

<b>Application Number:</b>	2020/0462	<b>Application Type:</b>	Full
<b>Proposal:</b>	Construction of 1 no self-build 3-bedroom eco-home	<b>Location:</b>	Land adjacent The Vicarage Goodshawfold Road Loveclough
<b>Report of:</b>	Planning Unit Manager	<b>Status:</b>	For publication
<b>Report to:</b>	Development Control Committee	<b>Date:</b>	19 January 2021
<b>Applicant:</b>	Mr & Mrs Fulton	<b>Determination Expiry Date:</b>	22 January 2021
<b>Agent:</b>	Zara Moon Architects		

<b>Contact Officer:</b>	Neil Birtles	<b>Telephone:</b>	01706-217777
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<b>REASON FOR REPORTING</b>	
<b>Outside Officer Scheme of Delegation</b>	
<b>Member Call-In</b> Name of Member: Reason for Call-In:	
<b>3 or more objections received</b>	YES
<b>Other (please state):</b>	

## HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:-

### Article 8

The right to respect for private and family life, home and correspondence.

### Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

## 1. RECOMMENDATION

That Planning Permission be granted subject to the conditions set out in Section 10.

## 2. SITE

The Applicants reside at Sliven Clod House, a 4-bedroomed house situated within the centre of the hamlet of Goodshaw Fold and its Conservation Area. The application relates to part of a field in the Countryside, 150 metres (m) to the east of their existing house.

The site has a 30m frontage and depth of 27m. Situated to the south side of Goodshawfold Road it descends from Burnley Road (A682), the site is to the west side of the large detached brick-built house known as The Vicarage, which is on the end of a ribbon of residential properties of clearly of varying ages, designs and facing materials.

From the retaining-wall on the party-boundary with The Vicarage the site slopes down, terminating by a field gate. There is no footway to the front of the site. However, from the footway on the opposite side of Goodshawfold Road the public has a clear view of the site and to the wider countryside.

On the opposite side of Goodshawfold Road from the application site is agricultural land, whilst to the opposite side of the road to the field gate just beyond the western boundary of the application site is 1 Goodshawfold Road, the first of the houses within the old hamlet, the properties here largely of 'traditional' design and stone/slate construction (some now rendered) or seeking to replicate their 'rural' character. From the residential properties and highways towards the edge of the old hamlet there is a clear view of the elevated gable of The Vicarage over the intervening grassland the application site forms part of.

Whilst the boundary of the Goodshaw Fold Conservation Area stops at 1 Goodshawfold Road, both the terrace that 1 Goodshawfold Road forms part of and the ribbon of residential properties that The Vicarage is on the end of are within the Urban Boundary.



## 3. PLANNING HISTORY

2019/0366 Construction of 1no self-build detached 3-bedroom eco-home  
Withdrawn

2020/0115 Construction of 1no self-build detached 3-bedroom eco-home  
Withdrawn

## 4. PROPOSAL

The current application differs most particularly from those withdrawn in respect of the size of the site, which has been significantly reduced.

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The scheme for which permission is now sought will result in construction of a dwelling with an L-shaped footprint. The living accommodation - which includes three bedrooms - will be provided over one floor. The main body of the building will run on a N-S axis, 3.5m-5m from the party-boundary with The Vicarage and 11m from its house gable, with a length of 20m and a width of 6m. The master-bedroom will project westwards a further 6m, the fall in ground-levels such that the balcony fronting its 6m wide glazed gable will appear to be at first-floor level (giving view westwards and viewable from the west), with a garage & basement-store below.

The external walls of the dwelling to face Goodshawfold Road and The Vicarage will be of natural stone and the other elevations a combination of stone and vertical timber-boarding. Both planes of the pitched roof over the arm of the building projecting westwards will be covered with natural slates, whilst both planes of the pitched-roof running over the arm running behind it will be covered with dark-grey coloured solar-panels.

Access to the garage and the forecourt fronting it will be by means of a new vehicular access formed towards the western boundary of the application site.

