
Appeal Decision

Site visit made on 16 December 2015

by S J Papworth DipArch(Glos) RIBA

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 12/01/2016

Appeal Ref: APP/P2114/W/15/3134495

Land adjacent to Blanchards Moortown Lane and between Upper Lane and Main Road, Brighstone, Newport, Isle Of Wight PO30 4AH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Executors of Cheverton Estate against the decision of Isle of Wight Council.
 - The application Ref P/00966/14-TCP/04554/G, dated 1 August 2014, was refused by notice dated 20 March 2015.
 - The development proposed is outline for a mixed use development comprising Abbeyfield residence (11 flats) sheltered housing (4 flats and 6 chalet bungalows) 8 semi-detached assisted care bungalows, 12 units of open market housing (8 detached houses, 2 semi-detached houses, 1 detached bungalow and 1 detached chalet bungalow), 14 units of affordable housing (4 semi-detached houses, terrace of 4 houses and 6 flats), doctors surgery with associated pharmacy, community park, associated parking and formation of vehicular access from Main Road and Upper Lane.
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Decision

1. I allow the appeal and grant outline planning permission for a mixed use development comprising Abbeyfield residence (11 flats) sheltered housing (4 flats and 6 chalet bungalows) 8 semi-detached assisted care bungalows, 12 units of open market housing (8 detached houses, 2 semi-detached houses, 1 detached bungalow and 1 detached chalet bungalow), 14 units of affordable housing (4 semi-detached houses, terrace of 4 houses and 6 flats), doctors surgery with associated pharmacy, community park, associated parking and formation of vehicular access from Main Road and Upper Lane at Land adjacent to Blanchards, Moortown Lane and between Upper Lane and Main Road, Brighstone, Newport, Isle Of Wight PO30 4AH in accordance with the terms of the application, Ref P/00966/14-TCP/04554/G, dated 1 August 2014, subject to conditions 1) to 18) on the attached schedule.

Application for Costs

2. An application for costs was made by Executors of Cheverton Estate against Isle of Wight Council. This application is the subject of a separate Decision.

Preliminary Matters

3. The application was in outline with details of the appearance of buildings and landscaping of the site to be reserved for future consideration.
 4. The original application was revised during the Council Officers' consideration of the proposals and the Decision Notice includes within the description words in
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parentheses to make this clear. For the avoidance of doubt, it is this revised scheme and the drawing numbers set out in the Statement of Common Ground that have been considered in this Decision.

5. The site inspection included a tour of the surrounding roads and viewpoints as well as views from the premises of adjoining residents as requested. There are additional, more distant, viewpoints contained in the appellant's documents that will be relied upon, and to which the Council take no issue as to their accuracy or reliability.

Main Issues

6. These are;
 - The effect of the proposed development on the character and appearance of the Main Road, Moortown and Upper Lane area of Brighstone, within the Isle of Wight Area of Outstanding Natural Beauty.
 - The effect of the proposed development on the significance of designated heritage assets and their setting.

Reasons

Character and Appearance

7. The Isle of Wight Area of Outstanding Natural Beauty is stated in the Management Plan to take in approximately half the land mass of the Island, but not in continuous areas, being 5 distinct land parcels. The national designation has a primary purpose of the conservation and enhancement of natural beauty, but the Plan states that account should be taken of, among other things, the social and economic needs of local communities.
8. Core Strategy Policy DM2 seeks high quality and inclusive design to protect, conserve and enhance the existing environment whilst allowing change to take place. Areas of Outstanding Natural Beauty are referred to in particular as places where development proposals are expected to complement the character of the area. Policy DM12 on landscape, seascape, biodiversity and geodiversity lists matters that development proposals will be expected to protect, and with reference to the Area of Outstanding Natural Beauty, this is to reflect the aims and objectives of the Management Plan.
9. The National Planning Policy Framework states at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.
10. The land is presently open and allows the open land of the downs to infiltrate the village as far as Main Road. That beneficial effect has to be moderated by the existence of development on either side of the finger of land along Upper Lane. The placement of development as proposed would retain the infiltration, whilst arranging built form more to the sides where it would appropriately address existing built form so as to not introduce significant harm. Whilst it is the presence of this finger of continuous undeveloped land that allows the site to be considered as natural and beautiful, playing a part in the designated area, the degree to which the site is hemmed-in by buildings and roads limits the actual effect of this being part of the downs beyond.

