

**Parish: Hushwaite**  
Ward: Raskelf & White Horse  
**5**

Committee date: 4 April 2019  
Officer dealing: Miss R Hindmarch  
Target date: 8 April 2019

**18/02100/REM**

**Application for approval of reserved matters (access, appearance, landscaping, layout & scale) following outline approval 14/02294/OUT for the development of 20 houses At land to the South of Prospect Cottages, Hushwaite For Loxley Homes**

**This application is referred to Planning Committee at the request of a Member of the Council**

## **1.0 SITE, CONTEXT AND PROPOSAL**

- 1.1 The site is currently agricultural grazing land and is largely open in character; it contains one agricultural building, a barn, towards the north side of the plot. The site lies within the Development Limits of the village, although outside of the Conservation Area. While the landform is not steep, it rises from north to south and west to east. The topography is consistent with surrounding areas. The site extends to approximately 0.6ha in area and is enclosed on three sides largely by existing landscape features; the southern site boundary is currently open.
- 1.2 There is open farmland to the south and west of the site and the site borders the built edge of a small residential estate to the north. There is existing housing development to the east of the site where the site borders the residential curtilages of Alpine House and Applegarth. The site benefits from an existing vehicular access from the adopted road known as Prospect Cottages.
- 1.3 The village is an attractive settlement, it has developed with varying styles and designs over the years and therefore has no single built form or period; however, in terms of prevailing features there is a predominance of two storey scale, red face brick and for the most part brown and terracotta pantile roofing. However, the properties in closest proximity to the site are a mix of bungalows and two-storey houses with design principles common to the 1970s.
- 1.4 The site has gained outline consent for 20 dwellings, this application seeks approval for all the reserved matters which are access, layout, scale, appearance and landscaping.
- 1.5 The scheme proposed consists of a mix of dwellings including six two-bedroom houses, two two-bedroom bungalows, ten three-bedroom houses and two four-bedroom houses. An affordable housing provision of 50% has been secured through a Section 106 agreement completed as part of the outline consent.
- 1.6 Amended details have been secured as follows:
- Changes to the dwellings sizes to ensure all properties meet Nationally Described Space Standards;
  - Layout changes to bring dwellings away from boundary landscape features;
  - Changes to parking layout to reduce remote parking;
  - Garden sizes altered on some plots to ensure sufficient amenity space is provided;
  - Changes to layout following highway and designing out crime officer responses; and
  - Changes to layout to improve the appearance of the street scene.

## **2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY**

2.1 The site is allocated for housing development within the Local Development Framework and the requirements are as follows:

EH5 South of Prospect Cottages, Hustwaite (0.65ha)

This site is allocated for housing, for release in Phase 2 (2016 – 2021) subject to:

- i. Development being at a density of approximately 30 dwellings per hectare, resulting in a capacity of around 20 dwellings (of which a target of 50% should be affordable);
- ii. Housing types meeting the latest evidence of local needs;
- iii. Contributions from the developer towards providing a village play area;
- iv. Contributions from the developer towards the provision of additional school places and local health care facilities as necessary;
- v. Landscaping to the east of the site;
- vi. Design and layout of the site to provide for further possible further development to the south west of the site.

2.2 14/02294/OUT - Outline application for change of use of agricultural land for 20 dwelling houses; Granted 5 October 2015.

## **3.0 RELEVANT PLANNING POLICIES**

3.1 The relevant policies are:

Core Strategy Policy CP1 - Sustainable development  
Core Strategy Policy CP2 – Access  
Core Strategy Policy CP4 - Settlement hierarchy  
Core Strategy Policy CP8 - Type, size and tenure of housing  
Core Strategy Policy CP9 - Affordable housing  
Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets  
Core Strategy Policy CP17 - Promoting high quality design  
Core Strategy Policy CP18 - Prudent use of natural resources  
Core Strategy Policy CP19 - Recreational facilities and amenity open space  
Core Strategy Policy CP20 - Design and the reduction of crime  
Core Strategy Policy CP21 - Safe response to natural and other forces  
Development Policies DP1 - Protecting amenity  
Development Policies DP2 - Securing developer contributions  
Development Policies DP3 - Site accessibility  
Development Policies DP4 - Access for all  
Development Policies DP5 - Community facilities  
Development Policies DP6 - Utilities and infrastructure  
Development Policies DP13 - Achieving and maintaining the right mix of housing  
Development Policies DP15 - Promoting and maintaining affordable housing  
Development Policies DP28 - Conservation  
Development Policies DP29 - Archaeology  
Development Policies DP30 - Protecting the character and appearance of the countryside  
Development Policies DP31 - Protecting natural resources: biodiversity/nature conservation  
Development Policies DP32 - General design  
Development Policies DP33 - Landscaping  
Development Policies DP34 - Sustainable energy  
Development Policies DP37 - Open space, sport and recreation  
Development Policies DP39 - Recreational links  
Development Policies DP43 - Flooding and floodplains

