

Application Number:	P/VOC/2026/00999
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	Land At E 374230 N 117990 Station Road Stalbridge
Proposal:	Erect 130 No. dwelling, form public open space, landscaping and sustainable drainage system (SuDS) (with variation of conditions 1, 3 & 7 of planning permission no. APP/D1265/W/25/3365845 (LPA Reference P/RES/2023/05768) to reflect amended planting plans and Landscape Management Plan)
Applicant name:	Mr Mike Cleveland
Case Officer:	Philip Longhurst
Ward Member(s):	Cllr Carr-Jones

1. Reason application is going to committee: Officer recommendation is contrary to the objection from the Town Council.

2. Summary of recommendation:

To delegate authority to the Corporate Director for Planning, the Service Manager for Development Management & Enforcement or the Development Management Area Manager Northern Team to

grant planning permission subject to conditions as set out at the end of this report

3. Key planning issues

Issue	Conclusion
Principle of development	Principle of the development is established and not being considered under this Variation of Conditions Application.
Design, landscaping, impact on character and appearance	The proposed amendments would not have any impact upon the approved built elements of the development. The proposal involves alterations to the existing and approved landscaping which is not considered to adversely impact the character or appearance of the development.
Impact on the living conditions of the occupants and neighbouring properties	The proposal would not impact upon the living conditions of occupants nor neighbouring properties.
Flood risk and drainage	The proposed amendments would allow for the revised drainage strategy.
Highway impacts, safety, access and parking	The proposals do not impact the highway network nor access or parking.

Issue	Conclusion
Impact on Trees/Hedges	The proposal would result in the loss and translocation of some native hedgerow. No existing trees would be impacted. Significant additional planting would be provided to offset the loss of hedgerow.
Biodiversity	The revised Landscape Ecological Management Plan has been agreed by the Natural Environment Team.

4. Description of site

The site is located in the countryside to the east of Stalbridge. It is broadly rectangular in shape with access directly onto the site from Station Road.

The site area is approximately 5.6ha of arable land immediately to the east of the Stalbridge settlement boundary. It is partially bounded by hedging to the north, south, east and west. There is a public bridleway (N51/74) along part of the western boundary.

The surrounding area to the north, east, and south is arable land; to the east is Station Road Business Park and Stalbridge.

5. Description of development

The application in consideration is seeking the approval of the variation of conditions 1, 3 & 7 of planning permission no. APP/D1265/W/25/3365845 (LPA Reference P/RES/2023/05768) to reflect amended planting plans and Landscape Ecological Management Plan.

6. Background and relevant planning history

2/2019/1799/OUT - Decision: REF - Decision Date: 10/09/2021

Develop land by the erection of up to 130 No. dwellings (including affordable housing), form vehicular access from Station Road, public open space, landscaping and sustainable drainage system (SuDS). (Outline application to determine access).

P/RES/2023/05768 - Decision: REF - Decision Date: 20/03/2025

Erect 130 No. dwellings, form public open space, landscaping and sustainable drainage system (SuDS). (Reserved matters application to determine appearance, landscaping, layout and scale; following the grant of Outline Planning Permission No. APP/D1265/W/21/3284485 (LPA Ref.2/2019/1799/OUT).

2/2019/1799/OUT - Appeal Allowed - 20/06/2022

Develop land by the erection of up to 130 No. dwellings (including affordable housing), form vehicular access from Station Road, public open space, landscaping and sustainable drainage system (SuDS). (Outline application to determine access).

Erect 130 No. dwellings, form public open space, landscaping and sustainable drainage system (SuDS). (Reserved matters application to determine appearance, landscaping, layout and scale; following the grant of Outline Planning Permission No. APP/D1265/W/21/3284485 (LPA Ref.2/2019/1799/OUT)).

