

Report to	<b>Planning Applications Committee</b>
Date	<b>26 June 2019</b>
By	<b>Director of Planning</b>
Local Authority	<b>Lewes District Council</b>
Application Number	<b>SDNP/19/01270/FUL</b>
Applicant	<b>Mr Gill</b>
Application	<b>Erection of a four bedroom detached dwelling</b>
Address	<b>West Laine House Church Lane Kingston East Sussex BN7 3LW</b>

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**Recommendation:** That the application be approved for the reasons set out and subject to the conditions set out in paragraph 10 of this report.

**IMPORTANT NOTE:** This application is liable for Community Infrastructure Levy.

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## **Executive Summary**

### **1 Site Description**

1.1 The application site is an area of residential garden to the north side of West Laine House. West Laine House is located at the end of a private road accessed off of Church Lane in Kingston. The site is within the settlement boundary where the presumption of development is supported by the NPPF subject to material considerations and policies contained within the adopted Local Plan.

### **2 Proposal**

2.1 The proposal is for the erection of a four bedroom detached dwelling.

### **3 Relevant Planning History**

None.

### **4 Consultations**

**ESCC - Ecologist**  
Comments awaited.

**LE - Tree & Landscape Officer**

General comments:

With regards the existing trees: Trees of note have been assessed and categorised by the applicant's tree expert and having carefully read through the document and the associated documents I can confirm that I am in broad agreement with it. The tree report outlines tree protection measures before and during demolition and subsequent construction operations and

recommends monitoring throughout. I note that the report also mentions the site gradient, which is likely to be a significant factor in this case.

In the light of concerns raised by the neighbouring residents to the south at 'Montfort', The Avenue, Kingston I am mindful of the fate of the group of Beech trees categorised as 'A' under BS:5837. I note that their rooting systems (or Root Protection Area) overlap the footprint of the access driveway and that the tree report mentions that specific measures will need to be employed to ensure the vulnerable rooting systems survive post construction operations. This should be a straight forward problem to solve without harming the rooting systems or the volume of soil surrounding them.

The residents at 'Montfort' have also requested that a Tree Preservation Order (TPO) is imposed to protect these particular trees. Whilst the BS5837 tree survey categorised them as 'A' this is really a planning tool and not necessarily something that can be used to gauge whether a tree(s) both merits and qualifies for a TPO. Unfortunately, the trees are not considered to be a critical component of the character of the area and this is compounded by the fact that views of them are in actual fact relatively constrained and limited in scope. Contrary to appearances, it is also the case that these trees are not under significant threat, or at least any perceived threats can be dealt with via conditions, and a combination of this and additional factors I do not consider the trees fully merit or qualify for inclusion within a TPO.

Having said that, the Council is under a duty to protect trees including those of land adjacent to a development site. They will rank as a 'material consideration' when determining the above planning application. Section 197 of the Town & Country Planning Act 1990 states:

'it shall be the duty of the local planning authority to ensure, whenever it is appropriate, that in granting planning permission for any development adequate provision is made by the imposition of conditions, for the preservation or planting of trees'

#### Recommended Planning Conditions:

In the event planning permission is granted the following conditions should be considered.

Condition: Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.

#### Specific issues to be dealt with in the TPP and AMS:

- a) Location and installation of services/ utilities/ drainage.
- b) Methods of demolition within the root protection area ( RPA as defined in BS 5837: 2012) of the retained trees.
- c) Details of construction within the RPA or that may impact on the retained trees.
- d) a full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.
- e) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.
- f) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.
- g) a specification for scaffolding and ground protection within tree protection zones.
- h) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- j) details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires

- k) Boundary treatments within the RPA
- l) Arboricultural supervision and inspection by a suitably qualified tree specialist
- m) Reporting of inspection and supervision

The development thereafter shall be implemented in strict accordance with the approved details.

Reason: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with (Insert relevant policies here) and pursuant to section 197 of the Town and Country Planning Act 1990

Informative:

The following British Standards should be referred to:

- a) BS: 3998:2010 Tree work - Recommendations
- b) BS: 5837 (2012) Trees in relation to demolition, design and construction –

### Recommendations

Condition 2: No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development process and up until completion and full occupation of the buildings for their permitted use within 2 years from the date of the occupation of the building for its permitted use, other than in accordance with the approved plans and particulars, without the prior written approval of the local planning authority.

Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality.

Condition 3: The approved tree pruning works shall be carried out in accordance with BS3998:2010. The development thereafter shall be implemented in strict accordance with the approved details.

Reason: Required prior to commencement of development to avoid any irreversible damage to retained trees pursuant to section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality.

### Parish Council Consultee

Kingston Parish Council (KPC) has no objection to the proposed site of the new house nor to the proposed design for the house. However there are a number of significant concerns related to the project which, if approval is granted, KPC wishes to see addressed through conditions to any approval. These concerns are:

#### 1. Arboricultural Impact Assessment

An Arboricultural Impact Assessment of the site has been provided as part of the application. However this is dated January 2019 since when extensive clearance work has been done at the site including removal of trees, shrubs and hedges...The submitted study does not therefore reflect the existing condition of the site and KPC submits that this study, including its recommendations, should be updated and submitted to the Planning Authority. The recommendations should also be aligned with the comments of the Council's Specialist Advisor (Arboriculture).

