



Appeal Decision

Site visit made on 25 November 2020

by G Roberts BA (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 24 February 2021

Appeal Ref: APP/Y9507/W/20/3254915

Soldiers Field House, Soldiers Field Lane, Findon, BN14 0SH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Rural Housing Trust Ltd against the decision of South Downs National Park Authority
 - The application Ref SDNP/19/01876/FUL, dated 12 April 2019, was refused by notice dated 17 January 2020.
 - The development proposed is demolition of existing dwelling and construction of 12 dwellings, public open space, access, parking and landscaping and other associated works.
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Decision

1. The appeal is allowed and planning permission is granted for the demolition of existing dwelling and construction of 12 dwellings, public open space, access, parking and landscaping and other associated works on Soldiers Field House, Soldiers Field Lane, Findon, BN14 0SH, in accordance with the terms of the application, Ref. SDNP/19/01876/FUL, dated 12 April 2019, and subject to the conditions listed in the Annex to this decision.

Procedural Matters

2. The description of the proposed development on the application form is slightly different to that in the Council's decision notice. I have adopted the latter as it more accurately describes the development.
3. During the determination of the application the mix of proposed units was amended to show 6 x market units and 6 x affordable units. I have determined the appeal on this basis.
4. On 29 January 2021 the government published a consultation on changes to the National Planning Policy Framework and the draft National Model Design code. I invited both parties to comment on any implications these consultation proposals had on the appeal. A response was received from the Appellant, which I have taken into account in determining the appeal.

Main Issues

5. The main issues are:
 - (a) the effect of the proposal on the character and appearance of the area, with particular regard to the downland landscape character of the South Downs National Park, and

(b) whether the proposal provides an acceptable contribution towards the delivery of affordable housing.

Reasons

Character and appearance

6. The appeal site is located on the eastern edge of Findon, a large village within the South Downs National Park. The village has a historic core which is surrounded by a mix of suburban estate type development, including the existing housing to the west of the appeal site (on both sides of Convent Gardens, Stable Lane and on the western side of Soldiers Field Lane), which comprises predominantly large modern detached housing arranged in cul-de-sacs.
7. Paragraph 172 of the National Planning Policy Framework (February 2019) (Framework) states that great weight should be given to conserving and enhancing the landscape and scenic beauty of National Parks, and that such areas have the highest level of protection in relation to such issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in National Parks, and should similarly be given great weight. These reflect the statutory National Park purposes.
8. Policy SD70 of the South Downs Local Plan (July 2019) (Local Plan) allocates the appeal site for a development of 10 -12 dwellings, and confirms that detailed proposals will be permitted where the specific development requirements (listed under the policy) are met. The principal requirement, reemphasised in the supporting text at paragraphs 9.95 and 9.96, it to secure a development that positively enhances the contribution of the site to the downland landscape.
9. Policy SD70 must be read in conjunction with policies SD4, SD5, SD25 of the Local Plan and Policy HD7 of the Findon Neighbourhood Development Plan (2016) (Neighbourhood Plan). These policies seek, amongst other requirements, to ensure that new development conserves and enhances the landscape character, adopts a landscape led approach, secures a high quality of design and makes best use of previously developed land.
10. All of these policies are consistent with the Framework. In view of this and as they form part of a recently adopted local plan, I accord them significant weight.
11. Within the above context, the main area of dispute between the parties is whether the design approach adopted by the Appellant would positively enhance the contribution of the site to the downland landscape and the character of the village edge.
12. The Appellant accepts that there are a number of design approaches that could be adopted. Indeed, the Design Officers comments in the Council's Planning Committee Report (16 January 2020) (January 2020 Report) confirms that a number of different design scenarios have been tested. The Appellant has adopted a landscape led agricultural farmstead approach. The result is an informal layout of dwellings set around a central space, seeking to replicate a cluster of agricultural buildings that would form a traditional farmstead. The Appellant contends that the layout has evolved from an understanding of the landscape and informal farmsteads, a feature of the surrounding downland, and

that the appeal proposal draws on these characteristics and at the same time brings forward increased benefits in relation to landscaping, ecology and biodiversity.