The current application is accompanied by a Planning Statement and Design & Access Statement. It is stated that :

*“Since the previous application was withdrawn we have worked with the applicants...to revise the scheme to address the comments and concerns.*

*The Northern block fronting Goodshaw Fold Road is now more traditional in appearance with facing natural random stonework, stone window surrounds in a random arrangement facing the road, and a slate roof with a conservation-style roof light.*

*The Southern block is more contemporary and agricultural, using a mix of stonework, timber cladding, and a steel agricultural-style roof. The 2 different elements will then be read as a farmhouse and attached barn arrangement.*

*The applicants have lived in Goodshaw Fold for 42 years and their current property was self-built 36 years ago. They now need to downsize to a smaller property suitable for their retirement to a property which is predominantly on one-level; has low running costs, and minimal maintenance. This will future-proof their property ensuring they can continue living in their home if their health deteriorates as they grow older into their retirement.*

*The land is designated as open countryside. However in view of the high quality design, eco-credentials, the response to the rural and conservation area context, the immediate settlement boundary which abuts the application boundary on 2-sides, the applicant’s individual need, and the positive impact on the village...the benefits created by the scheme outweigh the open countryside designation in overall planning balance.”*

## 5. **POLICY CONTEXT**

### **National**

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

Section 2 Achieving Sustainable Development

Section 5 Delivering a Sufficient Supply of Homes

Section 6 Building a Strong, Competitive Economy

- Section 8 Promoting Healthy and Safe Communities
- Section 9 Promoting Sustainable Transport
- Section 11 Making Effective Use of Land
- Section 12 Achieving Well-Designed Places
- Section 14 Meeting the Challenge of Climate Change, etc
- Section 15 Conserving and Enhancing the Natural Environment
- Section 16 Conserving and Enhancing the Historic Environment

### **Development Plan Policies**

#### **RBC Core Strategy (2011)**

- AVP4 Area Vision for Rawtenstall, Crawshawbooth, Goodshaw and Loveclough
- Policy 1 General Development Locations and Principles
- Policy 2 Meeting Rossendale's Housing Requirement
- Policy 3 Distribution of Additional Housing
- Policy 8 Transport (inc Appendix 1 Parking Standards)
- Policy 9 Accessibility
- Policy 16 Preserving and Enhancing Rossendale's Built Environment
- Policy 18 Biodiversity, Geodiversity & Landscape Conservation
- Policy 19 Climate Change, etc
- Policy 21 Supporting the Rural Economy and its Communities
- Policy 23 Promoting High Quality Design and Spaces
- Policy 24 Planning Application Requirements

### **Other**

- National Planning Practice Guidance
- RBC Emerging Local Plan
- RBC Goodshaw Fold Conservation Area Character Appraisal (2011)
- RBC Alterations and Extensions to Residential Properties SPD (2008)

## **6. CONSULTATION RESPONSES**

### **RBC Conservation Consultant**

No objection, subject to Conditions.

### **LCC Highways**

No objection, subject to Conditions.

### **United Utilities**

No objection, subject to a Condition to ensure provision of separate systems of foul & surface-water drainage, with surface-water draining in the most sustainable way.

### **The Coal Authority**

No objection.

## **7. NOTIFICATION RESPONSES**

To accord with the General Development Procedure Order letters were sent to neighbours, a press notice published and a site notices posted.

In response 14 expressions of support and 13 objections have been received.

Supporters:

- The applicants are great supporters of and have done much for the village over the years and it will be important for them to stay part of the community.

- Their current house is maintained to a very high standard and is pleasing to the eye. There is every reason to believe the new house will also reflect their excellent standards, style and commitment to this area.
- The proposal will free up another larger property which will allow a new family to move into the village.
- Will create some construction employment during the build phase.
- Although the plot is not designated building land, it is bounded by the urban boundary
- The design has been improved - it is of high quality, it is interesting and in keeping, a low-profile contemporary eco-friendly dwelling, cleverly built into the hillside.
- The proposed development will improve visual aspects of the village by sitting in front of and largely screen an unattractive industrial development.
- This development is a contemporary, sustainable development that blends well into its surroundings.
- The overall look and feel of the proposed dwelling hints toward the agricultural which is perfectly in keeping with the area and will improve the aesthetic of the area as it will draw the eye away from the uncharacteristic red brick dwelling behind.
- The new development would add further character and a welcomed fresh new look to the Goodshawfold Road area and I really look forward to viewing their new build once completed.