#### **4.0 CONSULTATIONS**

- 4.1 Parish Council – Wishes to see the application refused for the following reasons (summarised);
- Congestion and parking issues on Prospect Cottages and extra traffic from the development;
  - Access problems for utility vehicles;
  - No housing need survey has been completed;
  - No affordable housing has been identified; and
  - No provision has been made for the siting of wheeled bins.
- 4.2 Highway Authority – no objections subject to conditions. Exact conditions required to be confirmed.
- 4.3 Yorkshire Water - No objection to the discharge of domestic foul water and surface water to the public sewer network.
- 4.4 Howardian Hills AONB Manager – No objection.
- 4.5 NY Police Designing Out Crime Officer – Generally supportive; however some points are of concern:
- Remote parking for plot 15;
  - Management of the space where the attenuation tank would be; and
  - Plot 3 cannot see vehicles from within an active room.
- 4.6 Local Lead Flood Authority – the submitted documents do not appear to have the flood exceedance rates, site design must be such that when sustainable drainage system features fail or are exceeded, exceedance flows do not cause flooding of properties on or off site. This is achieved by designing suitable ground exceedance or flood pathways.
- There is a condition on the outline application through which we can secure these details at a later date. As long as the LPA and the applicant are aware that at discharge of conditions stage, because the requirements of NYCC not have been fully considered as part of this reserved matters application, the applicant is exposed to the risk of being unable to discharge the relevant planning conditions; i.e. if there are flow routes directed towards proposed or existing properties we would not be able to recommend discharge of the condition.
- 4.7 Corporate Facilities Manager – Some observations relating to springs, this is something the developer will have to manage if they are present.
- 4.8 Environmental Health – No objection in principle.
- 4.9 Public comments – A site notice was posted in the vicinity of the site and 86 neighbouring properties were notified. Comments have been received from eight different residents raising the following points:
- Overlooking of existing properties;
  - No space shown for oil tanks;
  - There are natural springs within the site;

- Natural drainage from the hill side will be disrupted and could cause flooding issues;
- Extra traffic resulting in highway safety issues in the village;
- 20 houses is too dense and out of keeping with the size and character of the village;
- Narrow, single access point;
- Lack of infrastructure in the village;
- Asbestos in the building on site, the spores will be released in the area;
- Noise and upset for existing residents;
- Barn owls and bats are present;
- Visibility issues;
- Overflow of cars and vans onto Prospect Cottages; and
- Removal of hedgerows

## **5.0 ANALYSIS**

- 5.1 The principle of residential development has already been established by the allocation of the site for housing and the grant of outline consent. Therefore the issues to consider are (i) heritage impact; (ii) design and layout; (iii) landscaping and visual impact; (iv) residential amenity; (v) highway safety; (vi) drainage and flood risk; (vii) ecology; and (viii) housing mix, type and including affordable housing.

### Heritage Impact

- 5.2 As the site lies adjacent to Husthwaite Conservation Area there is a requirement under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 “that in exercising an Authority's planning function special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas”. The National Planning Policy Framework from paragraphs 189 to 194 requires an assessment of the potential harm a proposed development would have upon the significance of a designated heritage asset.
- 5.3 The designated heritage asset which will be affected by this proposal is the Husthwaite Conservation Area. A conservation area is an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
- 5.4 Given the distances involved it is considered there are no listed buildings or non-designated heritage assets which will be affected by this proposal.
- 5.5 The NPPF at paragraph 190 requires the Local Planning Authority to identify and assess the particular significance of any heritage asset that may be affected by a proposal.
- 5.6 The significance of the heritage asset affected by the proposal is development of dwellings on land adjacent the Conservation Area that is currently largely open and contributes to the setting of the heritage asset.
- 5.7 The application site is used for agriculture, with a dilapidated barn in situ. The site is bounded by further grassland and also residential properties. The village itself is an attractive settlement (indeed most of it is in the Conservation Area) but it has been developed with a varying degree of styles and design over the years and therefore has no single built form period. Furthermore, the properties in closest proximity to the site are a mix of bungalows and two storey houses with design principles from the 1970s, which also form part of the evolution of the village and which lie outside of the Conservation Area.