11. The appellant has produced a robust Landscape and Visual Impact Assessment which has chosen specific viewpoints from which to test the effect. The Council do not query the location or accuracy of the resulting computer generated images. There would be some adverse effects during development and early in the life of the scheme, but the test of the 15 year effect, once the landscaping has become established, shows that the effect would be medium to low, with only moderate or minor significance.
12. Those effects would be of some built form seen in close views from Main Road looking towards the downs, but substantially screened by the level of the road relative to the hedging, but more profound at the site entries, although that opposite 'Rushcroft' would have the dwelling on Upper Lane in the background of the through view at present. In longer views from the downs the images indicate a sweeping view taking in the horizon at sea, with the roofs largely subsumed into the built form of the village stretching in that direction. None of this would seriously detract from the wider character of the designated area, or the aims and objectives of the Management Plan, which accepts the need for change, provided it is managed appropriately.
13. The development of an open space within the Area of Outstanding Natural Beauty would cause some, albeit minor, adverse effects as stated, lessening in time, and therefore the final appraisal will be left to the 'Planning Balance' at the end of these Reasons.

Designated Heritage Assets

14. The designated heritage assets consist firstly of listed buildings on Main Road facing the site across that road, and those along North Street which have their rear elevations and grounds facing the site; and secondly the Brighstone Conservation Area, part of which extends to encompass the south-east part of the site, and part of which abuts the site to the south-west. Descriptions of other listed buildings have been supplied but it is considered that they are too distant and separated by too much more modern development to be adversely affected by the proposal.
15. Policy DM2 of the Core Strategy as referred to above includes conservation areas in the requirement for proposals to complement the character of the surrounding area, and Policy DM11 concerns the conservation and enhancement of heritage assets. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, whilst section 72(1) of the same Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. Paragraph 132 of the Framework states that when considering the impact of a proposed development 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.
16. Looking first at the listed buildings, none would be directly affected by the development, being separated from the site by either the road or their immediately surrounding grounds, but the reason for refusal alleges harm to their setting;

- *Casses* is one of the Main Road buildings, located opposite the south-west corner of the site with Moortown Lane. The listing description contains detail of the materials and likely age, and of particular significance appears to be the incised depiction of a ship on the Main Road frontage, there being no ground remaining to that elevation which abuts the road immediately. The setting has been somewhat eroded by later development of Cassis Court close-by to the west but there remains the architectural and historic significance of its form and clear age compared with neighbouring built form. It is not so readily apparent the degree to which the appeal site is part of the historic setting, and architecturally the open land at present does not contribute to the significance of the building, there being sufficient space along the road and verge to provide room for appreciation of the building. It is concluded that the proposed development would not harm the setting of this listed building.
- *Old House* is the other Main Road building, further to the east and it would be sited opposite the open space of the wild flower area and, further away, the rear gardens and elevations of sheltered accommodation. The building has clear historic significance as set out in the list description, whilst its architectural significance derives from its materials and form. The formation of a more modern curtilage to the front and the modern form of Main Road, reduce the extent of historic or architectural setting in that direction. Having mind to the nature of the development in the vicinity, the distance and the intervening roadside hedging that would remain, it is concluded that the proposed development would not harm the setting of this listed building.
- *Brighstone Post Office Wayside Cottage* (as referred to in the listing description) occupy a position at the corner leading into North Street and are substantially separated from the appeal site by the building and land of Chearsley on an elevated position. The main significance of the listed building is to the street frontages and whilst a view along Main Road would encompass elements of the appeal development as well as the listed building, the intervening established development and the focus of the buildings on North Street and the conservation area to the east mean that no harm would occur to the setting.
- *Ye Olde Shoppe and Cottage Adjoining* (as referred to in the listing description) are closer to the appeal site, but separated from it by the land of Myrtle Cottage and its established vegetation. In addition the nearest part of the appeal development would be a wild flower area, and then the surgery. Similar to the previous entry, the focus and main architectural and historic significance of the setting is to the street, and the change brought about would not amount to harm.
- *Myrtle Cottage* is to the north of the previous entry and set back from it, with grounds that now extend around the back also. The list description is of a late 18th century cottage, altered in the 19th and 20th centuries and it appears that the latter is mainly at the rear. The building's significance and interest is mainly its public face onto North Street and its contribution to the group there. That significance reduces at the rear and does not extend over the adjoining part of the appeal site, which is proposed to be landscaped in any event; a matter for future detail that could ensure no harm to this listed building.