13. In my judgement, the proposed design works extremely well in this location and would provide an appropriate transition from the built-up area of the village to the adjacent downland landscape. The proposal would secure a positive and coherent identity, with extensive areas of landscaping combining well with the informal layout, building orientation, ridgelines and roofscapes to form a soft edge to the village of Findon.
14. The use of 'barn form' designs, appropriate massing, a spacious layout, high quality hard and soft landscaping and a palette of local and traditional materials, would result in a high-quality development that makes a positive contribution to the character and appearance of this part of Findon. The proposed design would not appear confused. It would secure a sensitively designed development that would have a low-density appearance, sitting comfortably on the site.
15. As I observed on my site visit, outside of the historic core of the Findon, there is no uniform style to the more modern housing in the village, and some of it is of limited architectural quality. Within that context, the appeal proposal would be of a much higher quality of design and finish, with the proposed landscaping and ecological treatment further enhancing the beneficial effect of the development. It is clear to me that the proposal has paid specific attention to the views of the site from the south and east and has been designed so as not to dominate these views and to include detailing and materials that do not draw attention to the proposed dwellings from those views.
16. On my site visit, I viewed the appeal site from the various Public Rights of Way on Npcote Green, Monarch's Way and Cissbury Ring. Some of these provide long distance views of the site and others, closer to the village, provide either glimpsed or filtered views through existing tree belts, hedging and other buildings. From a number of these viewpoints, to varying degrees, the upper part/roof of the host property is visible and similarly the new dwellings would also be visible. Even so, views of the proposed dwellings would be similar to views of existing housing within the village, which provide the backdrop to the appeal site. The proposed development would also be viewed in the context of the poor quality large buildings that form part of Soldiers Field Stables to the north of the appeal site.
17. The large mass of the existing host building, together with its tennis court and swimming pool, would be replaced by dwellings spread evenly over the appeal site. Combined with the landscape led approach, which includes an extensive native tree belt/hedge (to replace in time the existing beech hedge), as well as areas of native shrubs, the proposal would provide a sympathetic natural edge to the village. The use of tree lined lanes, a landscaped attenuation basin and areas of mown grass or grass with wildflowers, would further enhance the integration of the site within the local landscape character.
18. Given the above, I find that the appeal proposal would positively enhance the contribution of the site to the downland landscape. My findings in this respect are supported by the observations I made on site, and also by the evidence that is before me, including the Appellant's Landscape & Visual Impact Assessment (April 2019) and the photomontages reproduced in the Appellant's

Statement. The latter demonstrate that the short-term impact of the development would be limited, compared to existing, and that as the proposed native tree belt/hedging matured the longer term impact on the affected views would be beneficial. This would accord with the objectives of paragraph 9.96 of the Local Plan to “*ensure the short-term and long-term enhancement of the site’s setting.*”

19. The Council emphasise that key aspects of a successful development on the appeal site is a proposal that replaces the existing large dwelling with a sensitive development that provides a more characteristic edge between the village and downland, enhances visual amenities and views of the edge of Findon. As I have found above, the appeal proposal successfully addresses those key objectives.
20. The Council’s preference would be for an equestrian design approach, referring to the long established equestrian heritage of Findon, examples of which are to the found to the north of the appeal site. Even so, this is not the only approach to the redevelopment of the site and there is no evidence before me to indicate that such an approach would represent an appropriate solution that could secure the same benefits as the appeal scheme. Moreover, in the January 2020 Report, the Council’s Design Officer advised that the Appellant had chosen the agricultural farmstead approach as it would meet the quantum of development set out in policy SD70, as well as national space standards, and would also accord with best practice set out in national guidance. The Appellant has also questioned whether an equestrian approach would result in a large mass of building that would be more prominent in views.
21. In relation to alternative design approaches, I can, of course, only determine the proposal that is before me. Even so, the Council’s preferred design approach is not reflected in policy SD70. Indeed, there is no requirement in this policy or its supporting text to adopt a specific design approach. Paragraph 9.95 simply states that the redevelopment of the site provides the opportunity to improve the character of the area and enhance views of the site “*through a design and layout that better responds to the traditional architectural styles seen in Findon.*” When read in conjunction with policies SD4 and SD5, it is clear to me that there are a number of different landscape led approaches that could form the basis of an appropriate design on the appeal site. In this respect, I am entirely satisfied that the proposed design responds positively to and meets the requirements of policy SD70 and is therefore policy compliant.
22. The Council contend that due to the poor quality of the village edge in this location, a result of field subdivision to create smaller paddocks, equestrian enclosures and the built edges to the village, careful consideration needs to be given to future changes to ensure that new development is capable of enhancing the downlands landscape character. As I have found above, the appeal proposal would meet those objectives.
23. The Council have provided a copy of the approved layout for the redevelopment of Soldiers Field Stables (Ref. SDNP/19/02919/FUL), as well as the accompanying Planning Committee Report (11 June 2020) (June 2020 Report). Whilst I agree with the Council that this approval does not set a precedent for the appeal proposal, I also agree with the Appellant that it does