- 5.8 As a result, the character of the application site differs from the Conservation Area as firstly it is undeveloped and secondly it would be adjacent to more modern properties of lesser design merit. The development of the site as proposed is therefore unlikely to significantly affect the significance of Conservation Area.
- 5.9 It is considered the proposal would have a degree of harm on the significance of the Conservation Area as there would be loss of existing open land and the replacement with dwellings; however the change to the character of the land is a matter of principle as any residential development of the site would a resulting reduction in openness. The weight that can be given to the change in openness, at this reserved matters stage, must therefore be reduced. It is considered given the location of the site and the character of the development leading up to the site that in this case there would be some very limited harm to the character of the Conservation Area but this harm would be less than substantial.
- 5.10 Paragraph 194 of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. Paragraph 196 states where a development proposal will lead to less than substantial harm this harm should be weighed against the public benefits of the proposal.
- 5.11 The scheme includes a variety in design and materials that is considered to respect the existing character of the village and given its location the site is not visually prominent. The public benefits of providing new housing in a sustainable location on an allocated site such as this include economic benefits both during construction and subsequently through having additional households in the village accessing businesses and services in the district. In addition there is a social contribution to village life of additional habitants. The scheme also provides a good mix of dwellings with an emphasis on smaller two and three-bedroom dwellings which accords with the identified need within the district. As secured through the outline consent the development will provide ten affordable dwellings, which is considered to be a significant public benefit.
- 5.12 As required by NPPF the less than substantial harm has been weighed against the public benefits. It is found that the less than substantial harm to the setting of the Conservation Area is outweighed by the public benefits.

#### Design and Layout

- 5.13 One of Hambleton's strategic planning objectives, set out in The Core Strategy Local Development Document (2007), is "To protect and enhance the historic heritage and the unique character and identity of the towns and villages by ensuring that new developments are appropriate in terms of scale and location in the context of settlement form and character."
- 5.14 Policies CP17 and DP32 require the highest quality of creative, innovative and sustainable design for buildings and landscaping that take account of local character and settings, promote local identity and distinctiveness and are appropriate in terms of use, movement, form and space.
- 5.15 The National Planning Policy Framework supports this approach and, at paragraph 130, states that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 5.16 The Council's Statement of Community Involvement, adopted in 2013, requires applications for major development or other proposals likely to have any significant impact to explain how public comments have influenced the chosen design. A consultation statement has been submitted and states there has been a leaflet drop

within the village to inform residents of the vision for the site and contact was also made with the Ward Member and the Parish Council. This statement makes reference to a number of concerns raised by residents including the design and scale of the development and explains how the design and scale is consistent with the area.

- 5.17 The submitted Design & Access Statement describes the key features of the site as:
- A large agricultural building;
  - The site rises gently uphill from north to south;
  - The site is not prominent in views from within the village or the surrounding area; and
  - There are boundary trees and hedgerows which frame the site.
- 5.18 The Design & Access statement goes on to state the proposal should be designed to ensure that the development respects the character and appearance of existing dwellings in the locality, promotes and reinforces local distinctiveness, provides an accessible and safe environment, respects any landscape features as far as possible and is laid out to ensure minimal impact upon the amenity of neighbouring dwellings to the north and east.
- 5.19 The site sits back from the traditional street frontages along the main village street and is not prominent within the village. Husthwaite is characterised by a variety of house styles and sizes. The majority are two storey in height however there are some bungalows that are notably at Prospect Cottages immediately to the north of the site. The scheme proposes dwellings that are two storey in height with two bungalows closest to the entrance to the site. The bungalows are of a simple design that reflects those on Prospect Cottages. The remaining dwellings proposed are two storey and are relatively traditional in appearance. Some dwellings have features such as chimneys, due to changes in land levels some of the semi-detached dwellings are stepped which will add interest to the street scene. The dwellings would be constructed using a mix of stone and slate or brick and tile materials however the final materials details would be agreed and controlled by condition as per the outline approval.
- 5.20 The proposed layout has been amended a number of times to take into account issues raised by Officers and consultees and it is considered the layout now proposed is acceptable and has addressed the issues raised. The siting of the garage and parking area for plots 14 and 15 does make the parking remote, more so for plot 15 however given the need for the LPG tank and other constraints this layout is required. With the garage and parking set back from the road it would ensure that the parking does not dominate the street scene. The LPG tank area would be adequately screened as shown on the latest site plan drawing.
- 5.21 The layout ensures there is sufficient spacing between the properties and existing landscape features whilst providing sufficient amenity space and distances between the properties. It is also noted the layout does not preclude further development beyond the existing site boundaries which is in accordance with the details of the original allocation. Comments received relating to 20 houses being too dense and out keeping with the character and size of the village have been considered and amendments made to improve the layout to reduce the impact on neighbours and trees that abut the site, the number of dwellings is controlled by the outline consent that gave permission for 20, the layout is considered to be the most appropriate for the site and the number of dwellings that is required.