#### 2. Preliminary Ecological Appraisal

A Preliminary Ecological Appraisal of the site has been provided as part of the application. However this is dated January 2019 since when extensive clearance work has been done at the site including removal of trees, shrubs and hedges which KPC submits will have had a significant

impact on the ecology of the site. The submitted study does not therefore reflect the existing condition of the site and KPC notes the comments of the County Ecologist that further information is required to assess the ecological impact of the proposed development. Once the clarifications required by the County Ecologist have been provided, KPC submits that the study, including its recommendations, should be updated and submitted to the Planning Authority.

### 3. Character of the Site and Screening

Until recently, the site was extensively covered with mature trees and shrubs which provided screening of the site as noted in the SDNPA's pre application advice letter dated October 2018. The site clearance works noted above are in addition to previous clearance works, some of which were undertaken between the preparation of the pre-application advice and the two studies referred to above.

KPC submits that it is essential that a programme of tree and shrub planting is agreed to ensure effective screening and overlooking which as noted in the pre-application advice, was a key consideration in the evaluation of the initial positive advice on the project. KPC also notes and supports the submission of the Council's Specialist Advisor (Arboriculture) who has set out specific conditions requiring the preparation of a Tree Protection Plan, an Arboricultural Method Statement, provision of protection to existing trees and proper pruning of trees, where required, in accordance with the established Standard. KPC submits that these conditions should also cover existing hedges around the site.

### 4. Protection of neighbour's trees

There are 13 tall Cat A Beech trees in the neighbour's garden which is adjacent to the southern boundary of the project site. It is believed that the root system of these trees extends into the development site, and KPC submits that it is essential to ensure that the root systems are properly understood and protected and that the design of the access arrangements for vehicles using the site ensures that these roots are not damaged and that the proposals are submitted for approval by the Council's Specialist Advisor (Arboriculture).

### 5. Access to the site for construction purposes

Access to the site both during and after completion of any construction works is only possible along Church Lane. This initially consists of a tarmac bridleway section between 2 and 3 metres wide running from the Avenue up a steep slope at which point vehicles need to make a sharp turn to the right using a narrow corner (2.5 to 3m wide). The rest of the track to the site is less than 3 metres wide and has a gravel surface which is constantly in need of attention.

KPC submits that this track is unsuitable for the large vehicles typically used by building contractors and building supplies companies. KPC submits that if it is agreed that this track is suitable for construction traffic then clear and legally binding conditions should be agreed between the Applicant, the owners of Church Lane and the Building Contractors to

- a. Limit the width, length and weight of vehicles permitted to use Church Lane to access the site, and
- b. Ensure that any necessary remedial works are undertaken on completion of the works to return Church lane to the same condition as it was at the start of the works.

### 6. The proposed garage

The proposed design for the dwelling submitted as part of the request for pre-application advice incorporated a garage within the main dwelling. The present application proposes a free standing double garage away from the house on the south east corner of the site with usable room space within the roof space above the vehicle spaces. This is not mentioned in the Design and Access statement and a detailed design for the garage has not been prepared although an extract from a

commercial brochure of a typical 'off the shelf' suitable wooden building has been included. This shows a window in the top floor room overlooking two neighbouring properties on the south side of the site.

KPC submits that either:

- a. The dwelling is redesigned to incorporate a garage within the main structure as originally envisaged, or
- b. A single story garage with no upper floor accommodation is located alongside the proposed dwelling and away from the neighbours' boundaries with the proposed design provided as part of the application.

#### 7. The proposed driveway

The submitted documentation does not clearly describe the design of the driveway. KPC submits that a more specific design should be submitted for approval including details of how the proposed construction will not impinge on the roots of the neighbour's beech trees, and using 'no dig' construction as required by the Council's Specialist Advisor (Arboriculture),

#### 8. Control of water run off

It is essential that a water run off scheme is put in place both during and after construction to ensure that storm water does not run off the site into the southerly neighbour's gardens. KPC submits that the Applicant should submit detailed arrangements for limiting water run both during construction and following completion off for approval by the Planning Authority/Building Control. This should include details of the driveway surfacing material and design of the drainage.

#### 9. Existing Utility Services

No information has been provided in the Application on the location of existing utility services although neighbours believe that some may run across the site and under Church Lane. KPC submits that the Applicant should commission a study to identify any such services and include any necessary protection measures as part of the project design for approval.

#### 10. Construction Management Plan

Given the range of technical, design and environmental concerns which been identified both by KPC itself and neighbours, KPC submits that the Applicant should be required to prepare a detailed Construction Management Plan for approval by the Planning Authority/Building Control. This should include consideration of all the design, technical and environmental/ecological requirements for the construction and design of the project identified above.

If these conditions are not attached to any approval, then KPC objects to the Application.

#### **ESCC - Flood Risk Management Team**

Following the submission of additional information, the LLFA wishes to withdraw our earlier objection and instead recommends the imposition of appropriately worded planning conditions.

It is our understanding that the applicant will discharge into a sewer rather than use of infiltration. Whilst this is acceptable, we will require an investigation of the extent, condition and capacity of this system to ensure that it can serve as a viable discharge point for surface water runoff. Furthermore, it is assumed that this is a private drain as it is not recorded on any public sewer records.

Alternatively, the applicant could propose to use infiltration subject to the required BRE365 testing and in consultation with the Environment Agency regarding the suitability of using infiltration in a Source Protection Zone 2.

If the Local Planning Authority is minded to grant planning permission, the LLFA requests that the following comments act as a basis for planning conditions to manage surface water runoff from the development:

1. Assessment into the catchment served by the surface water pipe, its capacity and condition to accommodate surface water runoff from the development should be undertaken as part of the detailed design. If capacity is not available, an alternative outfall to the watercourse should be investigated.
2. Any proposals to use infiltration for surface water drainage should be supported by infiltration testing in accordance with BRE365 and groundwater monitoring between autumn and spring.
3. Hydraulic calculations indicating pre and post development runoff rates should be provided along with detailed design drawings of drainage features including the proposed green roof.
4. Prior to occupation of the development, evidence (including photographs) should be submitted showing that the drainage system has been constructed as per the final agreed detailed drainage designs.