provide an indication of the change that is likely to occur on the edge of the village, and is therefore material to the determination of this appeal.

24. I appreciate that there is a long history to Soldiers Field Stables and a fall-back option. Even so, the June 2020 Report confirms that that development was supported as it involved a landscape led design that would enhance the edge of the village. The report also concluded that the two new two storey dwellings, located immediately north of the appeal site, in conjunction with the separate holiday cottage and the enlarged two storey 'client dwelling', would sit comfortably in their plots and in close relationship to the residential areas to the west. The design and landscape treatment of the appeal proposal would, in my opinion, integrate well with the approved landscape led approach on the Soldiers Field Stables site, and if both schemes were implemented, they would significantly enhance the appearance of the village edge in this location.
25. Accordingly, I find that the appeal proposal would be compliant with policy SD70 of the Local Plan. The proposed development would meet and satisfy the development requirements of this policy. In doing so, it would deliver a development whose scale and layout was appropriate for the site, enhancing views and the landscape character of the area.
26. The appeal proposal would also accord with policies SD4, SD5 and SD25 of the Local Plan and Policy HD7 of the Neighbourhood Plan, through specifically its high-quality design and landscape led approach, which would positively enhance the character and appearance of the appeal site and village edge, and the contribution of the site to the downland landscape.
27. As a consequence, the appeal proposal would conserve and enhance the landscape, scenic beauty and wildlife of the South Downs National Park, in accord with paragraph 172 of the Framework and the statutory National Park purposes.

Affordable Housing

28. The second reason for refusal relates to the lack of a legal agreement to secure the provision of affordable housing on the appeal site. Policy SD28 of the Local Plan states that on all development sites of 11 or more homes, 50% of those units should be provided as affordable homes, on site.
29. The Appellant submitted a completed Unilateral Undertaking to secure the provision of affordable housing. In response, the Council indicated that it would normally expect affordable housing to be secured through a section 106 Agreement (Agreement), executed by both parties. I therefore invited the parties to prepare this Agreement and this has since been agreed, executed and dated 4 February 2021. The Council have confirmed that this Agreement addresses their second reason for refusal.
30. The Agreement obligates the owner or successors in title to secure the provision of six (6) affordable housing units (a mixture of rented and shared ownership) on the appeal site. Having reviewed the Agreement I am satisfied that its obligations are reasonable and effective, and would meet the requirements of Policy SD28 of the Local Plan.
31. The obligations within the Agreement are also: necessary so as to make the appeal proposal acceptable in planning terms; they are directly related to the proposed development; and, fairly and reasonably related in scale and kind to

the development. As such, all three tests set out in paragraph 56 of the Framework are met, and all the three statutory tests in Regulation 122 of the Community Infrastructure Levy (CIL) Regulations 2010 are similarly met.

32. For the above reasons, I find that the appeal proposal accords with Policy SD28 of the Local Plan, paragraph 56 of the Framework, as well as the statutory tests in the CIL Regulations.

