



**TO:** Planning Committee North  
**BY:** Head of Development  
**DATE:** 01 October 2019  
**DEVELOPMENT:** Erection of 4.no two storey detached dwellings  
**SITE:** Land North of 73 Primrose Copse Horsham West Sussex  
**WARD:** Holbrook West  
**APPLICATION:** DC/19/0394  
**APPLICANT:** **Name:** Mr M Betts **Address:** North Lodge Capel Road Rusper RH12 4PZ

**REASON FOR INCLUSION ON THE AGENDA:** More than 8 letters of representation raising material planning considerations made within the consultation period contrary to the recommendation of the Head of Development.

**RECOMMENDATION:** To approve application subject to conditions

## **1. THE PURPOSE OF THIS REPORT**

To consider the planning application.

### **DESCRIPTION OF THE APPLICATION**

- 1.1 The application seeks full planning permission for the erection of 4no. 4-bed dwellings that would be oriented to face east. The development would comprise a pair of link-attached dwellings (Plots 1 and 2) positioned to the northern section of the site, and 2no. detached dwellings (Plots 3 and 4) located to the southern section of the site.
- 1.2 Plots 1 and 2 would extend over two storeys and would measure to an overall length of 18.3m and a depth of 11.2m, and would incorporate a hipped roof measuring to a height of 8.6m. Each dwelling would incorporate a two storey bay window with gable feature, with a single storey front projection incorporate a mono-pitched roof. An array of solar panels are also proposed to the western roof slope. Each dwelling would provide living room, kitchen/dining/family room, w.c, utility room, and integral garage to the ground floor, with 4no. bedrooms (one with ensuite) and bathroom to the first floor.
- 1.3 Plots 3 and 4 would comprise detached two storey dwellings, and would each measure to a length of 9.3m and a depth of 11.2m. Each dwelling would incorporate a hipped roof measuring to an overall height of 8.6m, with an array of solar panels proposed to the western roof slope. A two storey bay window with gable feature is proposed to the front elevation of

each dwelling, with a single storey front/side projection projecting from the north-eastern corner.

- 1.4 Each dwelling would provide living room, kitchen/dining/family room, w.c, utility room, and integral garage to the ground floor, with 4no. bedrooms (one with ensuite) and bathroom to the first floor.
- 1.5 The proposed dwellings would be accessed from the turning circle of Holbrook School Lane, with the access road running southwards along the eastern perimeter. Each dwelling would be accessed from this road, with parking provided on the driveway and within the integral garage. An area of residential amenity would be positioned to the north-west of each dwelling, and would comprise an area of approximately 155sqm.

#### DESCRIPTION OF THE SITE

- 1.6 The application site is located within the built-up area of Horsham, and is positioned to the west of the dwellings comprising Holbrook School Lane, and to the south-west of Holbrook Primary School.
- 1.7 The site comprises an area of private green space, and is accessed through a locked entrance gate to the north-eastern corner of the site.
- 1.8 A group of residential dwellings are positioned directly to the south and east of the site, with the rear amenity spaces of these properties adjoining the eastern boundary of the application site.

## 2. INTRODUCTION

#### STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

#### RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

#### 2.2 **National Planning Policy Framework**

#### 2.3 **Horsham District Planning Framework (HDPF 2015)**

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 3 - Strategic Policy: Development Hierarchy

Policy 15 - Strategic Policy: Housing Provision

Policy 16 - Strategic Policy: Meeting Local Housing Needs

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 35 - Strategic Policy: Climate Change

Policy 36 - Strategic Policy: Appropriate Energy Use

Policy 37 - Sustainable Construction

Policy 40 - Sustainable Transport

Policy 41 - Parking

## RELEVANT NEIGHBOURHOOD PLAN

- 2.4 Horsham Blueprint Neighbourhood Forum  
- Designated (Regulation 10)

## PLANNING HISTORY AND RELEVANT APPLICATIONS

- 2.5 NH/48/94 PER Erection of 10 houses (Approval of Reserved Matters)

## 3. OUTCOME OF CONSULTATIONS

- 3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at [www.horsham.gov.uk](http://www.horsham.gov.uk)

### 3.2 WSCC Highways:

Visibility at the proposed access onto Holbrook School Lane appears sufficient for the anticipated use of the site, and there is no evidence to suggest that the existing road network is operating unsafely or that the addition of 4no. dwellings would exacerbate the existing situation.

The proposed plan indicates that a total of 10no. spaces (2no. per dwelling and 2no. visitor spaces) would be provided, which would meet the anticipated requirement for a development of this size and location.