### **ESCC Ecologist**

Recommended for approval in principle subject to the imposition of conditions.

With reference to your email of 23 May providing an updated Preliminary Ecological Appraisal and a Reptile Survey report, I have now had the opportunity to consider the above application and offer the following comments on ecological issues.

#### **Policy Context**

1. Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 states that: "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity." The Duty applies to all public authorities in England and Wales, including all local authorities. Conserving biodiversity includes restoring and enhancing species and populations and habitats, as well as protecting them.

2. The National Planning Policy Framework (NPPF, 2018) states that "the planning system should contribute to and enhance the natural and local environment by... protecting and enhancing ...sites of biodiversity or geological value..." and "minimising impacts on and providing net gains for biodiversity ..." (paragraph 170).

3. The NPPF sets out principles that local planning authorities should seek to apply when determining planning applications to protect and enhance biodiversity; these include refusing planning permission if significant harm to biodiversity from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for; refusing development that would result in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees), unless there are wholly exceptional reasons and a suitable compensation strategy exists; and encouraging opportunities to incorporate biodiversity improvements in and around developments, especially where this can secure measurable net gains for biodiversity (paragraph 175).

#### **Designated Sites and Protected Species**

4. It is noted that the ecological reports have been updated to include dormouse and reptile surveys, additional information with respect to badgers and a data search from the Sussex Biodiversity Record Centre, all of which is welcomed. However, the reports still provide little certainty over what mitigation, compensation and enhancement will be carried out and is therefore not in line with BS42020: 2013 Biodiversity - code of practice for planning and development or CIEEM Technical Guidance.

5. The proposed development lies within the South Downs National Park and Kingston Hollow Local Wildlife Site (LWS) lies approximately 243m to the east. Given the nature and scale of the proposed development, there are unlikely to be any impacts on the nature conservation interests of the National Park or any other sites designated for their biodiversity value.

6. Habitats on site currently include a residential property with amenity garden and introduced shrubs, scattered trees, an intact hedgerow, and a mosaic of rough grassland, scrub and tall ruderal vegetation. The site has good connectivity with off-site areas of woodland. Boundary habitats should be retained, protected and enhanced, and any loss of trees should be replaced with native berry producing species.

#### Badgers

7. Badgers are protected under the Protection of Badgers Act 1992. Whilst there is no evidence of sett building on site or in the land adjacent, there is evidence that badgers use the site for commuting and foraging. It is recommended that boundaries should be kept permeable to badgers, e.g. through the use of hedgerows rather than fences, and that a pre-construction badger survey should be carried out. If setts are found within 30m of the proposed development, suitable mitigation will be required. Best practice construction methods should be employed during development to ensure badgers are not trapped or harmed on site.

#### Bats

8. All species of bats are fully protected under the Wildlife and Countryside Act 1981, as amended, and the Conservation of Habitats and Species Regulations 2010, making them European Protected Species. Whilst no roosts are likely to be impacted by the proposed development, there will be temporary loss of foraging and commuting habitat. Compensation in the form of native hedgerow and tree planting should be provided. Boundary hedgerows should be protected during development.

9. Artificial light can negatively impact on bats through e.g. causing disturbance at the roost, affecting feeding behaviour, avoidance of lit areas and increasing the chances of bats being preyed upon. It is therefore recommended that a sensitive lighting scheme is required with lighting design taking account of national guidance.

#### Breeding birds

10. The site has the potential to support breeding birds. Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. To avoid disturbance to nesting birds, any demolition of buildings or removal of scrub/trees that could provide nesting habitat should be carried out outside the breeding season (generally March to August). If this is not reasonably practicable within the timescales, a nesting bird check should be carried out prior to any demolition/clearance works by an appropriately trained, qualified and experienced ecologist, and if any nesting birds are found, advice should be sought on appropriate mitigation.

#### Hazel Dormouse

11. The hazel dormouse is fully protected under Schedule 5 of the Wildlife and Countryside Act 1981, as amended, and Schedule 2 of The Conservation of Habitats and Species Regulations 2010, as amended, making it a European Protected Species. A fingertip search of the site found no evidence of nests on site. However, given the presence of suitable habitat on site, albeit suboptimal, and connectivity of the site to high quality habitat, a precautionary approach to site clearance should be taken. The measures outlined in the Preliminary Ecological Appraisal report (Arbeco, 16/05/19) are acceptable and in line with best practice guidance, although it is noted that there are inconsistencies between these recommendations and those outlined in the Reptile Survey Report and Mitigation Strategy (Arbeco, 23/05/19). These are addressed below.

## Reptiles

12. Slow worms, grass snakes, common lizards and adders are protected against intentional killing or injuring under Schedule 5 of the Wildlife and Countryside Act 1981, as amended. Reptile surveys were carried out broadly in accordance with best practice, albeit over a compressed period. Surveys concluded that the site supports a good population of slow worms and a low population of grass snakes. As such, suitable mitigation is required to ensure no harm to reptiles during construction and no net loss of local reptile conservation status.

13. The mitigation strategy outlined in the Reptile Survey Report is broadly acceptable although the following issues should be addressed.