Other Matters

33. Concerns have been raised regarding road safety, drainage, local infrastructure ownership/maintenance of the lane leading to the appeal site and archaeology. There is no detailed evidence before me to suggest that any of these concerns would result in material harm and I note they are not issues that the Council have raised in relation to this appeal. In relation to archaeology and drainage, the Council have put forward conditions to address these issues.
34. It has also been suggested that the appeal site lies outside the designated settlement boundary for Findon in the Neighbourhood Plan. However, the January 2020 Report confirms that as the Neighbourhood Plan did not allocate any housing sites these were brought forward in the Local Plan, including policy SD70. At the same time, the settlement policy boundary for Findon was amended (under policy SD25) to accommodate the appeal site.
35. Policy SD70 of the Local Plan and its supporting text refers to the visibility of the appeal site from Wattle House, a Grade II Listed Building, and the requirement for any new development to positively enhance its setting. Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990 requires, therefore, that special regard must be had to the desirability of preserving the buildings setting. Similar advice is to be found in the Framework. The Council concluded in their January 2020 Report that the appeal proposal would not result in any harm to this building's setting and that the main impact of the development related to the wider landscape. Given the large distance that separates the appeal site from Wattle House, the intervening belt of trees/hedging and the landscape led approach of the appeal proposal, I concur with the Council's findings and find that the appeal proposal would not result in any harm to the setting of this heritage asset.
36. There are a number of benefits to the appeal proposal, including making full use of an allocated housing site, securing affordable housing, boosting the supply of housing and contributing towards the delivery of South Downs future housing needs within a sustainable location. These benefits are supported by various up to date policies in the development plan and by the policies of the Framework, including paragraph 59. I attach significant weight to these benefits, which add further support to the findings I have reached above.

Conditions

37. The Council has suggested a number of conditions which I have considered against the advice in the Framework and the Planning Practice Guidance (Planning Guidance) on the use of planning conditions. I have also had regard to the Appellant's Final Comments, dated 2 November 2020, which confirmed that the conditions set out in Appendix 16 of the Council's Appeal Statement were considered to be acceptable.

38. Conditions relating to compliance with the approved plans, ground levels, design/materials and hard/soft landscaping, are necessary and reasonable in order to secure a high-quality landscape led development, to ensure that the development properly integrates with its landscape setting and that its long term maintenance/management is secured. However, I have combined the conditions on materials. I have also added a schedule of approved plans. Whilst the list of plans in the Appellant's Appeal Statement and those in the Council's decision notice broadly tally, there were some omissions and drafting errors, which I have corrected in line with the plans submitted with the appeal.
39. Conditions relating to construction works, earthworks and cabling, drainage, ecology and energy consumption, are also reasonable and necessary in the interests of highway safety/local amenities, to ensure a satisfactory relationship between the development and neighbouring properties/amenity areas/trees, to mitigate the effects of climate change, to ensure a satisfactory surface water drainage system and that the site is suitably drained, to mitigate flood risk, and to safeguard ecological interests, provide appropriate mitigation and secure biodiversity net gains.
40. Conditions relating to archaeology, lighting/dark night skies, highways/parking and telecommunications, are also necessary and reasonable to enable the presence of any heritage assets to be assessed, mitigated and recorded, to protect the South Downs International Dark Skies Reserve, in the interests of highway safety, to promote alternative modes of transport and to ensure that the new units have a satisfactory broadband connection.
41. The Planning Guidance advises that permitted development rights should only be taken away in exceptional circumstances. Even so, I am satisfied that those circumstances exist here and that a condition preventing the construction of any new buildings, structures, fences, gates, walls or other means of enclosure, under permitted development rights, is necessary and reasonable to safeguard visual amenities and to control the development of the land in the interests of the character and appearance of the area.
42. Whilst there are a large number of conditions, these are, in my opinion, necessary and reasonable, not only for the reasons given above, but also to ensure that the detailed requirements of policy SD70 are met and to secure a development that positively enhances the contribution of the site to the downland landscape.

Conclusion

43. For the reasons given above and having taken all the matters raised into account, I conclude that the appeal should be allowed.