#### Landscaping and visual impact

- 5.22 Policy DP30 of the adopted Development Policies DPD states that where possible opportunities should be, taken to add appropriate character and distinctiveness through the contribution of new landscape features. The design and location of new development should take account of landscape character and its surroundings, and not have a detrimental effect on the immediate environment and on any important long distance views.
- 5.23 The site is currently grassland and is in agricultural use, tree cover within the main body of the site is negligible with all trees and hedges being located around the boundary of the field. The applicant has submitted an Arboricultural Impact Assessment which concludes the development can be undertaken with the loss of one small tree which is of low value and potential and also 1 short section of hedge to allow for the access to be constructed. There will be a necessity to prune back other overhanging trees and hedges to clear the developable area. The trees and hedges adjacent to the proposals can be retained and protected adequately. It is recommended that before any demolition or construction takes place an Arboricultural Method Statement and Tree Protection Plan is completed.
- 5.24 Given the above it is considered that subject to conditions to ensure the required additional work is carried out and the landscape features are protected the impact on existing landscaping is acceptable. The removal of the small section of hedging to allow for the access is considered acceptable as it is required for the access and the hedge is not considered to be of appropriate value for retention. Furthermore, the proposed hedging to the southern boundary and throughout the development itself is suitable and will help to soften the visual impact of the development.
- 5.25 In terms of the overall visual impact it is acknowledged the development will change the character of the area given the site is currently largely open grassland. However it is considered that given the location of the site, the presence of residential properties adjacent and nearby and the design and layout of the dwellings proposed together with retention of boundary landscape features the visual impact will not be significant.

#### Residential Amenity

- 5.26 There are a number of residential properties located to the north of the site. The rear of plots 5-8 would face this northern boundary and the rear of neighbouring property Sleepy Hollow looks onto the boundary from outside the application site. The back to back distance between the proposed dwellings and the main rear elevation of Sleepy Hollow is approximately 21m. The proposed properties have a minimum of a 10m rear garden and it is considered this distance is sufficient to ensure the impact in terms of overshadowing, appearing overbearing and the potential for overlooking is not significant.
- 5.27 Closer to the entrance of the site is 11 Prospect Cottages, the side of this bungalow faces the site, there is an access door within this elevation however there are no habitable room windows in this side. The dwellings closest to this property are bungalows, the side of the closest bungalow faces this neighbouring property, the part nearest to the boundary also only contains an access door, there are also some French doors within this side however these will be set back from the boundary by approximately 6.0m and as the property is a bungalow these are only at ground floor, it is considered that given the distance to the boundary and as boundary treatment can be put in place to screen there will be no significant detrimental impact on the privacy of 11 Prospect Cottage. Given the siting of the dwellings and as the proposed property is single storey it is considered there would be no significant overshadowing or overbearing impact and the relationship with 11 Prospect Cottages would be acceptable.

- 5.28 The rear of plots 17-20 would face the northern site boundary where the rear of 12 and 13 Prospect Cottages face the site. At the closest point there is approximately 19m between the proposed and existing dwellings (plot 20 and No.12 Prospect Cottages). At the closest point there is a tree along the boundary which will provide screening between the existing and proposed dwellings. It is considered that given a separation distance of 21m or greater is achieved in part and where the distance is closer there is the tree that provides screening it is considered there would be a satisfactory relationship between the existing and proposed dwellings and the impact on 12 & 13 Prospect Cottages in terms of overshadowing, overbearing and potential for overlooking is acceptable.
- 5.29 To the eastern boundary there are further residential properties with the closest being Alpine House and Applegarth, however these properties do not have main elevations facing the site and there is mature hedging along this boundary that would be retained. It is considered that due to the siting of the dwellings and landscape features there would be no significant detrimental impact on the amenity of neighbouring occupiers.
- 5.30 Overall, it is considered the scheme would not prejudice residential amenity, it would not be overbearing in presence, and would not cause a loss of light or loss of privacy.