- a. It is stated that c. 0.17ha of suitable reptile habitat will be lost. The proposal to retain the population on site is supported. However, the area of the receptor site is not provided.
- b. Scrub clearance within the receptor area must be timed to avoid impacts on breeding birds and dormice, or appropriate precautions taken. The strategy states that scrub thinning and clearance will be undertaken between December and February, and that roots and stumps will be removed following a fingertip search by a suitably qualified ecologist. Whilst this will avoid the bird breeding season, it is not in line with the precautionary approach for dormice described in paragraph 6.9 of the Preliminary Ecological Appraisal. Roots and stumps should not be removed until dormice and reptiles have come out of hibernation.
- c. The minimum capture effort for a good population of slow worms is 70 suitable days, rather than the 60 stated. There is also a contradiction between the text in paragraph 6.10 and table 6.1 of the Reptile report. Five clear survey days following the minimum capture effort, as stated in table 6.1, would be sufficient.
- d. It must be made clear that vegetation clearance can only be undertaken once the translocation exercise has been completed.

## Other species

14. There is suitable terrestrial habitat for great crested newts on site. However, given the lack of water bodies within 500m, they are unlikely to be present on site. The precautionary approach to site clearance for reptiles and dormice is sufficient to address any residual risk to amphibians.

15. The site supports suitable habitat for hedgehogs. The hedgehog is a Species of Principal Importance under Section 41 of the NERC Act, having suffered significant declines in recent years. Care should be taken during site clearance to avoid disturbance of potential hibernation sites, and boundaries should be made permeable to hedgehogs.

16. If any protected species are encountered during development, work should stop and advice should be sought on how to proceed from a suitably qualified ecologist.

## Mitigation Measures and Enhancement Opportunities

17. In addition to the mitigation measures required for the loss of habitat and impacts to protected species, the site offers opportunities for enhancement, as required by the NERC Act and NPPF.

The recommendations made in the Preliminary Ecological Appraisal are appropriate and should be implemented, although it should be noted that many of these are compensation and mitigation measures rather than enhancements. Deadwood habitat piles and compost piles should be provided in addition to those within the reptile receptor area. Similarly, native hedgerow and grassland should be provided throughout the site. In addition to bird and bat boxes, insect and hedgehog boxes should also be provided. The Design and Access Statement refers to a meadow roof which is supported.

18. In light of the above, and in line with BS42020:2013, if the local planning authority is minded to approve, it is recommended that the following conditions are applied.



## 19. Biodiversity Method Statement

No development shall take place (including any demolition, ground works, site clearance) until a method statement for the protection of reptiles, hazel dormice, breeding birds and badgers has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:

- a) purpose and objectives for the proposed works;
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
- c) extent and location of proposed works shown on appropriate scale maps and plans;
- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- e) persons responsible for implementing the works;
- f) initial aftercare and long-term maintenance (where relevant);
- g) disposal of any wastes arising from the works.

The works shall be carried out in accordance with the approved details and shall be retained in that manner thereafter.

### Lighting Design Strategy for Light Sensitive Biodiversity

Prior to occupation, a "lighting design strategy for biodiversity" shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging;  
and
- b) 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 the above species using their territory or having access to their breeding sites and resting places.

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

Reason: Many species active at night (e.g. bats and badgers) are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed and /or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation.

### Ecological Design Strategy

No development shall take place until an ecological design strategy (EDS) addressing retention and protection of existing habitats during construction, the creation, restoration and enhancement of semi-natural habitats and the provision of new wildlife features has been submitted to and approved in writing by the local planning authority. The EDS 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 phasing of development;

- g) persons responsible for implementing the works;
- h) details of initial aftercare and long-term maintenance;
- i) details for monitoring and remedial measures;
- j) details for disposal of any wastes arising from works.

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

Reason: To ensure that any adverse environmental impacts of development activities can be mitigated, compensated and restored and that the proposed design, specification and implementation can demonstrate this.

#### Pre-construction Badger Survey

No development shall take place until a further survey for the presence of badgers is carried out and the results plus appropriate mitigation measures in the form of a method statement has been submitted to and approved in writing by the local planning authority. The method statement shall set out the organisation or personnel responsible for implementing and supervising the method statement. The scheme shall be implemented as approved by the local planning authority. Any modifications to the approved details, for example as a result of a protected species licence being required, must be submitted to the local planning authority.

Reason: To ensure that important biodiversity is conserved and in accordance with OPDM Circular 06/2005 plus National Planning Policy Framework Paragraphs 170 and 175. This is also in accordance with Section 40 of the Natural Environment and Rural Communities Act 2006, which confers a general biodiversity duty upon Local Authorities.

#### Summary

In summary, provided the recommended mitigation measures are implemented, the proposed development can be supported from an ecological perspective. An ecological design strategy should be provided describing how the site will be enhanced to provide a net gain in biodiversity.

## 5 Representations

One letter of support received from the neighbour to the north commenting that the house is well designed and the proposed materials are local in character.

Fifteen letters of objection received from neighbours concerned with impact building work would have on the private shared access road and about effects the proposals would have on trees, wildlife and drainage and requesting screening be provided. A report on the condition of the private road was also submitted.

Following receipt of Ecological Survey and assessment an additional objection was received commenting that there are badgers present close to the site.

## 6 Planning Policy Context

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **Lewes District Council - The Core Strategy (Local Plan Part 1) 2014** and the following additional plan(s):

- South Downs National Park Local Plan - Submission 2018

The relevant policies to this application are set out in section 7, below.

### National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well-being of the local community in pursuit of these purposes.

## **7**

### **Planning Policy**

#### Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued on 24 July 2018. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

#### National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

NPPF - Requiring good design.