7. List of constraints

TPO - TPO (TPO-637-2020) - NULL: NULL - Distance: 0

TPO - TPO (TPO/2020/0005) - NULL: NULL - Distance: 0

TPO - TPO (NDDC/TPO-637-2020) - NULL: NULL - Distance: 0

NPLA - Neighbourhood Plan Area - Stalbridge - Distance: 0

LP - North Dorset Local Plan Part 1 (2011-2031); Adopted; Outside settlement boundaries (countryside); Policy 2, 20; NULL - Distance: 0

LEGAL - S106 - Unilateral Undertaking - NULL - Distance: 0

DESI - Wessex Water Treatment Works Catchment Other WRC catchments - Distance: 0

PAR - Stalbridge CP - Distance: 0

WARD - Stalbridge & Marnhull Ward - Distance: 0

PROW - Right of Way: Bridleway N51/74; - Distance: 1.56

SGN - Medium pressure gas pipeline 12.5m or less from 12.5m Buffer on Regional Medium Pressure Pipelines (75 mbar – 2 bar); - Distance: 0

DESI - Existing ecological network - Terrestrial - Distance: 0

DESI - Higher Potential ecological network - Distance: 0

DESI - Site of nature conservation interests (SNCIS): ST71/053 - Stalbridge; - Distance: 0

DESI - Wildlife Present: Hemlock ; - Distance: 0

DESI - Wildlife Present: bird ; - Distance: 0

DESI - Wildlife Present: S41 - bird ; - Distance: 0

DESI - Wildlife Present: bat ; - Distance: 0

DESI - Special Area of Conservation (SAC) (5km buffer): Rooksmoor (UK0012681); - Distance: 4086.98

DESI - Agricultural grade: Grade 4; - Distance: 0

DESI - Agricultural grade: Grade 3b; - Distance: 0

DESI - Site of Special Scientific Interest (SSSI) impact risk zone; - Distance: 0

EA - Risk of Surface Water Flooding Extent 1 in 30 - Distance: 0

EA - Risk of Surface Water Flooding Extent 1 in 100 - Distance: 0

EA - Risk of Surface Water Flooding Extent 1 in 1000 - Distance: 0

FLD - Surface water flooding - 1 in 100 year event plus 20% allowance - Distance: 0

FLD - Surface water flooding - 1 in 100 year event plus 40% allowance - Distance: 0

RAD - Radon: Class: 1.0 - Distance: 0

8. Consultations

All consultee responses can be viewed in full on the website.

Consultees

DC – Lead Local Flood Authority – No objection to the extension of the surface water interception swale around the north of the site

DC – Landscape – Original Comments – Unable to support – recommendation that the hedgerow is translocated to the rear of the SuDS channel rather than being removed. Clarification of tree pit details are required.

DC – Landscape – Comments following revisions – *‘I have reviewed the revised planting plan DD635 revision K dated 09.04.2026 (plan 2 Of 4) which shows the re-introduction of tree planting and the translocation of a section of existing hedgerow along the frontage of the site and find it to be acceptable.’* - No objection to the LEMP.

DC - Trees (North West Weymouth) – Agreement with the comments from the Landscape officer in relation to the translocation of the hedge.

DC - Natural Environment Team – Original Comments – Further information required regarding a 10 meter-wide dark corridor and the inclusion of the amended swales within the LEMP.

DC - Natural Environment Team – Comments following revisions – No further comments following the submission of the revised LEMP. The LEMP condition can be discharged from an ecological perspective.

Stalbridge TC – Original Comments – *‘Unable to support this variation. The Town Council share the views of the Senior Landscape Architect in her report of 5 March 2026. Moreover, there needs to be absolute clarity with regards to the impact on the two hedges along the northern boundary. It is understood that the proposed changes are to remove the western hedge completely and to strive to retain the eastern hedge albeit cut back to facilitate the drainage work. Whilst there is reference to Arboriculturist input required, on the amended planting plan, there appears to have been no further reference to this.’*

Stalbridge TC – Comments following revisions – Nothing further to add

Representations received

Summary of comments of objections: None received

Summary of comments of support: None received

9. Duties

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

10. Relevant policies

Development plan

In this case the development plan comprises:

Adopted North Dorset Local Plan:

The following policies are considered to be relevant to this proposal:

Policy 1 & 2 – Sustainable Development Strategy

Policy 3 – Climate Change

Policy 4 – The Natural Environment

Policy 24 – Design

Policy 25 – Amenity

Material considerations

Emerging draft Dorset Council Local Plan:

Policy DM4: Emerging development plan proposals of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of compliance of the relevant policies in the emerging plan with the policies for plan-making in the NPPF (the closer the policies in the emerging plan to the policies of the NPPF, the greater the weight that may be given to them).