#### Objectors:

##### Local Residents

- Conflict with local plan - outside of the urban boundary
- It all starts off with one small dwelling, but opens the door for more
- Strain on existing community facilities - Schools, doctors, dentists are all oversubscribed
- There are many houses of similar size that available to buy in the area and also 7 new houses being built at the top of Goodshawfold Road
- Over development / Out of keeping with character of area - remains too contemporary
- Detriment to Conservation Area views
- Increase in traffic / pollution - already the roads are often congested
- The entrance/exit comes out on a very steep part of the lane upwards to a bend.
- Increased danger of flooding
- Affect on local ecology
- Loss of agricultural land which is currently used for grazing sheep.

##### Limey Valley Residents Association

LMRA represent the interests of the 2000 households in Goodshaw Ward.

A number of residents have approached the association with concern regarding the above proposed development. The concerns the LVRA has received come from residents living in the locality of the proposed development.

The concerns can be summarised in three areas:

- the proposed development falls outside the Urban Boundary and there is some concern that the Boundary could become "flexible" - to grant permission could set a precedent
- the proposed development adjoins the Goodshawfold Conservation Area - several residents have raised concerns that approval for this development will encourage applications for more substantial developments on agricultural lands to the north and south of Goodshawfold village.
- there is some concern that the style of the proposed building is not in keeping with the more traditional dwellings in the village

We feel that much of the newly added local supporting statements for the appeal are based more on personal relationships rather than the merits of the plans. We also feel that these are greatly outnumbered by the residents we represent who object to the application.

## 8. **ASSESSMENT**

In dealing with this application the main issues which need to be considered are :

- 1) Principle; 2) Visual Amenity / Heritage Impact; 3) Ecology;
- 4) Neighbour Amenity; & 5) Access/Parking

### Principle

Paragraph 11 of the National Planning Policy Framework (NPPF) advises that plans and decisions should apply a presumption in favour of sustainable development. It adds, within the same paragraph, that where the policies in the Development Plan most relevant to the consideration of the proposal in question are out-of-date the default position is that planning permission should be granted unless :

- a) policies in the Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed; or
- b) any adverse impacts of so doing would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

In the case of applications for residential development, the NPPF states that a Council's housing policies will normally be considered 'out of date' if the Local Planning Authority cannot demonstrate a 5-year supply of deliverable housing land.

The Council is currently unable to demonstrate that it has a 5-year supply of deliverable housing land. This being the case little weight can be given to Policy 2 & Policy 3 of the Core Strategy.

This application proposes erection of a dwelling in the Countryside. Policy 1 of the Core Strategy seeks to locate new development primarily within the Urban Boundary of settlements. However, this site is immediately adjacent to the Urban Boundary. A dwelling constructed here will not be isolated or remote. Accordingly, the occupiers of the proposed dwelling will be no more reliant on the private car than the residents of nearby dwellings. A 'quality' bus service runs along Burnley Road (A682).

The site is considered to be in a sustainable location and the proposal will make a small, but useful, contribution towards meeting the housing needs of the Borough. For the duration of construction it will add to local employment/economic activity.

Accordingly, there is considered to be no objection in principle to the proposal.

### Visual Amenity/Heritage Impact

The plot of land to be occupied by the proposed dwelling differs little in size from that of The Vicarage. The proposed dwelling is not of disproportionate size for the plot it is to occupy and it will be smaller and lower in height than the adjacent 2-storey house.



Government guidance in the NPPF and Core Strategy policies seek to protect the character and appearance of open countryside. In this instance, though taking a 'bite' out of the corner of a field, the proposed dwelling will appear as a continuation of the ribbon of residential properties presently terminating at The Vicarage. This ribbon of development contains dwellings of such varying ages, designs and facing materials that the proposed dwelling will not appear unduly prominent or intrusive in relation to them.