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **Lewes District Council - The Core Strategy (Local Plan Part 1) 2014** are relevant to this application:

- CPII - Built and Historic Environment and Design

The following policies of the **South Downs National Park Local Plan - Submission 2018** are relevant to this application:

- Strategic Policy SD25 - Development Strategy
- Strategic Policy SD5 - Design

#### Partnership Management Plan

The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

The following Policies and Outcomes are of particular relevance to this case:

#### The Draft South Downs National Park Local Plan

The Pre-Submission version of the **South Downs Local Plan (SDLP)** was submitted to the Secretary of State for independent examination in April 2018. The Submission version of the Local Plan consists of the Pre-Submission Plan and the Schedule of Proposed Changes. It is a material consideration in the assessment of this planning application in accordance with paragraph 48 of the NPPF, which confirms that weight may be given to policies in emerging plans following

publication. The Local Plan process is in its final stage before adoption with consultation on relatively minor Main Modifications from 1<sup>st</sup> February 2019 to 28<sup>th</sup> March 2019. Based on the very advanced stage of the examination the draft policies of the South Downs Local Plan can be afforded significant weight.

The following policies are of particular relevance to this case:

- Strategic Policy SD25 - Development Strategy
- Strategic Policy SD5 - Design

## **8 Planning Assessment**

8.1 The plot is approximately 24.0m wide, slightly narrowing at the rear and approximately 56.0m in depth. The site area is approximately 1,525 square metres. The plot slopes considerably from north-west to south-east, due to this the proposed dwelling has been designed so that the ground floor at the rear sits within the hillside enabling the dwelling to bed down into the landscape. Vehicular access will be from the existing private road.

8.2 The dwelling is a two storey upside down dwelling with four bedrooms at ground floor and living accommodation at first floor. As outlined above, due to the sloping nature of the plot the ground floor is set down into the hillside so that the south-east facing rooms have access to natural light and the rooms at the rear are entirely within the ground. The first floor of the building projects entirely above ground level with direct access to the rear garden from the rear of the property. The front of the property has a full width raised balcony at the first floor.

8.3 The dwelling has a rectangular foot print at ground level and an 'L' shaped footprint at first floor. The dwelling measures approximately 17.0m wide and 11.0m deep at its maximum projection. Where the property is sunk into the slope the front elevation measures approximately 7.0m high and the rear elevation is 3.5m high. It will have a green roof and the balcony will also have meadow style planting around the edges to assist the property to blend in with the landscape. At ground floor the building will be constructed from brick and the first floor will be timber clad.

8.4 The internal ground floor area measures 103m<sup>2</sup> and the first floor area is 112.15m<sup>2</sup> providing a total internal floor area of 215.15m<sup>2</sup>. A detached dual pitched timber frame and clad garage with room over is proposed adjacent to the south-east boundary of the site. The building is 6.5m wide, 6.3m deep and 6.0m high with an eaves height of 2.2m. If approval is granted a condition is proposed tying the use of the building to the main dwelling in order to avoid the creation of a self-contained dwelling.

8.5 The property is well screened by established planting to the north-west, north-east and south-east boundaries. The location of this planting combined with the hillside setting of the property will result in the development being hidden from views from the neighbouring properties other than West Laine House to the south. New planting is proposed along this boundary with West Laine House. Concerns have been raised from neighbours regarding works to the existing trees, however none of these trees are protected and the existing boundary planting will be retained and enhanced where required. Due to the back-land location of the site it cannot be readily seen from the public realm. The site along with the village of Kingston as a whole can be seen in views from Kingston Ridge which is to the south-west. The green form of the roof will allow the dwelling to blend in with the surrounding area.

8.6 The property would be accessed via a private road that currently serves five dwellings including the host dwelling. The road is unmade and concerns have been raised by residents over the effect any building work would have on the quality of the road. These points are noted and if approved a condition would be added requiring the submission of a 'Construction Management Plan' that would address any damage that could be caused to the road during construction and

require its repair post-construction. It is considered that the current access, which already serves five properties, is capable of serving an additional dwelling in terms of ease of access, width and vehicular safety. The existing road where it currently stops at West Laine House will be extended on to serve the new dwelling.

## **Policy Considerations**

### **South Downs Local Plan (SDLP)**

8.7 Policy SD25 (Development Strategy) of the SDLP states that "the principle of development within Kingston will be supported, provided that development:

- a) Is of a scale and nature appropriate to the character and function of the settlement in its landscape context;
- b) Makes best use of suitable and available previously developed land in the settlement; and
- c) Makes efficient and appropriate use of land.

SD25 goes on to say that "within the settlement boundary, the principle of further development is established subject to other policies in this plan".

8.8 It is considered that a new dwelling in this location within the settlement boundary and surrounded by other dwellings would not be out of place in terms of character and function. The dwelling in this large area of existing residential garden is considered to be a suitable and appropriate use of the land in accordance with the aims of SD25.

8.9 Policy SD5 (Design) states that "development proposals will only be permitted where they adopt a landscape-led approach and respect the local character, through sensitive and high quality design that makes a positive contribution to the overall character and appearance of the area". The purpose of Policy SD5 is to ensure that all development is of the highest possible design quality which reflects and respects the exceptional quality of the natural, agricultural and built environment of the National Park.

8.10 The dwelling has been designed so as to reflect the local vernacular in terms of materials whilst appearing contemporary in design. The appearance and a scale of the contemporary design helps reduce the impact of the dwelling in its location resulting in a relatively low massing and built form. It is considered that the design and the proposed materials respect the appearance of the local vernacular whilst reducing potential impact on the character and appearance of the surrounding area in order to comply with policy SD5 (Design) of the South Downs Local Plan.