17. Turning to the conservation area, the boundary appears to have been extended to encompass parts of the appeal site and adjoining areas and is in a number of parts that do not all adjoin each other. The Conservation Area Appraisal refers to the historic core and confined views with glimpses of the downs to the north. There is reference to open spaces and the likely effect of pressure for development. The section on 'trees, open spaces and views' does not appear to identify the appeal site specifically. The character area covering part of the appeal site is the Brighstone Village Centre (Area 1) and the Appraisal describes this as the heart of the village, a bustling hub and the centre of village life. There is a strong visual connection with the wider natural environment through long distance views.
18. In consideration of this appraisal and having visited the area and walked the perimeter of the site, it is concluded that some of the longer distance views are already affected by development along Upper Lane, but this does not interpose seriously in the rising views of the downs beyond, and that the proposed layout would arrange an open area to link with the area of down-land and agricultural uses that reach Upper Lane to the east of the existing linear development.
19. The development of the site would have an effect on the character and appearance of the conservation area and its setting, although the appraisal makes clear that designation does not preclude development, but it does allow for an expectation of a higher quality of design. The appearance of the buildings, and hence their detailing and use of materials, is a matter for future consideration and control of detailing would be vital to the success of the development. The landscaping of the scheme is the other reserved matter and control of the hedging along Main Road and thus views out from the historic core, would serve to limit the effect of the new work.
20. In conclusion with regard to the effect on the conservation area, there would be a low level of short-term harm through development on land that has been included in the designated area and which is presently vacant. It is acknowledged that this conclusion is at variance with the Council's stance, but results from the application in this Decision of the statutory duty in section 72(1) of the 1990 Act. The level of harm is 'less than substantial', a differentiation required between paragraphs 133 and 134 of the Framework. In this case the latter applies and this states that this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In addition, the actual level of harm is very much at the lower end of the large spectrum of harm within the paragraph 134 provisions. The balancing exercise will be carried out in the 'Planning Balance' later in this Decision.

Other Considerations

21. The two issues discussed above are the only ones supported by the Council's reasons for refusal. But, representations to the Council's original consideration of the application and to this Appeal raise other matters. The very full Officer's Report to Committee addresses many issues raised by local people and others, and the reasons for refusal are the only issues that elected members considered to weigh against the grant of permission. Three specific concerns were pointed out at the site inspection and are looked at next:
 - Drainage and risk of flooding has been addressed in the signed Statement of Common Ground as the site is within Flood Zone 1, a low risk of flooding

and the relevant authorities, Southern Water and the Environment Agency raise no objection. There is good evidence however of a flooding problem at the foot of Moortown Lane and into the courtyard of Casses Court where damp walls were still evident. The Statement of Common Ground refers to the need for a condition to seek further detail, and refers to run-off being not increased from the existing greenfield rate. That may not be sufficient, but with the positive drainage shown on drawing OP03J, and scope for some run-off retention, there is no reason to consider that the discharge of conditions would fail to deal with this risk.

- Overlooking was a risk pointed out in relation to the bathrooms on the ground floor of the listed building Casses. It appears that obscure glass has not been fitted through concern over the effect on the listed building, but the distances involved are not that close and the depth of the reveals to the windows would limit the direct view. It is also not clear as to what would be seen, but in any event there did not appear to be reason not to prevent a perception of being overlooked by way of curtaining or similar.
 - Views are available over the site from private properties along Upper Lane, and whilst the preservation of private views is not a planning matter, it could be material if the effect on the outlook were to be harmful. In this case the views are wide ranging at an elevated level, toward the sea, and these would remain, albeit with the appeal development at the lower level. The effect on the outlook from these, and other properties, would not be so altered as to cause real planning harm to the living conditions of the occupiers.
 - Highway works are proposed which are agreed with Island Roads and would accord with Core Strategy Policy DM2 and national guidance in Manual for Streets.
22. There are objections to the principle of development, the need for it and the amount of development, which will be further considered in the 'planning balance'.