The emerging Dorset Local Plan is being prepared in accordance with plan-making processes set out in the Levelling Up and Regenerating Act 2023 and Local Planning Regulations (2026). As the plan is still at an early stage of the plan making process, limited weight can be attached to it when taking decisions on planning applications. Decisions on planning applications should continue to be assessed against the policies in adopted development plans, national planning policy and any other relevant material considerations.

Emerging neighbourhood plans

Stalbridge- In preparation - limited weight applied to decision making

Local Nature Recovery Strategy

The Dorset Local Nature Recovery Strategy identifies local priorities for nature recovery and maps areas where action would be most beneficial. In planning decisions it is a material consideration, helping to ensure that development supports biodiversity enhancement and aligns with Dorset's agreed priorities for nature recovery.

National Planning Policy Framework (17 August 2026)

The National Planning Policy Framework (NPPF), published on 17 August 2026, sets out the Government's national planning policies for both plan-making and decision-making in England.

When determining development proposals decision-makers are required to take a positive and proactive approach and to seek to approve sustainable development where possible.

The NPPF introduces a permanent presumption in favour of sustainable development, through Policies S3 to S5 (which replaces the former "tilted balance" contained in paragraph 11 of the previous NPPF) and sets out the principles for development within and outside settlements. The Framework also confirms that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

Relevant NPPF chapters and policies include:

- Chapter 3: Decision making policies. DM3: Determining development proposals Local planning authorities should approach decision making positively, proactively and proportionately. They should work with applicants through pre-application engagement and consultations and aim to resolve concerns through planning conditions or obligations where possible to avoid delay and to enable an approval rather than a refusal. Applications that accord with the development plan, the NPPF and other material considerations should not be refused where they can clearly be approved.
- Chapter 5: Meeting the challenges of climate change. Planning decisions should support climate change mitigation and adaptation, including reducing greenhouse gas emissions, increasing resilience to climate impacts and directing development away from areas at unacceptable risk from flooding.
- Chapter 6: Delivering a sufficient supply of homes. Planning decisions should give substantial weight to providing homes which will contribute towards meeting the evidenced accommodation needs of the community.
- Chapter 7: Building a strong, effective economy. Planning decisions should enable businesses to invest, expand and adapt in a way that reflects the opportunities, challenges and characteristics of different areas, and supports long-term economic growth both locally and nationally.
- Chapter 12: Making effective use of land. Planning decisions should give substantial weight to proposals that make more effective use of land and buildings, while maintaining good design, living conditions and local character. This includes redevelopment of previously developed, vacant, underused, contaminated or derelict sites, reuse of existing buildings, creation of additional homes through sensitive infill, upward extensions and development within existing plots. Higher-density development is also promoted within settlements in well-connected locations near public transport. Development that fails to make efficient use of land in accordance with the policy should be refused.
- Chapter 14: Achieving well-designed places. Development should be high quality, respect and enhance local character, deliver sustainable and attractive places, and accord with relevant design policies. Proposals that demonstrate good design and place-making should be supported, while those that fail to meet established design standards should be refused unless clearly justified.
- Chapter 18: Managing flood risk and coastal change. Development proposals should minimise risks to development arising from all sources of flooding and coastal change, taking into account the impacts of climate change, by steering development away from areas of risk, ensuring that development will be safe for its lifetime without increasing flood risk elsewhere, and incorporating sustainable drainage systems where appropriate.
- Chapter 19: Conserving and enhancing the natural environment: Development should conserve and enhance the natural environment by protecting important landscapes, habitats, biodiversity and trees, while maximising opportunities for nature recovery, green infrastructure and biodiversity net gain. Proposals should avoid significant environmental harm, prioritise land of lower environmental value where possible, and be sensitively designed in protected landscapes and coastal areas. Development causing unacceptable impacts on designated sites, irreplaceable habitats or biodiversity that cannot be adequately avoided, mitigated or compensated for should be refused.
 - In National Landscapes substantial weight should be placed on the importance of conserving and enhancing their natural beauty.
 - Decisions in Heritage Coast areas should be consistent with the special character of the area and the importance of its conservation
 - Improving the natural environment biodiversity is to be protected and encourage net gains for biodiversity.