G Roberts

Annex – Conditions

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

- 2) The development hereby permitted shall be carried out strictly in accordance with the following approved plans unless otherwise agreed in writing by the Local Planning Authority: Existing site plan - 19012-RFT-00-00-DR-A-0113-P02; Proposed site plan - 19012-RFT-00-00-DR-A-0110-P09; Landscape strategy - B19013-100C; Location plan - 19012-RFT-00-00-DR-A-0114-P02; Floor plans Units 1 and 2 - 19012-RFT-00-ZZ-DR-A-0211-P01; Floor plans Units 3, 4 and 5 - 19012-RFT-00-ZZ-DR-A-0212-P03; Floor plans Units 6, 7 and 8 - 19012-RFT-00-ZZ-DR-A-0213-P02; Floor plans Units 9, 10, 11, and 12 - 19012-RFT-00-ZZ-DR-A-0214-P02; Elevations 01 - 19012-RFT-00-00-DR-A-0301-P02; Elevations 02 - 19012-RFT-00-00-DR-A-0302-P02; Site plan – graphic – 19012-RFT-00-00-VS-A-0112-P03; Visualisation – 19012-RFT-00-ZZ-VS-A-3010-P02; Perspective views – 19012-RFT-00-ZZ-VS-A-3011-P02.
- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no buildings, structures, fences, gates, walls or other means of enclosure shall be erected or undertaken on the site.
- 4) Prior to the commencement of the development hereby permitted, plans and cross sections of the existing and proposed ground levels of the development, site boundaries and finished floor levels in relation to a nearby datum point (above Ordnance datum) shall be submitted to and approved by the Local Planning Authority in writing. The development shall be completed in full accordance with the approved details.
- 5) Prior to the commencement of the development hereby permitted, a Construction Management Plan shall be 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 necessarily be restricted to the following matters:
 - i) An indicative programme for carrying out the works;
 - ii) The anticipated number, frequency and types of vehicles used during construction;
 - iii) The method of access and routing of vehicles during construction;
 - iv) The parking of vehicles by site operatives and visitors;
 - v) The loading and unloading of plant, materials and waste;
 - vi) The storage of plant and materials used in construction of the development;
 - vii) The erection and maintenance of security hoarding;
 - viii) No burning of construction materials on site;
 - ix) The provision 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 where necessary);
 - x) Measures to minimise the noise (including vibration) generated by the demolition/construction process to include hours of work, proposed method

should foundation piling occur, the careful selection of plant and machinery and use of noise mitigation barriers;

xi) No work to be undertaken on the site except between the hours of 08.00 and 18.00 on Mondays to Fridays inclusive and 08.00 hours and 13.00 hours on Saturdays, and no work to be undertaken on Sundays, Bank and Public Holidays;

xii) Details of any flood lighting, including location, height, type and direction;

xiii) Measures to control the emission of dust and dirt during demolition/construction;

xiv) A scheme for recycling/disposing of waste resulting from demolition and construction works;

xv) A method to record the quantity of recovered material (re-used on site or off site);

xvi) Details of public engagement both prior to and during the construction works.

6) Prior to the commencement of the development hereby permitted details of any earthworks shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:

i) The proposed grading and mounding of land area including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform in relation to a nearby datum point;

ii) The volume of cut/fill material;

iii) Where surplus material may be placed on site, or alternatively proposals for removing and distributing the soil resource from site.

The development shall be carried out in full accordance with the approved details.

7) All new electricity and telephone lines shall be laid underground unless otherwise agreed, in writing, by the Local Planning Authority.

8) Prior to the commencement of the development hereby permitted, a schedule of architectural details and full details of materials and finishes and, where so required by the Local Planning Authority, samples of such materials and finishes, to include, but not be limited to, external walls, roofs, windows, doors, rainwater goods and fascia's, eaves, doors, windows and openings (which shall all be of timber construction) (including glazing, head, sill, lintel and depth of reveal) and rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in full accordance with the approved schedule, samples and details, unless otherwise agreed in writing by the Local Planning Authority.

9) Prior to the commencement of the development hereby permitted, a detailed scheme of hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. All such works as

may be approved shall then be fully implemented in accordance with the approved development. The scheme shall include details of:

- i) The final amount, type and location of tree planting as replacements for the TPO Cedar Tree;
- ii) Proposed planting plans and strategy, including written specifications, cultivation and other operations associated with plant, grass, shrub and replacement tree establishment; schedules of plants and trees (achieving where possible closed canopies along the green corridor through the site) noting species, sizes; and proposed numbers/densities where appropriate;
- iii) Tree guards, staking and tree-pit construction;
- iv) Climbers for northern building elevations (to improve thermal efficiency and provide habitat);
- v) Location, height and materials/construction technique for all boundary treatments and other built means of enclosure (including gates and setbacks);
- vi) Details of the brick and flint work for the new brick and flint wall along the western boundary;
- vii) Retained areas of grassland cover, scrub, hedgerow, and trees;
- viii) Treatment of surfaces, paths, access ways, courtyards, seating areas, patio areas and parking spaces, including their appearance, depth and permeability, kerbs, edges, steps and ramps, spot levels, finished floor levels, upstands and demarcation;
- ix) Above ground rainwater harvesting solutions and rain gardens;
- x) Ancillary structures (including cycle and refuse storage to the rear of dwellings);
- xi) Electric vehicle charging points;
- xii) A timetable for implementation of the soft and hard landscaping works.
- xiii) A schedule of landscape maintenance for a minimum period of 5 years to include details of the arrangements for its implementation.