Of greater concern is the impact of the proposal for the Goodshaw Fold Conservation Area. The boundary of the Goodshaw Fold Conservation Area stops at 1 Goodshawfold Road, a house on the end of a terrace of 2-storey properties of 'traditional' design. The proposed dwelling will occupy a small part of a field which forms the setting to the Conservation Area and the Character Appraisal for the Conservation Area identifies the field as providing an 'Important View' out of the Conservation Area. Furthermore, the proposed dwelling will appear of 'contemporary' design as viewed from the Conservation Area, most particularly by reason of the 6m wide glazed gable of the master-bedroom at first-floor level.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Council to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

Paragraph 131 of the NPPF states:

*"In determining planning applications, local planning authorities should take account of:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness."*

Policy 16 of the Council's adopted Core Strategy seeks to preserve and enhance Rossendale's historic built environment by:

*"Promoting the positive management of the Borough's heritage assets, avoiding unnecessary loss and requiring appropriate mitigation of any negative impacts.*

*Ensuring that all development is [amongst other things]:*

- *Located in a way that respects the distinctive quality of the historic landscape and setting and retains or enhances the character and context;*
- *Of a high standard of design, reinforcing the local distinctiveness of Rossendale."*

The Council's Conservation Consultant has advised as follows:

Paragraph 193 of the NPPF states that when considering the impact of proposals on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be applied. This is irrespective of whether any harm is identified as being substantial, total loss or less than substantial harm to its significance.

Paragraph 196 identifies that where a proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 200 states that LPA's should look for opportunities for new development within CA's and within the setting of heritage assets to enhance or better reveal their significance. Proposals which preserve those elements of the setting that make a positive contribution to the asset should be treated favourably.

#### *Significance of the Heritage Asset*

Goodshaw Fold Conservation Area (CA) was first designated in 1978. It is a small village which is notable for its gradual descent from Nutshaw Hill along the steep sided and wooded valley of the Limy Water which eventually joins the River Irwell at Rawtenstall. The Conservation Area includes a number of former farmhouses and barns, some dating to the 17th century, as well as terraced houses which were built in the mid to late 19th century as workers' cottages for the two adjoining cotton mills. The mills having since been demolished.

The significance of Goodshaw Fold CA is outlined in the 2011 Conservation Area Character Appraisal and Management Proposals Plan. Key positive features are listed in Section 6.1 of the Appraisal and includes the long views of the enclosing hills to the west; long views across and slightly downwards along the Limy Water to the south of Goodshaw Fold, taking in the C19 chimney of Kippax Mill; reminders of the historical importance of agriculture to the area.

It seems to me having visited the village that the wide landscape setting is important although once you drop down into the village appreciation beyond the boundaries of the CA is somewhat limited.

In line with the ICOMOS guidance I would regard the significance of the Goodshaw Fold Conservation Area to be moderate. I also feel the immediate rural setting contributes positively to that significance.

#### *Impact on the setting*

The historic mapping shows the compact nature of the settlement in both the mid and late C19. The land to the south and south-east of the village remains open. Whilst linear development has occurred in more recent times along Goodshaw Fold Road, to the east of the village, this is clearly separate from the 'Fold' which is set at a lower level.

In this context, I do not feel the application site plays an important role in the setting of the village and whilst I accept that the further development on the western end of the modern linear infill will further encroach onto the edge of the CA boundary I do not feel this will result in harm to the significance of the historic setting. The important views out onto open land southwards from the terraced cottages to the west of the site, identified on the Conservation Area Appraisal Map, will largely remain unaltered. The important linear views coming into the village from the east, along Goodshaw Fold Road will again be unaffected.



The modern architectural style of the property does not in my view alter the relationship between the land within the CA boundary and that outside and indeed I note the attempts made to make the property low key with a limited scale. Whilst the new property will be seen as you travel eastwards out from the CA, the current view is of an uninspiring modern 2 storey gable end. Any view of the new property will largely be seen in the context of the modern development outside the CA.

In this context, I regard the harm to be contribution made by the setting on the significance of the CA to be negligible.

Notwithstanding the above I would suggest that a suitable hedge boundary treatment is provided along the western boundary of the site and that the LPA secure quality facing materials.

#### *Conclusion / recommendation*

On the evidence provided and from my own site visit I conclude that the proposed scheme will not cause any discernible harm to the contribution made by the setting to the significance of Goodhaw Fold CA and as such the proposal meets the Statutory requirement 'to preserve' and accords with the guidance contained in Chapter 16 of the NPPF and Policy 16 of the Local Plan.