The Local Planning Authority do not consider that the proposal would have a severe impact on the operation of the highway network, and there are no transport grounds to resist the proposal.

- 3.3 **Ecology Consultant:** Recommend approval subject to conditions

- 3.4 **Southern Water:** No Objections are raised

## PUBLIC CONSULTATIONS

- 3.5 **North Horsham Parish Council:** Strong Objection

The proposed development would result in overdevelopment of the site, with increased parking pressures on the current roads and the proposed site. The proposal would result in the loss of amenity space, and it would be anticipated that this is retained for community use.

- 3.6 15 letters of objection were received from 10 separate households, and these can be summarised as follows:

- Overdevelopment of the site
- Parking pressure
- Potential flood risk
- Allocation of land for community use
- Poor quality design
- Out of character with the surroundings
- Impact on neighbouring amenity
- Access for emergency vehicles
- Pollution caused by increased traffic

#### **4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS**

- 4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

#### **5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER**

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

#### **6. PLANNING ASSESSMENTS**

- 6.1 The application seeks full planning permission for the erection of 4no. two storey detached dwellings, along with associated access and landscaping.

##### **Principle of Development**

- 6.2 Policy 3 of the Horsham District Planning Framework (HDPF) states that development will be permitted within towns and villages which have defined built-up areas. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement in accordance with the settlement hierarchy.
- 6.3 The application site is located within the built-up area of Horsham, which is categorised as the "Main Town" within Policy 3 of the HDPF. The scale of the development would be appropriate to the settlement and is therefore considered acceptable in principle, subject to all other material considerations.

##### **Design and Appearance**

- 6.4 Policies 25, 32, and 33 of the HDPF promote development that protects, conserves and enhances the landscape character from inappropriate development. Proposal should take into account landscape characteristics, with development seeking to provide an attractive, functional and accessible environment that complements the locally distinctive character of the district. Buildings should contribute to a sense of place, and should be of a scale, massing, and appearance that is of a high standard or design and layout which relates sympathetically to the landscape and built surroundings.
- 6.5 The proposed dwellings would be positioned along a continuous build-line located within an area of open space to the north, east and west of a grouping of dwellings comprising Holbrook School Lane, Primrose Copse, and Bloor Close. The build pattern of the wider locality is predominantly characterised by dwellings built adjacent to the public highway, within this there are though a number of dwellings positioned at various angles and set back from the highway.
- 6.6 The application site would form a backland setting to the rear of the row of residential dwellings comprising Holbrook School Lane. The site currently comprises open space set behind the dwellings, and as such is not readily readable from the street scene. The proposed dwellings would be positioned to a similar siting as 73 Primrose Copse, and would be sited from north to south. While the proposal would sit within a backland setting, it is considered that the siting of the proposed dwellings would form an appropriate book-end to the wider

residential development, and as such would relate appropriately to the built pattern of the surroundings.

- 6.7 The wider locality consist of detached, semi-detached, and terrace dwellings that incorporate a variety of materials and finishes including facing brick, tile hanging, and cladding. The adjacent dwellings are of relatively uniform character, utilising similar design features and form.
- 6.8 The proposed dwellings would incorporate facing brick and cladding, with a hipped roof and two storey bay window to the front elevation. The form and appearance of the proposed dwellings is considered to be reflective of wider character and appearance of dwellings within the locality, with the use of features and materials that would reflect the wider townscape character.
- 6.9 It is considered that the proposed dwellings would be of a scale, design, and appearance that would reflect the character and vernacular of similar development in the locality, and would sit comfortably within the context of the site. As such, the proposal is considered to accord with Policies 25, 32, and 33 of the Horsham District Planning Framework (2015).

### **Amenity Impacts**

- 6.10 Policy 33 states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.
- 6.11 It is noted that a number of objections have been raised in respect of amenity impacts, and in particular overlooking and noise and disturbance. The proposed dwellings would be positioned centrally in the site and would be oriented to face east, with the front elevation of the proposed dwellings positioned between 17m and 20m from the rear elevation of the adjacent dwellings to the east. Given the character and context of the existing residential development, there is an existing and established degree of mutual overlooking between properties. In addition, while the proposed development would introduce additional built form to the rear of the existing dwellings of 33-39 Holbrook School Lane, which would introduce a perception of overlooking, it is considered that the built form would be sufficiently distanced from the neighbouring properties to limit actual overlooking and loss of privacy.
- 6.12 It is considered that the introduction of additional residential units into an established residential area would be unlikely to generate a level of noise or disturbance which would warrant a refusal of planning permission. Similarly, having regard to the scale of the development and nature of the site it is considered any disturbance from construction activities would be relatively short-term and not of a magnitude or duration as to amount to significant harm to amenity.
- 6.13 It is therefore considered that the proposed development has been sited and oriented to take consideration of the amenities of surrounding residential properties, with the proposal not considered to result in harm to the amenities of neighbouring properties, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