Thereafter the development shall be undertaken in full accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

All soft landscaping shall be carried out in the first planting and seeding season following the first occupation of the dwellings, or the completion of the development, whichever is the sooner. All shrub and tree planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

- 10) Prior to the first occupation of the development hereby permitted, a Landscape Management Plan covering areas outside of private ownership including the attenuation pond, shared public space, access roads,

pathways, footpaths (including the footpath to the south) and landscaping, shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall include long term objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned domestic gardens. The landscape management plan shall thereafter be implemented in full as approved unless otherwise agreed in writing by the Local Planning Authority.

- 11) No development above slab level shall commence until a design stage construction report (in the form of design stage SAP data; a BRE water calculator; product specifications; and building design details, layout or landscape plans), has been submitted to, and approved in writing, by the Local Planning Authority. The report shall demonstrate that:
 - i) Each dwelling has reduced predicted CO₂ emissions by at least 19% due to energy efficiency and a further 20% due to on site renewable energy compared with the maximum allowed by building regulations;
 - ii) Predicted water consumption no more than 110 litres/person/day;
 - iii) Evidence demonstrating sustainable drainage and adaptation to climate change;
 - iv) Sustainable, locally sourced materials (including plastic-free windows and doors).

Thereafter the development shall be undertaken in full accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

- 12) No development above slab level shall commence until a schedule of measures to minimise energy consumption and maximise renewable energy generation has been submitted to, and approved in writing, by the Local Planning Authority. Thereafter the development shall be undertaken in full accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.
- 13) Prior to the first use of the dwellings, hereby permitted, a bin storage and management strategy, incorporating collection for recyclables and private garden compost, shall be submitted to and approved, in writing, by the Local Planning Authority. Thereafter the development shall be undertaken in full accordance with the agreed strategy unless otherwise agreed in writing by the Local Planning Authority.
- 14) Prior to the commencement of the development hereby permitted, a Written Scheme of Investigation to secure the implementation of a programme of archaeological assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment should take the form of trial trenches located across the proposed area of housing, access roads and service trenches to ensure that any archaeological remains encountered within the site are recognised, characterised and recorded. Thereafter the provisions of the scheme shall be carried out in full accordance with the approved programme.

- 15) Prior to the commencement of the development hereby permitted, a programme of archaeological mitigation of impact, based on the results of the trial trenching, in accordance with the approved Written Scheme of Investigation required under Condition 14, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the mitigation provisions shall be carried out in full accordance with the approved programme.
- 16) On completion of all archaeological fieldwork as set out in the approved Written Scheme of Investigation and mitigation programme under Conditions 14 and 15 a report setting out and securing any post-excavation assessment, specialist analysis and reports, publication and public engagement as appropriate shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the post-excavation assessment shall be carried out in full accordance with the approved report.
- 17) Prior to the commencement of development hereby permitted, details of the proposed surface water drainage and means of disposal, including on and/or off site works, shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken in full accordance with the agreed detailed surface water drainage designs and calculations for the site, based on sustainable drainage (SuDS) principles and following should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No dwelling shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.
- 18) Prior to the commencement of development hereby permitted, full details of the maintenance and management of the surface water drainage system shall be set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.
- 19) Prior to development above slab level, details of vegetative and capture-at-source solutions for the management of surface water shall be submitted to and approved by the Local Planning Authority. These shall include, but not be limited to provision of:
 - i) Rainwater gardens (to include any planted areas in front of buildings);
 - ii) Water butts;
 - iii) Green mono-pitch roof to sheds;
 - iv) Opportunities within the green corridor to receive surface water.