#### Highway safety

- 5.31 A number of objections to this proposal relate to highway matters, specifically that the proposal would generate too much traffic in the village and that the access/exit to the site from Prospect Cottages is dangerous with some objectors citing near misses at the junction of Prospect Cottages and High Street. It must be highlighted that the access arrangements were a factor in the assessment of suitable sites through the preparation and adoption of the Allocations DPD. Alternative accesses would require land that is beyond the allocation site and would only be financially viable if additional land were to be developed, which is not proposed. However, during consideration of the outline application this single point of access was indicated and considered to be acceptable.
- 5.32 The Highway Authority has advised there are no concerns with the suitability of the access road and the visibility available from the access road along High Street exceeds requirements defined in Manual for Streets in both directions. It is noted that Prospect Cottages is not a road that is gritted in the winter and that given its steepness it could be difficult to use in icy conditions; however, this is the case for the great majority of unclassified roads and a grit bin is available for all residents to use.
- 5.33 In terms of the internal road layout, each property has sufficient parking and there are turning areas provided. No visitor car parking is proposed however some incidental on-street parking space is available within the layout.
- 5.34 A swept path analysis has been submitted to show that refuse lorries can access and turn within the development, confirmation is awaited from the Local Highway Authority that this is acceptable, any update will be provided at the committee meeting. Overall, it is considered that the proposed development can be safely accessed by pedestrians, cyclists and vehicles and the proposal will not be detrimental to highway safety.

#### Drainage and Flood Risk

- 5.35 Policy DP43 of adopted the Development Policies DPD outlines the Council's approach to development and flooding and states that development will only be permitted if it has an acceptably low risk of being affected by flooding assessed

against the Environment Agency's flood zone maps, other local information and where all necessary mitigation measures on or off site are provided.

- 5.36 The site is within Flood Zone 1, an area with low flood risk, and is outside the flood envelope of all other identified sources of flood potential and records that residential development within Flood Zone 1 does not need to be subjected to a Sequential Test.
- 5.37 Policy DP6 of the adopted Development Policies DPD stipulates that new developments must be capable of being accommodated by existing or planned services, and must not have a seriously harmful impact on existing systems, worsening the services enjoyed by the community. These systems include surface water drainage and sewage disposal.
- 5.38 Yorkshire Water raises no objection to the drainage details proposed both in terms of the foul water and surface water. It has not commented on the revised layout, however the discharge points shown on the original drainage proposal are the same as proposed now. It is also noted there is a condition on the outline approval that requires details to be submitted, therefore the final details will be agreed at this stage.
- 5.39 Comments have been received relating to the presence of springs within the site, following discussions with the Council's internal drainage adviser it is considered that, if springs are present, that is something the developer would have to manage during the construction work.
- 5.40 The Local Lead Flood Authority has stated there is some information missing from the drainage details relating to flood exceedance. Drainage details are required to be approved by a condition attached to the outline approval the LLFA has stated they can secure the details through discharge of this condition but has stated the applicant is exposed to the risk of being unable to discharge the condition if flow routes are directed towards proposed or existing properties. The applicant is aware of this requirement and will seek to resolve the matter in advance of a decision being made.

#### Ecology

- 5.41 Policy DP31 of the Development Policies DPD states that 'Permission will not be granted for development which would cause significant harm to sites and habitats of nature conservation...Support will be given...to the enhancement and increase in number of sites and habitats of nature conservation value'.
- 5.42 While there has been an objection received which suggests that there is bat and owl activity in the barn, the ecological impact assessment submitted with the application concludes that the demolition of the agricultural building will not result in any loss of potential bat roost habitat and the development will not impact on any notable habitats. However, it was noted that removal of vegetation around the building will result in the loss of bird nesting habitat and there is a risk of disturbance to nesting birds if work is carried out during the breeding season. Furthermore, it was noted that the hedges are species rich and so they are protected by the Hedgerow Regulations. These are retained as part of the development. This is also in line with the report that was submitted as part of the outline application.
- 5.43 There is a suitably worded condition imposed on the outline approval to secure the implementation of mitigation measures.