- Chapter 20: Conserving and enhancing the historic environment – Great weight should be given to the conservation of heritage assets. Development that preserves or enhances designated or non-designated heritage assets should be approved. While any harm must be clearly justified and weighed against the public benefits of the proposal. Proposals causing substantial harm to, or loss of, heritage assets should only be permitted in exceptional circumstances where overriding public benefits outweigh the harm.

Other material considerations

National Planning Practice Guidance

Housing land supply

Dorset Council is unable to demonstrate a 5-year housing supply as required by National Policy. In addition, the strategies for meeting housing needs in the adopted local plans are not designed to deliver the housing need under the Government's standard method and therefore, in accordance with NPPF footnote 8, the housing policies within the adopted Development Plan(s) are out of date and the presumption in favour of sustainable development applies. The emerging Dorset Local Plan is not sufficiently progressed and can be afforded very limited weight in decision making.

This does not result in automatic approval of residential development. Paragraph 11(d) requires that permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusal, or unless the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole.

Housing Delivery Test (HDT)

The latest HDT results (2025 measurement) show that insufficient homes have been delivered within the local plan area (88%) and that a local action plan is required.

11. 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. Public Sector Equalities Duty

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 needs 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 Public Sector Equalities Duty.

13. Public Benefits

The amendment to the scheme would facilitate the construction of 130 dwellings with appropriate flood resilience measures.

14. Planning Assessment

14.1 Principle of development

Principle of development

The principle of development has already been considered acceptable as part of the outline planning permission (ref. 2/2019/01799/OUT) for the construction of up to 130 dwellings on this site. The matters reserved at the outline stage were subsequently approved under reserved matters permission (ref. P/RES/2023/05768). The current application seeks consent for amendments to the approved planting plans and Landscape Ecological Management Plan (LEMP), which were approved as part of the reserved matters permission.

Design, landscaping, impact on character and appearance

The proposed amendments would not affect the approved built form or layout of the development.

The revisions have arisen through the detailed design work undertaken to discharge the drainage-related conditions attached to outline planning permission ref. 2/2019/01799/OUT. Following updates to the National Flood Risk Assessment (NaFRA), the latest surface water flood risk mapping indicates a greater extent of surface water flood risk affecting this site than was previously identified within the Outline and Reserved Matters applications. Consequently, additional drainage swales are required beyond those shown on the approved plans. Whilst these changes have no implications for the built environment, they necessitate revisions to the approved soft landscaping scheme.

The principal landscaping amendments comprise:

- Removal of existing hedgerow along the northern boundary (western side of the approved access), to be translocated to the rear of the drainage swale;
- Removal of section of existing hedgerow along the northern boundary (eastern side of the approved access);
- Removal of part of the existing shrub vegetation within the north-western corner of the site;
- Reconfiguration of approved tree planting along the northern boundary; and
- Introduction of additional native planting along the North, East and west boundaries;

Although the amendments result in the loss and relocation of some existing vegetation, they are necessary to accommodate the revised drainage strategy. The extent of change has been minimised where possible, and the scheme retains the approved number of tree planting across the site. Furthermore, significant additional native hedgerow planting is proposed to compensate for sections of hedgerow that would be removed. The translocation of the existing hedgerow will also help to retain a mature landscape character. Following comments received from the Landscape officer, revised plans were submitted to clearly show the proposed translocation and this removed the initial concerns and Landscape officer has since withdrawn their objection.

Overall, it is considered that the revised landscaping proposals would preserve the integrity of the approved landscape scheme and maintain the site's intended character and appearance, both when viewed from the road past the site and within it. The amendments are required to accommodate a revised drainage strategy and have been designed to minimise impacts on existing and proposed planting. As such, the changes are not considered to give rise to any unacceptable landscape or visual effects that would warrant refusal of the application.