### **Highways Impacts**

- 6.14 Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.
- 6.15 The proposed dwellings would be accessed from the turning circle of Holbrook School Lane, with the access road running southwards along the eastern perimeter. Each dwelling would be accessed from this road, with parking provided on the driveway and within the integral garage. This would comprise a total of 2no. spaces per dwelling, with an addition 2no.

parking spaces proposed to the north-west and south of the access road. The proposed development would provide a total of 10 no. parking spaces.

- 6.16 Following consultation with WSCC Highways, the visibility from the proposed access appears to be sufficient for the anticipated road speeds in this location, with the width of the access considered sufficient. Following initial concerns in respect of the number of parking spaces proposed, the development has been amended to provide a total of 10no. parking spaces (8no. allocated and 2no. visitor spaces). This provision meets the Parking Demand for the proposed development, and is considered to provide sufficient parking for the anticipated users.
- 6.17 It is considered that the proposed development would provide safe and adequate access for users, with the total number of parking spaces sufficient for the proposed use, in accordance with Policy 41 of the Horsham District Planning Framework (2015).

### **Ecology**

- 6.18 Policy 31 of the HDPF states that development will be supported where it demonstrates that it maintains or enhances the existing network of green infrastructure. Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate.
- 6.19 Circular 06/2005 identifies that the presence of protected species is a material consideration when considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. Therefore, it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed application, is established before planning permission is granted. Information on biodiversity impacts and opportunities should inform all stages of development, and an ecological survey is usually necessary where the type and location of development are such that the impact on biodiversity may be significant and existing information is lacking or inadequate.
- 6.20 The Applicant submitted a Preliminary Ecological Appraisal Survey and Reptile Mitigation and Enhancement Plan by Arbtech. The report outlines that the trees and scrub on the site are suitable for nesting birds, and the site does provide suitable habitat for slow worms and grass snakes, as well as adders and common lizards. The grassland is also considered suitable for hedgehogs. Habitat enhancements for nesting birds, bats, hedgehogs and reptiles have been proposed.
- 6.21 Following consultation with the Ecologist, no objections to the proposal have been raised. The biodiversity enhancements are considered acceptable, and it is suggested that this be secured by condition.
- 6.22 It is noted that a Reptile Mitigation and Enhancement Plan was submitted by Arbtech for consideration. However, upon review by the Ecologist, it was considered that this strategy was insufficient as the justification for only providing habitat manipulation was limited. In addition, the strategy did not include detail regarding a long-term management plan for the retained and enhanced habitat. As such, an updated Reptile Mitigation and Enhancement Plan has been requested by condition.

### **Existing Trees**

- 6.23 Policy 33 of the HDPF states that development should presume in favour of the retention of existing important landscape and nature features, including trees, hedges, banks, and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development.

- 6.24 The Applicant has submitted a Tree Survey Schedule relating to the boundary trees on the site and the singular self-seeded tree located to the south-west corner of the site. The trees to the north and western boundaries are off-site and stated to be of moderate to low quality, with the self-seeded tree of low quality. No works are proposed to these trees, and they will be retained on the site. Additional planting to the frontage of the dwellings is proposed.
- 6.25 The trees and hedging along the perimeter of the site would be retained, with additional planting proposed along the frontage of the proposed dwellings. No objections are therefore raised in this respect, with the imposition of a landscaping condition considered reasonable and necessary to ensure that the landscape and natural features of the site and surroundings are maintained and enhanced where appropriate.