### **Lewes District Local Plan**

8.11 Core Policy 11 (Built and Historic Environment and Design) of the LDLP requires that new development should "Respects and, where appropriate, positively contributes to the character and distinctiveness of the district's unique built and natural heritage" and "Responds sympathetically to the site and its local context". It is considered that the design, setting, materials and location of the dwelling enable it to both respect and positively contribute to the character of the built environment. The dwelling has been designed to be low impact, set into the slope and contemporary in appearance, all things that allow it to sit comfortably within its backland location, whilst resulting in virtually no material impact on the wider area.

## **Consultees and Representations**

8.12 Kingston Parish Council had no objection but raised specific concerns which they would like to see addressed by conditions.

Their concerns were:

1. Arboricultural Assessment: This has been addressed by the Tree and Landscape Officer
2. Preliminary Ecological Appraisal: A further biodiversity survey was commissioned.
3. Character of the Site and Screening: Addressed by condition.

4. Protection of Neighbours Trees: Addressed by condition.
5. Access to the Site for Construction Purposes: Addressed by condition.
6. The proposed garage: Addressed by condition.
7. Driveway: Addressed by condition.
8. Control of Water Run-off: Addressed by condition.
9. Existing Utility Services: Addressed by condition.
10. Construction Management Plan: Addressed by condition.

These comments are noted and it is considered that the concerns raised have been addressed during the determination process and can also be addressed through use of conditions if the application is approved.

8.13 LDC Tree and Landscape Officer and ESCC SuDS had no objection subject to conditions.

8.14 ESCC Ecologist initially objected to the application due to concerns over the lack of surveys and information submitted on biodiversity. Following these comments the applicant commissioned a biodiversity survey and mitigation report on the site. The Ecologist was re-consulted and commented that they had no objections subject to conditions to be added to any approval.

8.15 One letter of support received from the neighbour to the north commenting that the house is well designed and the proposed materials are local in character.

8.16 Fifteen letters of objection received from neighbours concerned with impact building work would have on the private shared access road and about effects the proposals would have on trees, wildlife and drainage.

8.17 Concerns are raised over the nature of the private access road to the property that also serves four other properties and the effect building works would have on the road. These concerns are noted however the ownership and maintenance of the private road is not a material planning consideration. If approved a condition is to be added requiring that a Construction Management Plan is submitted prior to works commencing. This Plan would require the agreement by the Planning Authority of the details of the construction of the building, including limitation of delivery vehicles, notification to other residents of the road regarding building works and details of the methods proposed to make good any damage to the road caused by construction vehicles.

## **9 Conclusion**

9.1 It is considered the proposed dwelling will not have a detrimental impact on the character or appearance of the national park or the surrounding area, and will not unduly impact on the residential amenities of local residents, in accordance with Policies SD5 (Design) and SD25 (Development Strategy) of the South Downs Local Plan and CPI I (Built and Historic Environment) of the Lewes District Local Plan.

9.2 The development is not considered to be contrary to the South Downs National Park Partnership Management Plan, which is the over-arching strategy document for the management of the South Downs National Park, and accords with Policy 50 which deals with housing, design, and supporting balanced communities

## **10 Reason for Recommendation and Conditions**

It is recommended that the application be Approved for the reasons set out and subject to the conditions set out below.

### **1. Approved Plans**

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

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

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

**Reason:** To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended)/ To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

3. No development shall take place, including any ground works or works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to in full throughout the entire construction period. The Plan shall provide details as appropriate but not be restricted to the following matters,

- o the anticipated number, frequency and types (including size) of vehicles used during construction,
- o the method of access and egress and routing of vehicles during construction,
- o the parking of vehicles by site operatives and visitors,
- o the loading and unloading of plant, materials and waste,
- o the storage of plant and materials used in construction of the development,
- o the erection and maintenance of security hoarding,
- o the provision and utilisation of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- o details of public/neighbour engagement both prior to and during construction works.
- o confirmation of works proposed to make good the private access road once building work has been completed including survey of the condition of the existing access road prior to and after building works
- o the means of identification and protection proposed for any existing utilities supplies that may cross the site and be affected by the building works

**Reason:** In the interests of highway safety and the amenities of the area in accordance with SD5 of the South Downs Local Plan.

4. All hard surfaces, including vehicular access, incorporated into the development hereby approved shall be constructed from porous or permeable materials or designed to direct surface run-off to soakaways within the application site.

**Reason:** In order to drain surface run-off water naturally in the interests of sustainability and reducing the risk of flooding, in accordance SD49 of the South Downs Local Plan and having regard to National Planning Guidance contained in the National Planning Policy Framework 2019.

5. The development hereby approved shall not be occupied until covered, secure cycle parking areas, have been provided in accordance with details which have been submitted to and approved in writing by the Planning Authority and the areas shall thereafter be retained for that use.

**Reason:** In the interests of amenity of future occupiers of the development having regard to Policy SD5 of the South Downs Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2019.

6. The development hereby approved shall not be occupied until details of the facilities for the storage and removal of refuse from the permitted scheme have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

**Reason:** To secure a proper standard of development having regard to policy SD5 of the South Downs Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2019.

7. Details of the siting and design of the external electric car charging points to be provided, shall be submitted to and approved in writing by the Local Authority prior to installation. The works hereby permitted shall be carried out in accordance with the approved details before the units are occupied.

Reason: To secure a proper standard of development having regard to policy SD51 of the South Downs Local plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2019.