Planning Balance

23. Brighstone is a Rural Service Centre as defined in the Core Strategy, and the site is adjacent to the settlement boundary. Policy SP1 provides for development on appropriate land within or immediately adjacent to the defined settlement boundary of Rural Service Centres, prioritising the use of previously developed land where available. It is agreed that there is insufficient previously developed land in or adjoining Brighstone to provide for the development required.
24. Policy SP2 seeks to deliver 980 dwellings in the Rural Service Centres or rural area, and of the 5 year housing land supply that the Council is required to be able to demonstrate under Framework paragraph 47, 49% comes from sites without permission or those within the Strategic Housing Land Availability Assessment. In Brighstone two sites are identified and the appeal site is the more sequentially preferable of the two. Policy SP1 identifies 4 out of the 11 Rural Service Centres as being in the Area of Outstanding Natural Beauty, in whole or part, and does not preclude development in the designated area as a result. There are compelling reasons to agree the principle of development in this location notwithstanding the location within the Area of Outstanding

Natural Beauty. The need for exceptional circumstances stated in the Framework is in this case not of significant weight in view of the provisions of the up-to-date Development Plan and its primacy under s38(6) of the 2004 Act. This states that if regard is to be had to the Development Plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the Plan unless material considerations indicate otherwise.

25. The possibility of the land being considered as a public, or other, open space through a Neighbourhood Plan has been raised, but there is no 'made' Neighbourhood Plan yet, and any examination of the Plan would need to ensure that it was in accordance with the Core Strategy and the Framework. In the event the appeal proposal includes public open space along with other provisions to address need such as affordable housing in accordance with Policy DM4 and sheltered housing as sought by Policy DM5, as well as market housing and a doctors' surgery. The proposal would accord with the aims of paragraph 47 of the Framework to boost significantly the supply of housing.
26. The Statement of Common Ground agrees that all the issues raised in the previously refused application (Ref: P/00666/13-TCR/04554/T) have been successfully addressed in the appeal application.
27. The Framework makes clear at paragraph 2 that the Development Plan is the prime consideration, with the Framework a material consideration. Paragraph 14 of the Framework states that at the heart of the document is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. This is stated as meaning that development which accords with the Development Plan should be approved without delay. The alternative which contains footnote 9 regarding sites in an Area of Outstanding Natural Beauty does not apply in this instance.
28. In relation to the three dimensions of sustainable development as set out at paragraph 7 of the Framework;
 - The economic role is furthered by the provision of housing and development activity, thus ensuring that sufficient land of the right type is available in the right place and at the right time to support growth and innovation.
 - The social role is satisfied in the supply of affordable housing and healthcare facilities whilst not jeopardising the quality of the environment, and through making better use of land, supporting strong, vibrant and healthy communities.
 - The environmental role is supported through the landscaping and the operation of planning controls by conditions.
29. In the planning balance, there would be some initial adverse effects, including to the character and appearance of the conservation area, but mainly through the development of previously open land. However, the public benefits of the scheme are substantial and the proposals comply with the aims of the up-to-date Development Plan as well as national policy on the supply of housing. The benefits significantly outweigh the limited harm such that planning permission should be granted.