The Agent has agreed that the 6m wide glazed gable of the master-bedroom at first-floor level can be smoked/tinted in such a way that unnecessary/unacceptable light-spillage towards the Conservation Area is avoided. Conditions are recommended to ensure use of appropriate facing materials and appropriate boundary treatments.

#### Ecology

The Council's Ecology Consultant has previously advised in respect of the site:

"...the application site occupies a small part of a larger field unit of semi-improved grassland, with no bordering hedgerows or trees and only scattered shrubs to the boundaries.

The Site is not within or adjacent to any statutory or non-statutorily protected nature conservation sites. The Site may be used by protected/principal species on occasion, but the structure and condition of the habitats and connectivity to adjacent areas result in the likelihood of protected/principal species being encountered being low. It would therefore be considered unreasonable - in planning terms - to require the submission of detailed surveys in this regard.

The site may support conditions suitable to support ground nesting birds...All species of bird are protected whilst nesting (Wildlife & Countryside Act 1981) and it is recommended that – should the proposal receive permission - the clearance of the grassland vegetation avoids the bird breeding season (March – August inclusive), unless it can be demonstrated that no ground nesting is present. This can be achieved by a condition or informative placed on any permission.

The application claims that it will provide biodiversity enhancement as guided by the NPPF...The landscape and boundary plan (Zara Moon Architects, Dwg No 8) shows areas of wildflower meadow creation, hedgerow planting to the boundaries of the Site and a low growing copse to the south of the Site...It is recommended that a condition be applied to any permission if granted to ensure that the planting specification and future management requirements are submitted, agreed and implemented. This should ensure that the proposed biodiversity benefits can be realised.

The Conditions below provide for the wildlife mitigation and enhancement measures recommended by the Council's Ecology Consultant, adherence to which it considers will deliver a biodiversity gain.

### Neighbour Amenity

For occupiers of The Vicarage, the proposed dwelling will stand 3.5m-5m from the party-boundary and 11m from the house gable. Furthermore, the proposed dwelling will be at an appreciably lower level.

For occupiers of 1 Goodshawfold Road, the proposed dwelling and its vehicular access will be sufficiently off-set not to be visible from its front windows.

Accordingly, the proposal will not result in an unacceptable loss of amenity for any neighbours.

### Access/Parking

The scheme proposes facilities for the parking and turning of cars clear of the highway to accord with the Parking Standards of the Council's adopted Core Strategy and LCC Highways has raised no objection. The Conditions it has recommended - relating to the construction phase and to ensure the provision of a 2m x 37m visibility splay to each side of the proposed access - are included below.

### Conclusion

As stated above, Paragraph 11 of the NPPF requires that there is a presumption in favour of sustainable development.

In this instance the proposal is not considered to be contrary to policies in the Framework that protect areas or assets of particular importance such that there is a clear reason for refusing the development proposed;

Nor are any of the adverse impacts of the proposal considered to so significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole that the application should be refused.

## **9. SUMMARY REASON FOR APPROVAL**

Notwithstanding that the site is within the Countryside, the proposed development will be immediately adjacent to the Urban Boundary and make a small, but useful, contribution towards meeting the housing needs of the Borough in a sustainable location. Subject to the conditions, the proposal will not detract to an unacceptable extent from the Goodshaw Fold Conservation Area, visual and neighbour amenity or highway safety. It is considered that the proposed development accords with the National Planning Policy Framework and Policies AVP4 / 1 / 8 / 16 / 23 of the Council's adopted Core Strategy DPD (2011).

## **10. RECOMMENDATION**

That planning permission is granted subject to the following conditions.