### **Other Matters**

- 6.26 The application site was subject of a Section 106 Agreement dated 07 July 1994 which was entered into between HDC, West Sussex County Council, and Hassell Homes Ltd. The obligation relating to the land referenced the provision of Scout Hut facilities.
- 6.27 Clause 6 of the Agreement related to provision of Scout Facilities, with Clause 6.1 stating that the Owner agrees to "...transfer the Blue Land to the Local Planning Authority or to such other body as it may nominate and the Local Planning Authority shall accept the same or procure acceptance of the same substantially in the form 'B' attached".
- 6.28 Form B of the Agreement relates to the Scout Facilities, and beyond the requirement outlined above, covenants in point 5 that the property will be used as or for a scout of guide hall or other recreational purposes.
- 6.29 The local Scout Group (3<sup>rd</sup> Horsham Scout Troop) were originally located in Peary Close. The Troop were relocated to the Holbrook Community Centre and were paid compensation when they extinguished their lease. The needs of the Troop are currently met at the Community Centre facility, and there have been no representations received to the contrary from the Scout Group. On the basis that there is no evidence to support a need for the site for scouting purposes it is considered that the proposal would not result in the loss of any community or recreational use.
- 6.30 Following discussion with the Legal Team, the land was transferred to the Council in accordance with the requirements as stated above. As such, the obligations of the Agreement have been complied with, and there are no outstanding obligations under the s106 Agreement.
- 6.31 It is acknowledged that a Covenant is in place on the site in respect the provision of scout/guide facilities or recreational purposes. Such covenant is a separate legal mechanism and falls outside of the consideration of the planning application. Should the application be approved, the issues of the covenant would need to be considered separately as a civil matter.

### **Conclusion**

- 6.32 The proposed development is acceptable in principle, and is considered to be of a design, form and appearance that would relate sympathetically to the character of the wider street and surrounding development. The proposal is not considered to result in harm to the amenities of neighbouring properties or the safety and function of the public highway network. As such, the proposal is considered to accord with Policies 1, 2, 3, 15, 25, 32, 33, and 41 of the Horsham District Planning Framework (2015).

## COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1<sup>st</sup> October 2017.

**It is considered that this development constitutes CIL liable development.** At the time of drafting this report the proposal involves the following:

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	485.97	0	485.97
		<b>Total Gain</b>	<b>485.97</b>
		<b>Total Demolition</b>	<b>0</b>

Please note that exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

## 7. RECOMMENDATIONS

7.1 To approve the application subject of the following conditions.

### Conditions:

- 1 Approved Plans
- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.  
  
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
- 3 **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.  
  
Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).
- 4 **Pre-Commencement Condition:** No development shall commence until precise details of the existing and proposed finished floor levels and external ground levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.  
  
Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).
- 5 **Pre-Commencement Condition:** No development shall take place until a Reptile Mitigation Strategy addressing the mitigation and translocation of reptiles has been submitted to and approved in writing by the Local Planning Authority. The Reptile Mitigation Strategy shall include the following:-

- a) Purpose and conservation objectives for the proposed works.
- b) Review of site potential and constraints.
- c) Detailed design(s) and/or working method(s) to achieve stated objectives.
- d) Extent and location/area of proposed works on appropriate scale maps and plans.
- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- f) Timetable for implementation demonstrating that works are aligned with the proposed development.
- g) Persons responsible for implementing the works.
- h) Details of initial aftercare and long-term maintenance of the Receptor area(s).
- i) Details for monitoring and remedial measures.
- j) Details for disposal of any wastes arising from works.

The Reptile Mitigation Strategy shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To allow the LPA to discharge its duties under the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

- 6 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 7 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until confirmation has been submitted, in writing, to the Local Planning Authority that the relevant Building Control body will be requiring the optional standard for water usage across the development. The dwellings hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental to limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 8 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a lighting design scheme for biodiversity has been submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority."

Reason: To allow the LPA to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

- 9 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal provided by Arbtch dated 2019, (although dated April 2019, updated and submitted publicly on August 13th 2019), shall be submitted to and approved in writing by the local planning authority.

The enhancement measures shall be implemented in accordance with the approved details i.e. 2m buffer strip along western boundary with holes to allow mammal movements, bat boxes and bird boxes and all features shall be retained in that manner thereafter."

Reason: To enhance Protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

- 10 **Pre-Occupation Condition:** Prior to the first occupation of any dwelling hereby permitted, the parking, turning and access facilities necessary to serve that dwelling shall be implemented in accordance with the approved details as shown on plan 828.HSLH.100 rev C and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 11 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes 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 a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 12 **Pre-Occupation Condition:** No dwelling hereby permitted shall be first occupied unless and until provision for the storage of refuse and recycling has been made for that dwelling in accordance with drawing number 828.HSLH.100 rev C. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 13 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the cycle parking facilities serving it have been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 14 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabytes per second through full fibre broadband connection shall be provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 15 **Regulatory Condition:** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal provided by Arbtech dated 2019, (although dated April 2019, updated and submitted publicly on August 13th 2019) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).