Conditions and Undertaking

30. The Council has supplied a full set of conditions as were suggested to the Committee along with the officer's recommendation to grant permission and the reasons for these are fully detailed in the text of the report. The conditions are further supplied in representation to this appeal. The web-based Planning Practice Guidance states that when used properly, conditions can enhance the quality of development and enable development proposals to proceed where it would otherwise have been necessary to refuse planning permission, by mitigating the adverse effects of the development.
31. Conditions are required on the submission of the reserved matters of appearance and landscaping, and to set time limits for that and the development. Control is required over the re-location of the bus stop and Parish information board; highway improvements works together with junctions and their sight-lines; internal roadways and drainage; parking; foul and surface water drainage as referred to earlier; wheel washing and a Construction Management Code; archaeological investigation due to the possibility of matters of interest in this previously undeveloped land; tree protection, as these form an important feature of the conservation area and its setting; ecological mitigation; and control of the servicing plant to the surgery.
32. Lastly a condition is required naming the drawings, because otherwise than as set out in this decision and conditions, it is necessary that the development shall be carried out in accordance with the approved plans for the avoidance of doubt and in the interests of proper planning.
33. A signed and dated Undertaking has been submitted and agreed in the Statement of Common Ground, providing for the affordable housing, a priority scheme for the market housing, making plots available for self-build, control of the occupancy of the Abbeyfield Land and sheltered housing, and setting out the provisions for the management of the communal facilities. The Undertaking also sets out the phasing and a rights of way contribution. The provisions of the Undertaking satisfy the tests in Regulation 122 of the Community Infrastructure Levy Regulations 2010 being necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind to the development. As a result, full weight can be accorded it, in containing the provisions sought in the Committee Report.

Conclusions

34. The provision of the housing accommodation accords with the requirements of the Development Plan on the supply and broad location of housing, and would not have any unwarranted effect on the Area of Outstanding Natural Beauty or designated heritage assets that are not substantially outweighed by the public benefits of the development. The proposals therefore satisfy the aims of the Framework on the delivery of housing and other facilities close to the village centre, in furtherance of the presumption in favour of sustainable development. For the reasons given above it is concluded that the appeal should be allowed.

S J Papworth

INSPECTOR

Schedule of Conditions

- 1) Details of the appearance and landscaping, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.
- 2) Application for approval of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this permission and the development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.
- 3) The development hereby permitted shall be carried out in accordance with the following approved plans insofar as they relate to the matters not reserved for future consideration and the applications for reserved matters approval shall be made in accordance with the parameters shown on the submitted plans, numbered: RP751/OP01, OP03J, OP07A, OP06B, OP008 (Site Sections), OP08 (Illustrative layout for Doctors Surgery), OP09, OP10A, OP11A, OP12, OP13, OP14, OP15, OP16, OP17A, OP18B, OP19A, OP20A, OP21, and I/CSBRIGHSTN/1A.
- 4) The application(s) for reserved matters shall be accompanied by a lighting strategy for sources of external lighting (principally around the Abbeyfield, Doctors surgery, within public realm areas of the site, and car parking areas) to be installed. No development shall take place within each phase of the development until a detailed specification for the lighting (including the location, height, baffling to reduce light spillage and levels of illumination based upon the principles of the overall lighting strategy) to be included within that phase has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details and maintained thereafter. With the exception of domestic lighting, no additional lighting shall be installed within the site unless the written agreement from the Local Planning Authority has been obtained.
- 5) Development shall not begin until a scheme (including timetable) for the relocation of the existing bus shelter and Parish information board located to the east of the junction with Moortown Lane and the memorial bench located opposite Brighstone Reading Rooms, has been submitted to and approved in writing by the Local Planning Authority. The relocation of the street furniture shall be carried out in accordance with the approved details and timetable.
- 6) Development shall not begin until a detailed specification and timetable for the highway improvement works (based on the principals of drawing no. I/CSBRIGHSTN/1A) has been submitted to and approved in writing by the Local Planning Authority. No dwelling or building hereby approved shall be occupied until the highway improvements have been completed in accordance with the agreed details.
- 7) Development shall not begin until a detailed specification for the junctions between the proposed service road and Upper Lane and the B3399 Main Road have been approved in writing by the Local Planning Authority. No dwelling or building hereby approved shall be occupied until the junctions have been completed in accordance with the agreed details.
- 8) No construction of buildings shall commence until sight lines giving rise to minimum visibility splays of $X = 2.40\text{m}$ by $Y = 43.0\text{m}$ about the priority junctions (detailed on drawing no. OP03J) serving the site from Upper Lane and the B3399 Main Road, have been provided. Nothing that may cause an