The details shall be implemented and maintained as approved in full accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

- 20) Works shall be carried out in full accordance with the ecological mitigation and enhancement measures as set out in Section 5.0 'Assessment of Ecological Effects and Mitigation/Compensation/Enhancement Measures' of the Ecological Impact Assessment Report (ECOSA, August 2019) unless varied by a European Protected Species (EPS) license issued by Natural England. Thereafter, the replacement bat roost features and other enhancements in line with the submitted ecology report and Landscape Strategy by the Landscape Partnership Ltd (drawing no: B19013-100C) shall be permanently maintained and retained in accordance with the approved details.
- 21) Prior to development above slab level, a scheme of biodiversity enhancements including bird and bat box features, in line with measures set out in the Ecological Impact Assessment Report (ECOSA, August 2019) shall be submitted to, and approved in writing by the Local Planning Authority, and thereafter implemented in full as approved. The details shall include the locations and specifications of such features, a timescale for their provision, and details of any future management responsibilities. The details shall be implemented and maintained as in full accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.
- 22) Prior to development above slab level, a Landscape and Ecological Management Plan (LEMP) covering the areas outside of public ownership including the ecological buffer along the northern boundary and native tree belt to the east of the site, shall be submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following:
 - i) A description, plan and evaluation of landscape and ecological features to be managed including the watercourse, banks, grassland and hedgerows;
 - ii) Measures setting out how the development will:
 - a) Conserve water resources and improve water quality;
 - b) Protect and provide more, better and joined up natural habitats;
 - c) Improve the National Park's resilience to, and mitigation of, climate change;
 - d) Increase the ability to store carbon;
 - e) Conserve and enhance soils.
 - iii) Detailed working methodologies for installation and maintenance of pathways and boundary treatments;
 - iv) Ecological trends and constraints on site that might influence management;
 - v) Details of future management of both areas for habitats and species, including details of management responsibility;
 - vi) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);

vii) A scheme of ongoing monitoring, and remedial measures where appropriate;

viii) Details of any legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer in partnership with any management body(ies) responsible for its delivery.

The approved LEMP will be implemented in full accordance with the approved details, unless otherwise agreed by the Local Planning Authority. Where deemed necessary by the Local Planning Authority shall include contingencies and/or remedial action to be further agreed and implemented where the results from monitoring show that conservation aims and objectives of the LEMP are not being met.

23) Works shall be carried out in full accordance with the tree protection measures as set out in Section 4 of the Arboricultural Impact Assessment (Plane Arboriculture Ltd, 5 April 2019).

24) Prior to development above slab level, a scheme of external lighting to be installed at the site shall be submitted to, and approved in writing by the Local Planning Authority. The lighting shall:

i) Comply with the guidance set out in the SDNPA's Dark Night Skies Technical Advice Note;

ii) Point downwards; be of a colour temp of no more than 3000K and be sensor timed;

iii) Be designed to minimise impacts on wildlife, particularly along the ecological buffers on the eastern and northern boundaries.

The lighting shall be installed, maintained and operated in full accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

25) Prior to first occupation of the development hereby permitted, details of timed black-out blinds to be affixed to the rooflight(s) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out and retained in full accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

26) Prior to the first occupation of the development hereby permitted, the vehicular access serving the development shall be constructed in accordance with the details shown on the drawing titled Proposed Access and Visibility Splays and numbered ITL14523-GA-001Rev. F.

27) Prior to the first occupation of the development hereby permitted, visibility splays of 2 metres by 23 metres to the north and 2 metres by 43 metres to the south shall be provided at the proposed site vehicular access onto Soldiers Field Lane in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metres above adjoining carriageway level unless otherwise approved in writing by the Local Planning Authority.

- 28) Prior to the first occupation of the development hereby permitted, the vehicle parking and turning spaces and electric vehicle charging points shall be constructed in full accordance with the approved Electricity Charging Point Plan (ref 6572-PL-05.) These spaces shall thereafter be retained at all times for their designated purpose.
- 29) Prior to the first occupation of the development hereby permitted, details of covered and secure cycle parking spaces shall be provided. Thereafter the development shall be carried out in full accordance with the approved details.
- 30) Prior to the first occupation of the development hereby permitted, a Travel Plan Statement shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan Statement shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.
- 31) Prior to the first occupation of the development hereby permitted, details of how superfast broadband connection will be provided (or an equivalent alternative technology) and installed on an open access basis, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in full accordance with the approved details.