Impact on the living conditions of the occupants and neighbouring properties

As the proposed changes relate to landscaping alterations and do not affect the approved built form, layout, or relationship between dwellings, they are not considered to give rise to any unacceptable impacts on the living conditions of future residents or neighbouring occupiers.

Flood risk and drainage

As detailed within the sections above, the proposed alterations to the landscaping are to enable the required alterations to the drainage strategy following the updates to the National Flood Risk Assessment (NaFRA). This includes an increase in the swales around the site so that the surface water can be adequately managed.

The Lead Local Flood Authority have commented on this application raising no objection to the proposed extension to the surface water interception swale around the north of the site.

Highway impacts, safety, access and parking

The proposed alterations to the landscaping do not have an impact upon highway safety, access or parking. The removal of the hedges either side of the approved access would inevitably result in increased visibility for drivers leaving the site onto Station Road.

Impact on Trees/Hedges

The site is protected by an area Tree Preservation Order reference TPO/2020/0005. The proposed amendments to the landscaping scheme would not require the removal of any protected trees. The Council's Tree Officer was consulted on the application and raised no objection to the proposal, subject to agreement with the Landscape Officer's comments regarding the translocation of the hedgerow along the northern site boundary. The scheme has subsequently been amended to address these comments.

The Town Council has noted that: "It is understood that the proposed changes are to remove the western hedge completely and to strive to retain the eastern hedge albeit cut back to facilitate the drainage work. Whilst there is reference to Arboriculturist input required, on the amended planting plan, there appears to have been no further reference to this."

The annotation on the plan details in the first instance that: "Existing hedge to be removed to accommodate swale embankment..." The plans have been amended to align with the annotation by indicating that this application proposes the removal of this section of hedge. While the removal of this section of hedge is proposed, there would be no objection to the retention of any part of the hedgerow should this prove feasible during the implementation of the drainage swale works.

The proposal would result in the loss of approximately 29m of existing hedge, the proposed translocation of hedgerow (approx. 58m), together with substantial additional native hedgerow planting throughout the site (totalling 171m, including the translocated sections), is considered to provide appropriate mitigation. On this basis, the amended landscaping scheme is considered acceptable in arboricultural terms.

Biodiversity

As the proposed amendments involve the removal and alteration of existing vegetation and other ecological features, the applicant has submitted a revised Landscape and Ecological Management Plan (LEMP) in support of the application. The Council's Natural Environment Team (NET) was consulted and initially raised a number of concerns requiring further clarification and amendment. In response, a revised LEMP was submitted, the contents of which have subsequently been reviewed and agreed by NET. Having regard to the submitted documents, it is considered that the proposed landscaping amendments would not give rise to any unacceptable impacts on biodiversity.

Summary of issues and the planning balance

The application seeks to vary conditions 1, 3 and 7 attached to the approved reserved matters permission to allow amendments to the approved planting plans and Landscape Ecological Management Plan (LEMP). The changes are required to facilitate revisions to the site's surface water drainage strategy following updated flood risk mapping and the need for additional drainage swales along the northern boundary of the site.

The principle of residential development is not under consideration, having already been established through the outline planning permission and subsequent reserved matters approval. The proposed amendments do not alter the approved number of dwellings, layout, scale, appearance, access arrangements or public open space provision.

The principal issues relate to the landscaping and ecological implications of the revised drainage works, particularly the removal and translocation of sections of existing hedgerow along the northern boundary. Whilst concerns were initially raised by the Council's Landscape Officer, Natural Environment Team and Stalbridge Town Council regarding the extent of hedgerow loss and clarity of the proposed mitigation, revised plans and a revised LEMP were submitted in response.

Following these amendments, the Landscape Officer has confirmed that the revised planting proposals, including the translocation of existing hedgerow and replacement planting, are acceptable. The Tree Officer has raised no objection, and the Natural Environment Team is satisfied that the revised LEMP adequately addresses biodiversity and ecological management requirements. The Lead Local Flood Authority similarly raises no objection

Although some existing vegetation would be lost, no protected trees would be affected, and the scheme includes substantial replacement native hedgerow planting and the translocation of retained hedgerow sections. The amendments are therefore considered to satisfactorily mitigate the landscape and ecological impacts arising from the revised drainage strategy.