### **CONDITIONS**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

*Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act 1990.*

2. The development hereby permitted shall be carried out in accordance with the following drawings, unless otherwise required by the conditions below:

Title	Drwg No	Date Recd
Site Location Plan	ZMA 01A	05 / 10 / 20
Existing Site Plan	ZMA 02A	05 / 10 / 20
Proposed Site Plan	ZMA 03A	05 / 10 / 20
Proposed Site Plan lower level	ZMA 04A	05 / 10 / 20
Proposed Site Plan upper level	ZMA 05A	05 / 10 / 20
Proposed Floor Plans	ZMA 06A	05 / 10 / 20
Proposed Elevations	ZMA 07B	18 / 12 / 20
Landscaping/Boundary Treatments	ZMA 08A	05 / 10 / 20
Highways	ZMA 13	12 / 11 / 20

*Reason : For the avoidance of doubt and to ensure a satisfactory standard of development.*

3. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) or Construction Method Statement (CMS) has been submitted to, and approved in writing by the local planning authority. The approved plan/statement shall provide:

- 24 Hour emergency contact number;
- Details of the parking of vehicles of site operatives and visitors;
- Details of loading and unloading of plant and materials;
- Arrangements for turning of vehicles within the site;
- Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;
- Details of wheel washing facilities & measures to deal with dirt, debris, mud or loose material deposited on the highway as a result of construction;
- Measures to control the emission of dust and dirt during construction;
- Details of a scheme for recycling/disposing of waste resulting from demolition and construction works;
- Delivery, demolition and construction working hours.

The approved Construction Management Plan or Construction Method Statement shall be adhered to throughout the construction period for the development.

*Reason: In the interests of neighbour amenity and the safe operation of the adopted highway during the demolition and construction phases.*

4. Prior to the commencement of development, visibility splays 2m back from the centre line of the access and extending 37m metres on the nearside carriageway edge in both directions shall be provided at the access. Nothing shall be erected, retained, planted and /or allowed to grow at or above a height of 0.9m above the nearside carriageway level which would obstruct the visibility splays. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

*Reason: In the interests of highway safety.*

5. No works to the site (including vegetation clearance, demolition or construction) shall commence between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to the works and written confirmation provided that no active bird nests are present which has been submitted to and agreed in writing by the Local Planning Authority.

*Reason: To protect nesting birds.*

6. Prior to first use of the dwelling hereby permitted, samples of the facing materials for the roof and external walls of the dwelling, and for any retaining-walls, shall be submitted to

and approved in writing by the Local Planning Authority. Furthermore, prior to installation of glazing in the gable of the master-bedroom details of the degree of tint shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the agreed facing materials and shall remain as such. Furthermore, no sources of illuminating external balconies shall be directly visible from beyond the boundaries of the application site.

*Reason: In the interests of visual amenity and highway safety.*

7. Prior to first occupation of the dwelling hereby permitted the area for the parking/ manoeuvring of cars shown on Drwg No ZMA 08A shall be provided with a hard, permeable surface and thereafter kept freely available for use as such.

*Reason: In the interests of highway safety.*

8. Prior to first occupation of the dwelling hereby permitted a scheme of boundary treatment, and programme for its implementation, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of:
  - a. The walls, fences and gates to be retained/provided; &
  - b. The planting of native species shrubs & trees to be undertaken on the boundaries of the application site.

The approved scheme shall be implemented in accordance with the approved programme. Any of these shrubs & trees which are removed, die or become seriously damaged or diseased within 3 years of first occupation of the dwelling shall be replaced in the next available planting season with others of the same species, unless a variation has first been agreed in writing by the Local Planning Authority.

*Reason: In the interests of visual and neighbour amenity and to enhance the wildlife value of the site.*

9. Prior to first occupation of the dwelling hereby permitted a scheme in respect of the land edged blue on Drwg No ZMA 08A shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of:
  - a. The planting specification for the creation of wildflower meadow, hedgerow planting and a low growing copse, together with details of ground preparation and the measures to be taken for plant protection until establishment has occurred, and a programme for its implementation; &
  - b. future management requirements (the Future Management Plan).

The approved scheme shall be implemented in accordance with the approved programme. Any planting which is removed, die or become seriously damaged or diseased within 3 years of first occupation of the dwelling shall be replaced in the next available planting season with others of the same species, unless a variation has first been agreed in writing by the Local Planning Authority. The area shall thereafter be managed and maintained in accordance with the Future Management Plan.

*Reason: In the interests of visual and neighbour amenity and to enhance the wildlife value of the site.*

10. Foul and surface water shall be drained on separate systems. The surface water drainage scheme shall provide for the disposal of surface water in the most sustainable way having regard to the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof).

*Reason: To ensure proper drainage of the proposed development.*