#### Housing mix, type and tenure

- 5.44 The Strategic Objectives of the Core Strategy is to meet the housing needs of all the community, by providing an adequate amount and range of housing including

affordable and special needs housing. The need to provide young people, older people and first time buyers homes will be given a high level of importance.

- 5.45 The scheme comprises 20 units and there is a legal agreement in place to secure 50% affordable housing. The plots to be secured as affordable units have not been identified and the tenure not yet secured. However, the section 106 agreement states the affordable housing units will be provided as two x two-bedroom bungalows and eight x two or three- bedroom dwellings. This is achievable within the scheme proposed and all the properties meet the required space standards. Following consultation with the Rural Housing Enabler the recommendation has been made for the affordable units to be plots 1 & 2 (two-bedroom bungalows), 5-8 (two-bedroom dwellings) and 17-18 (three-bedroom dwellings).
- 5.46 The Size, Type and Tenure SPD identifies that the District should provide more two and three bedroom market homes, more choice for older people including two bedroom bungalows for sale and a wider tenure mix including more affordable housing, intermediate tenures and private rented homes.
- 5.47 The proposal includes two bungalows, with six two-bedroom houses and ten three-bedroom houses, the floor areas of which are the required size in terms of Nationally Described Spaces Standards and no larger which would help to ensure affordability to those houses available on the open market as well as ensuring the affordable units are an appropriate size. At the time of allocation it was stated the housing types should meet the latest evidence of local needs, whilst no housing needs survey for this specific area has been carried out the proposal would meet the needs of the District.
- 5.48 Taking account of the existing legal agreement and the advice set out above, it is considered that the proposal provides a housing mix of the right type to meet the needs of the District, in accordance with local planning policy.

#### Planning balance

- 5.49 The scheme has outline consent for 20 dwellings; it is considered the latest layout provides an appropriate layout for 20 dwellings. It is acknowledged there are some elements that are not preferable, including a limited amount of remote parking. However the applicant has made a number of improvements to the layout to provide sufficient amenity and distances to the boundaries and between properties. The scheme has a good mix with 90% being two or three bedroom properties. The site would also provide ten affordable units as secured by the outline consent.
- 5.50 Overall, the site is allocated for housing and has outline consent, the details submitted are considered acceptable and the proposal is recommended for approval.

## **6.0 RECOMMENDATION**

- 6.1 That subject to any outstanding consultations permission is **GRANTED** subject to the following conditions:
1. The permission hereby granted shall not be undertaken other than in complete accordance with the drawings detailed below unless otherwise approved in writing by the Local Planning Authority.

Site Location Plan - S01 Rev A

Amended Site Layout Plan - SK02 Rev O

House Type BH20 Plots 3&4 - BH20P-01-01 Rev C & BH20P-02-01 Rev D

House Type BH25 Plots 1&2 - BH25P - 01-01 Rev C & BH25P-02-01 Rev D

House Type SH20 Plots 5-8 - SH20P-01-01 Rev C & SH20P -02-01 Rev D

House Type BH30 Plots 9-12 - BH30p-01-01 Rev B & BH30P -02-01 Rev C

House Type SH40 Plots 13&16 - SH40P-01-01 Rev B & SH40P-02-01 Rev C  
House Type SH30 Plots 17-20 - SH30P-01-01 Rev B & SH30P - 02-02 Rev C

2. No retained trees or hedges, as shown on the proposed site layout, drawing number SK02 Rev O, shall be cut down, uprooted or destroyed, without the written approval of the Local Planning Authority. Any works to a tree shall be carried out in accordance with the British Standard 3998 (Tree Work). If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.
3. Notwithstanding the proposals detailed in the application no development shall commence until an Arboricultural Method Statement and Tree and Hedge Protection Plan is approved in writing by the Local Planning Authority for trees and hedging within and adjacent to the application site. This must be in close accordance with: (a) BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations; and (b) NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) - Operatives Handbook 19th November 2007. Any such scheme agreed in writing by the Local Planning Authority shall be implemented prior to any equipment, machinery or materials being brought to site for use in the development and be maintained until all the equipment, machinery or surplus materials connected with the development have been removed from the site.
4. Highways conditions to be confirmed.

The reasons are:

1. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with LDF Policies CP17 and DP32
2. The landscape features are of important local amenity value and protection of the trees is appropriate in accordance with Local Development Framework Core Strategy Policy CP16.
3. To protect the all existing trees on and immediately adjacent to the site that the Local Planning Authority consider provide important amenity value in the locality.
4. To be advised.