8. No development above ground floor slab level of any part of the development hereby permitted shall take place until details of how the development will incorporate measures to reduce carbon energy use, facilitate renewable energy installations, and lower household water consumption, have been submitted to and approved in writing by the local planning authority. The approved measures shall be put in place prior to the first residential occupation of the new dwelling, and retained as such thereafter.

Reason: In order to reduce locally contributing causes of climate change in accordance with policy SD1 of the South Downs Local Plan Part One: Joint Core Strategy and the National Planning Policy Framework 2019.

9. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with SD54 of the South Downs Local Plan and the National Planning Policy Framework 2019.

10. Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.

Specific issues to be dealt with in the TPP and AMS:

- a) Location and installation of services/ utilities/ drainage.
- b) Methods of demolition within the root protection area ( RPA as defined in BS 5837: 2012) of the retained trees.
- c) Details of construction within the RPA or that may impact on the retained trees.
- d) a full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.
- e) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.
- f) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.
- g) a specification for scaffolding and ground protection within tree protection zones.
- h) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- j) details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires



- k) Boundary treatments within the RPA
- l) Arboricultural supervision and inspection by a suitably qualified tree specialist
- m) Reporting of inspection and supervision

The development thereafter shall be implemented in strict accordance with the approved details.

Reason: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with (Insert relevant policies here) and pursuant to section 197 of the Town and Country Planning Act 1990

Informative:

The following British Standards should be referred to:

- a) BS: 3998:2010 Tree work - Recommendations
- b) BS: 5837 (2012) Trees in relation to demolition, design and construction.

11. No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development process and up until completion and full occupation of the buildings for their permitted use within 2 years from the date of the occupation of the building for its permitted use, other than in accordance with the approved plans and particulars, without the prior written approval of the local planning authority.

Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality.

12. The approved tree pruning works shall be carried out in accordance with BS3998:2010. The development thereafter shall be implemented in strict accordance with the approved details.

Reason: Required prior to commencement of development to avoid any irreversible damage to retained trees pursuant to section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality.

13. No development above ground floor slab level of any part of the development hereby permitted shall take place until details/samples of all external materials shall be submitted to and approved in writing by the Local Planning Authority and carried out in accordance with that consent.

Reason: To ensure a satisfactory development in keeping with the locality having regard policy SD5 of the South Downs Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2019.

14. The development hereby approved shall not be occupied until details of the surface water drainage as outlined below have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

- a. Assessment into the catchment served by the surface water pipe, its capacity and condition to accommodate surface water runoff from the development should be undertaken as part of the detailed design. If capacity is not available, an alternative outfall to the watercourse should be investigated.
- b. Any proposals to use infiltration for surface water drainage should be supported by infiltration testing in accordance with BRE365 and groundwater monitoring between autumn and spring.

- c. Hydraulic calculations indicating pre and post development runoff rates should be provided along with detailed design drawings of drainage features including the proposed green roof.
- d. Prior to occupation of the development, evidence (including photographs) should be submitted showing that the drainage system has been constructed as per the final agreed detailed drainage designs.

15. The detached garage hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling house.

Reason: To prevent the creation of an additional dwelling having regard to policy SD5 of the South Downs Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2019.

16. No development shall take place (including any demolition, ground works, site clearance) until a method statement for the protection of reptiles, hazel dormice, breeding birds and badgers has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:

- a) purpose and objectives for the proposed works;
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
- c) extent and location of proposed works shown on appropriate scale maps and plans;
- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- e) persons responsible for implementing the works;
- f) initial aftercare and long-term maintenance (where relevant);
- g) disposal of any wastes arising from the works.

The works shall be carried out in accordance with the approved details and shall be retained in that manner thereafter.

17. Prior to occupation, a "lighting design strategy for biodiversity" shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging;  
and
- b) 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 the above species using their territory or having access to their breeding sites and resting places.

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

Reason: Many species active at night (e.g. bats and badgers) are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed and /or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation.

18. No development shall take place until an ecological design strategy (EDS) addressing retention and protection of existing habitats during construction, the creation, restoration and enhancement of semi-natural habitats and the provision of new wildlife features has been submitted to and approved in writing by the local planning authority. The EDS 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 phasing of development;
- g) persons responsible for implementing the works;
- h) details of initial aftercare and long-term maintenance;
- i) details for monitoring and remedial measures;
- j) details for disposal of any wastes arising from works.

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

Reason: To ensure that any adverse environmental impacts of development activities can be mitigated, compensated and restored and that the proposed design, specification and implementation can demonstrate this.

19. No development shall take place until a further survey for the presence of badgers is carried out and the results plus appropriate mitigation measures in the form of a method statement has been submitted to and approved in writing by the local planning authority. The method statement shall set out the organisation or personnel responsible for implementing and supervising the method statement. The scheme shall be implemented as approved by the local planning authority. Any modifications to the approved details, for example as a result of a protected species licence being required, must be submitted to the local planning authority.

Reason: To ensure that important biodiversity is conserved and in accordance with OPDM Circular 06/2005 plus National Planning Policy Framework Paragraphs 170 and 175. This is also in accordance with Section 40 of the Natural Environment and Rural Communities Act 2006, which confers a general biodiversity duty upon Local Authorities.

20. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no development described in Part 1, classes A-E of Schedule 2, other than hereby permitted, shall be undertaken unless the Local Planning Authority otherwise agrees in writing.

Reason: A more intensive development of the site would be likely to adversely affect the appearance and character of the area having regard to policies SD5 & SD30 of the South Downs Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2019.

