA.09.B
- Amberley & Stamford Plans - 2346.AMB&STA.10.B
- Apartments Elevations - 2346.APA.01.C
- Apartments Plans - 2346.APA.02.D
- Apartments Plans - 2346.APA.03.D
- Apartments Plans - 2346.APA.04.D
- Buxton and Bakewell Elevations - 2346.BAK&BUX.01.B
- Buxton and Bakewell Elevations - 2346.BAK&BUX.02.C
- Buxton and Bakewell Plans - 2346.BAK&BUX.05.C
- Buxton and Bakewell Elevations - 2346.BAK&BUX.06.C
- Buxton and Bakewell Elevations - 2346.BAK&BUX.07.B
- Buxton and Bakewell Plans - 2346.BAK&BUX.08.B
- Buxton 3 Block Handing Elevations – 2346.BUX.01
- Buxton 3 Block Handing Plans – 2346.BUX.02
- Buxton 3 Block Handing Elevations – 2346.BUX.03.A
- Buxton 3 Block Handing Plans – 2346.BUX.04.A
- Cambridge Handing - 2346.CAM.01.B
- Cambridge Handing - 2346.CAM.02.B
- Dart and Spey Elevations - 2346.DAR&SPE.01.B
- Dart and Spey Plans - 2346.DAR&SPE.02.B
- Dart and Spey Elevations - 2346.DAR&SPE.03.A
- Dart and Spey Plans - 2346.DAR&SPE.04.A
- Dart Handing Elevations - 2346.DAR.03.A
- Dart Handing Plans - 2346.DAR.04.A
- Dart Handing Elevations - 2346.DAR.05.A
- Dart Handing Plans - 2346.DAR.06.A
- Ledbury Handing - 2346.LED.01.B
- Ledbury Handing - 2346.LED.02.B
- Letchworth Handing Elevations - 2346.LET.01.B
- Letchworth Handing Elevations - 2346.LET.02.B
- Letchworth Handing Plans - 2346.LET.03.B
- Marlow Handing - 2346.MAR.01.B
- Marlow Handing - 2346.MAR.02
- Overton Handing - 2346.OVE.01.A
- Oxford Lifestyle Handing - 2346.OXF.01.C
- Oxford Lifestyle Handing - 2346.OXF.02.C
- Single Garage Plans and Elevations – 2346.SG.01
- Stamford 4 Block Handing Elevations – 2346.STA.01.A
- Stamford 4 Block Handing Plans – 2346.STA.02.A
- Stratford Handing - 2346.STR.01.C
- Stratford Handing - 2346.STR.02.B
- Tavy and Spey Elevations - 2346.TAV&SPE.01.B
- Tavy and Spey Plans - 2346.TAV&SPE.02.B

- Twin Garage Plans and Elevations – 2346.TG.01.A
- Tweed Handing Elevations - 2346.TWE.01.B
- Tweed Handing Plans - 2346.TWE.02.B
- Warwick Handing - 2346.WAR.01.B
- Warwick Handing - 2346.WAR.02.B
- Windsor Handing - 2346.WIN.01.B
- Windsor Handing - 2346.WIN.02.B

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

3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following first occupation of the development; and any trees or plants which, within a period of 10 years from the completion of this phase 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,

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

4. No development shall proceed beyond damp proof course level until full specification details of all external facing materials (including, walls, roofs and fenestration detail) has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in accordance with the approved materials and shall also comply with the approved materials distribution plan (Drawing No. 2346.03L).

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

5. Before installation of any air source heat pumps or similar equipment, a noise report from a suitably qualified/experienced person shall be submitted to and agreed in writing by the Local Planning Authority. The written report shall follow the BS4142:2014 format and contain details of background sound measurements at times when the plant is likely to be in operation, against the operational plant sound level(s). The report shall predict the likely impact upon sensitive receptors in the area and all calculations, assumptions and standards applied shall be clearly shown. Where appropriate, the report shall set out appropriate measures to provide mitigation to prevent loss of amenity and prevent creeping background noise levels. The agreed mitigation measure shall be fully implemented and permanently retained thereafter.

Reason: In order to protect the living conditions of future occupiers of residential properties.

6. Prior to any occupation of development hereby approved, a final Acoustic Design Statement shall be submitted to and approved in writing by the Local Planning Authority. This statement shall demonstrate how occupiers of the approved dwellings will be protected from their noise climate, including anticipated traffic noise and

where necessary, noise mitigation measures for the dwellings. Any such noise mitigation measures must be fully established, implemented, and maintained for the lifetime of the development, and avoid conflict with ventilation requirements.

Reason: In order to protect the living conditions of future occupiers of residential properties.

7. Prior to use or occupation of development hereby approved, the cycle parking facilities shown on Cycle Storage Plan – (STEN Architecture, Ref: 2346.12) shall be constructed and made available. Thereafter, these shall be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure provision of adequate cycle parking to support sustainable transport; in the interests of highway safety and residential amenity.

8. The development hereby approved shall be undertaken in accordance with the detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the Biodiversity Mitigation and Enhancement Plan (BMES) & Biodiversity Construction Environmental Management Plan (BCEMP) (RSK Biocensus – 2485927 Rev 02 14/08/2024), subject to all new hedgerows to be species-rich native hedgerow that includes at least 5 woody species. Rev 02 14/08/2024.

Reason: To mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

9. Prior to the commencement of the development above damp course level, a scheme showing precise details of all external lighting (including appearance, supporting columns, siting, technical details, power, intensity, orientation and screening of the lamps) shall be submitted to and approved in writing by the Local Planning Authority. The lighting strategy shall reflect the need to assist public safety whilst adhering to standards set out in the approved Biodiversity Mitigation and Enhancement Plan (BMES) & Biodiversity Construction Environmental Management Plan (BCEMP) (RSK Biocensus- 2485927 Rev 02 14/08/2024. In particular that light spill within the dark corridor identified in Figure 2 of this document does not exceed 1 lux. The approved scheme shall be implemented before the development is occupied and shall be permanently maintained thereafter. No further external lighting shall be installed on site without the prior approval, in writing, of the Local Planning Authority.

Reason: In the interest of the amenity of the area, public safety, protected species and biodiversity.

10. The development hereby approved shall be undertaken in accordance with the details set out in the submitted Tree Survey and Arboricultural Impact Assessment (JSL4949_770 Rev C May 2024). All trees and hedges shown to be retained in the Appendix B Tree Removal & Protection Plan (Dwg. No. 710 Rev C 22/05/2024) shall be fully safeguarded during the course of site works and building operations.

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.

11. The construction of the development hereby approved shall be limited to between the hours of 07:00hrs – 19:00hrs on Mondays to Fridays, 08:00hrs – 13:00hrs on Saturdays, with no activity on Sundays or Public Holidays.

Reason: To safeguard the amenity of the area and living conditions of any surrounding residential properties.