- obstruction to visibility when taken at a height of 1.0m above the adjacent carriageway/public highway shall at any time be placed or be permitted to remain within that visibility splay.
- 9) Development shall not begin until a detailed specification relating to the width, alignment, gradient and drainage of all roads and footways has been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the agreed details and no dwelling/building shall be occupied until the parts of the service roads and footways/footpath links (based on the principals of drawing no. OP03J) which provide access to it have been constructed, surfaced and drained in accordance with the agreed details.
 - 10) Prior to the commencement of development of the doctors surgery hereby permitted, a full schedule and associated specifications (including details of noise, odour and other emissions) for all external plant and machinery proposed (including air conditioning units, extraction units, refrigeration units etc) to support the surgery facility shall be submitted to and approved in writing with the Local Planning Authority. The specification shall also include details of noise assessment that has been used to inform the choices of plant and machinery and any mitigation necessary to prevent harm to surrounding land-uses. Once approved, no other plant or machinery shall be installed without the prior written consent of the Local Planning Authority.
 - 11) Development shall not begin until a specification for wheel cleaning facilities (including a plan showing the location of such facilities) to prevent material being deposited on the highway has been submitted to and approved in writing by the Local Planning Authority. Following agreement the facilities shall be made available, maintained and retained for use throughout all stages of the development. In the event of material being deposited on the highway as a result of any operation on the site, such deposits shall be removed as soon as practicable by the site operator/contractor.
 - 12) Prior to the commencement of each phase of the development, details of a Construction Management Code (including site clearance and preparation) to include details of noise and vibration management; hours of working; dust management; details of the location and extent of temporary construction access and safety measures for construction traffic; timing of delivery of materials and collection of equipment; security arrangements and contact details (including in the event of emergencies) shall be submitted to and approved in writing by the Local Planning Authority. Development to be carried out only in accordance with the approved details.
 - 13) Development shall not begin until details of the proposed means of foul and surface water sewerage disposal, including measures which will be undertaken to protect the public sewer crossing the site and measures relating to the maintenance of the on-site SUDS facilities, along with a phasing plan for the delivery of any required infrastructure have been submitted to and approved in writing by the Local Planning Authority. The agreed details shall be installed during the development of the site in accordance with approved phasing plan for the drainage infrastructure, unless otherwise agreed in writing by the Local Planning Authority.
 - 14) Development shall not begin until a written scheme of investigation has been submitted to and approved in writing by the Local Planning Authority for the implementation of a programme of archaeological works. The approved details and timescales shall be adhered to thereafter. To facilitate monitoring

of the on-site archaeological works, prior notification of the start date and appointed archaeological contractor shall be given in writing to the address below not less than 14 days before the commencement of any works – The County Archaeology Officer, Seaclose Offices, Fairlee Road, Newport, Isle of Wight PO30 2QS

- 15) Development shall not begin until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority detailing how the potential impact on trees will be minimized during construction works and showing the positions of protective tree fencing as required by condition 16). The approved method statement will then be adhered to throughout the development of the site.
- 16) No development including site clearance shall commence on the site until trees shown to be retained in this permission have been protected by fencing or other agreed barrier, Any fencing shall conform to the following specification: Barrier shall consist of a scaffold framework as shown in figure 2 of BS 5837 (2012). Comprising of vertical and horizontal framework braced to resist impact, with vertical tubes spaced at a maximum of 3 m intervals. Onto this weld mesh panels are to be securely fixed. Such fencing or barrier shall be maintained throughout the course of the works on the site, during which period the following restrictions shall apply:
 - (a) No placement or storage of material;
 - (b) No placement or storage of fuels or chemicals.
 - (c) No placement or storage of excavated soil.
 - (d) No lighting of bonfires.
 - (e) No physical damage to bark or branches.
 - (f) No changes to natural ground drainage in the area.
 - (g) No changes in ground levels.
 - (h) No digging of trenches for services, drains or sewers.
 - (i) Any trenches required in close proximity shall be hand dug ensuring all major roots are left undamaged.
- 17) Development shall not begin until a detailed strategy and timetable for the delivery of the ecological mitigation and enhancement measures (contained within the recommendations set out in the 'Ecological Assessment report - Arc Environmental Consulting Ltd July 2014 -) has been submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.
- 18) No building/dwelling hereby permitted shall be occupied until the spaces for cars to be parked and for vehicles to turn (so that they may enter and leave the site in forward gear) have been laid out, drained and surfaced in accordance with drawing number OP03J, unless otherwise agreed in writing by the Local Planning Authority. The spaces shall not thereafter be used for any purpose other than that approved in accordance with this condition.