## **11. Crime and Disorder Implications**

- 11.1 It is considered that the proposal does not raise any crime and disorder implications.

## **12. Human Rights Implications**

- 12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

## **13. Equality Act 2010**

- 13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

#### **14. Proactive Working**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

**Tim Slaney**  
**Director of Planning**  
**South Downs National Park Authority**

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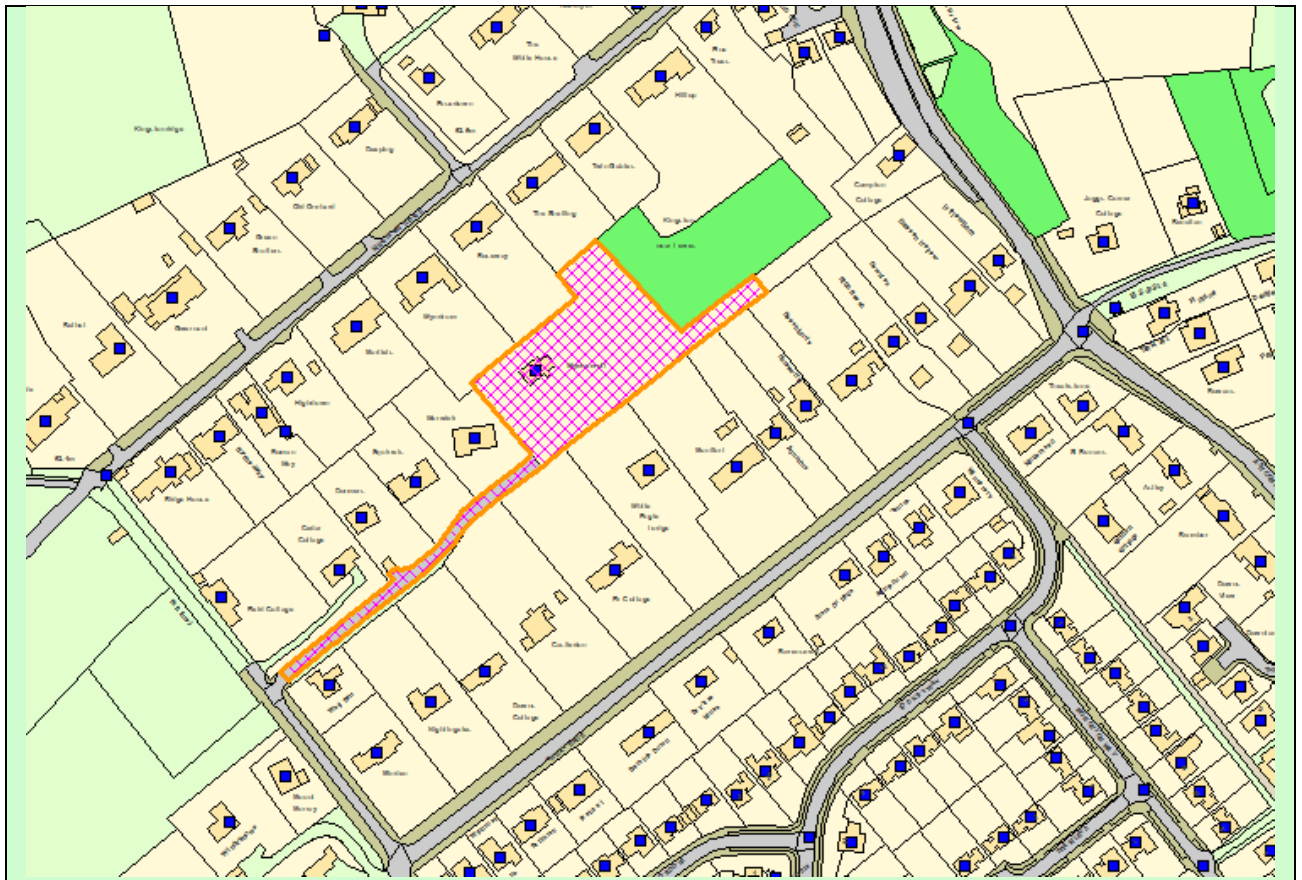
Appendices                      Appendix 1 - Site Location Map  
   Appendix 2 – Plans Referred to in Consideration of this Application

SDNPA Consultees

Background Documents

## Appendix I

### Site Location Map



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## Appendix 2 – Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans -	I70359.3/001 - Plan, Section, Elevations & Perspective		15.03.2019	Approved
Plans -	P001 B - Site Location Plan		15.03.2019	Approved
Plans -	P002 B - Block Plan		15.03.2019	Approved
Plans -	PL_108 B - Perspective View		15.03.2019	Approved
Plans -	PL_101 B - Proposed Site Plan		15.03.2019	Approved
Plans -	PL_102 B - Proposed Floor Plans		15.03.2019	Approved
Plans -	PL_104 A - Proposed North South Elevations		15.03.2019	Approved
Plans -	PL_105 A - Proposed East West Elevations		15.03.2019	Approved
Plans -	PL_106 B - Proposed Sections		15.03.2019	Approved
Plans -	PL_107 B - Materials		15.03.2019	Approved
Miscellaneous -	Arboricultural Impact Assessment		15.03.2019	Approved
Miscellaneous -	Design & Access Statement		15.03.2019	Approved
Miscellaneous -	Preliminary Ecological Appraisal		15.03.2019	Approved
Miscellaneous -	Technical Note - Highways – Transport		15.03.2019	Approved
Application Documents -	Reptile Report		23.05.2019	Approved
Application Documents -	Preliminary Ecology Appraisal		23.05.2019	Approved

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