Having regard to the approved status of the wider development, the absence of any significant material harm to visual amenity, residential amenity, highway safety, flood risk, trees or biodiversity, the proposed variation of conditions is considered to accord with the relevant policies of the North Dorset Local Plan and the National Planning Policy Framework.

The loss and translocation of the hedgerow would give rise to a degree of adverse landscape impact in relation to the integration of the proposed development within its surroundings. This concern was identified by the Landscape Officer in their original consultation response and echoed by the Town Council, and therefore attracts limited weight against the proposal. However, substantial weight is afforded to the significant public benefits arising from the development, notably the delivery of 130 dwellings and the incorporation of appropriate flood resilience measures and the additional landscaping.

Having regard to the proposed mitigation, including the revised landscaping strategy and replacement hedgerow planting, the residual landscape impacts are not considered to significantly or demonstrably outweigh the benefits of the scheme. Accordingly, the proposed amendments are considered acceptable, and there are no material planning considerations that would warrant the withholding of planning permission. The application is therefore recommended for approval, subject to the conditions set out below.

The Town Council's comments have been duly considered throughout the determination of this application. Following the submission of revised plans, the Landscape Officer has withdrawn their objection, and the extent of works to the hedgerows along the northern boundary has been clarified.

Recommendation

To delegate authority to the Corporate Director for Planning, the Service Manager for Development Management & Enforcement or the Development Management Area Manager Northern Team to:

A) grant planning permission subject to conditions as set out at the end of this report

1. The development hereby permitted shall be carried out in accordance with drawing nos:

22085-PL-2-01 - Location Plan

22085-PL-2-02 F Site Layout

22085-PL-HT-2A_S-01 B House Type 2 Bed A - Semi - Brick

22085-PL-HT-2A_S-02 B House Type 2 Bed A - Semi - Flint

22085-PL-HT-2A_S-03 House Type 2 Bed A - Semi - Render

22085-PL-HT-2A_S-05 B House Type 2 Bed A - Semi - Half Render

22085-PL-HT-2A_T-01 B House Type 2 Bed A - Terrace - Brick

22085-PL-HT-2A_T-02 B House Type 2 Bed A - Terrace - Flint

22085-PL-HT-2B_S-01 B House Type 2 Bed B - Semi - Brick

22085-PL-HT-2C_S-01 B House Type 2 Bed C - Semi - Brick

22085-PL-HT-2C_S-02 B House Type 2 Bed C - Semi - Render
22085-PL-HT-2C_S-03 A House Type 2 Bed C - Semi - Render & Detailing
22085-PL-HT-3A_D-01 B House Type 3 Bed A - Detached - Brick
22085-PL-HT-3A_S-01 B House Type 3 Bed A - Semi - Brick
22085-PL-HT-3A_S-02 B House Type 3 Bed A - Semi - Flint
22085-PL-HT-3B_S-01 B House Type 3 Bed B - Semi - Brick
22085-PL-HT-3B_S-02 B House Type 3 Bed B - Semi - Render
22085-PL-HT-3B_S-03 B House Type 3 Bed B - Render & Detailing
22085-PL-HT-3B_S-04 B House Type 3 Bed B - Semi - Half Render
22085-PL-HT-3C_D-01 A House Type 3 Bed C V1 - Detached - Brick
22085-PL-HT-3C_D-02 B House Type 3 Bed C V1 - Detached - Flint
22085-PL-HT-3C_D-03 B House Type 3 Bed C V1 - Detached - Brick & Porch
22085-PL-HT-3C_D-04 B House Type 3 Bed C V2 - Detached - Brick
22085-PL-HT-3C_D-05 A House Type 2 Bed C V2 - Detached - Flint
22085-PL-HT-3C_D-06 A House Type 3 Bed C V1 - Detached - Flint & Porch
22085-PL-HT-3C_S-01 B House Type 3 Bed C V3 - House - Brick
22085-PL-HT-3C_S-02 B House Type 3 Bed C V3 - House - Render & Detailing
22085-PL-HT-4_D-01 B House Type 4 Bed - House - Brick
22085-PL-HT-4_D-02 B House Type 4 Bed - House - Flint
22085-PL-HT-CP-01 - Car Port A
22085-PL-2-03 G Site Layout - Tenure
22085-PL-2-04 E Site Layout - Bedrooms
22085-PL-2-05 H Site Layout - Building Materials
22085-PL-2-06 F Site Layout - Boundary Materials
22085-PL-2-07 F Site Layout - Parking & Bins
22085-PL-2-08 E Site Layout - Building Heights
22085-PL-2-09 Site Layout - LEAP Surveillance
23-024-002 E Refuse Vehicle Tracking
23-024-003 E Fire Tender Tracking
23-024-004 E Passenger Vehicle Tracking
23-024-005 H Highways General Arrangement
23-024-006 D Highway Contours & Geometry
23-024-007 A Highway Longitudinal Sections Sheet 1
23-024-008 A Highway Longitudinal Section Sheet 2
23-024-016 A Home Delivery Tracking
23-024-017 A Tanker Tracking
23-024-018 Highway General Arrangement & Highway Boundary
700 A Tree Constraints Plan
710 Tree Protection & Removal Plan
DD635L05 F Hard Landscaping Plan 1 of 4
DD635L06 E Hard Landscaping Plan 2 of 4
DD635L07 B Hard Landscaping Plan 3 of 4
DD635L07 B Hard Landscaping Plan 4 of 4
DD635D09 A Typical Tree Pit Details & Planting Bed Matrix Detail
DD636L10 A LEAP Play Scheme
DD635L01 F Planting Plan 1 of 4
DD635L02 L Planting Plan 2 of 4
DD635L03 H Planting Plan 3 of 4

2. The development hereby permitted shall be carried out and completed in full accordance with the external facing materials for the walls and roofs shown on the approved plans and specified within the document entitled 'Material Specification' (received 27 January 2026), as approved under the discharge of conditions notice issued on 17 March 2026
3. The development hereby permitted shall be carried out and completed in full accordance with the following soft landscaping plans and documents:
 - DD635L01 F Planting Plan 1 of 4
 - DD635L02 L Planting Plan 2 of 4
 - DD635L03 H Planting Plan 3 of 4
 - DD635L04 D Planting Plan 4 of 4
 - 5011-RPS-XX-XX-DR-L-401 Rev P01 Typical Tree Pit Detail
 - Landscape and Ecological Management Plan – Ref: DD635 Rev G

The scheme shall be implemented in full during the planting season November - 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 10 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.

4. The development hereby permitted shall be carried out and completed in full accordance with the hard landscaping details shown on the plans and documents approved under the discharge of conditions notice issued on 15 May 2026.
5. The development hereby approved shall proceed only in accordance with the details set out in the Tree Survey Report and Arboricultural Impact Assessment dated October 2023 setting out how the existing trees are to be protected and managed before, during and after development.
6. The development hereby permitted shall be carried out and completed in full accordance with the means of enclosure details shown on the plan ref: SITE LAYOUT – BOUNDARY MATERIALS Ref: 22085-BR-2-04 - approved under the discharge of conditions notice issued on 15 May 2026.
7. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the Landscape and Ecological Management Plan - Rev G - Dated 29.06.2026 and Technical Note: Updated Walkover dated March 2025.

The development hereby approved must not be first occupied unless and until:

- i) the recommendations detailed in the approved ecology report have been completed in full, in accordance with any specified timetable, unless otherwise agreed in writing with the Local Planning Authority, and
- ii) evidence of compliance has been supplied to the Local Planning Authority prior to the substantial completion, or the first bringing into use of the development hereby approved, whichever is the sooner. The development shall subsequently be implemented entirely in accordance with the approved ecology report and thereafter the approved mitigation, compensation and enhancement measures must be permanently maintained and retained in accordance with the approved details.