



Appeal Decision

Hearing held on 12 November 2024

Site visit made on 12 November 2024

by **H Nicholls** **FdA MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 26 November 2024

Appeal Ref: APP/R3650/W/24/3346472

Land off Dunsfold Road, Alfold, Cranleigh GU6 8JB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Cove Construction Limited against the decision of Waverley Borough Council.
 - The application Ref is WA/2022/00204.
 - The development proposed is erection of 11 no. dwellings comprising 7 no. open market units and 4 no. affordable units with access through adjacent residential development, and associated parking, servicing and landscaping.
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Decision

1. The appeal is allowed and planning permission is granted for erection of 11 no. dwellings comprising 7 no. open market units and 4 no. affordable units with access through adjacent residential development, and associated parking, servicing and landscaping at Land off Dunsfold Road, Alfold, Cranleigh, GU6 8JB, in accordance with the terms of the application, Ref WA/2022/00204, subject to the conditions in the attached schedule.

Preliminary Matters

2. I have taken the description of development from the Council's decision notice which is also reflected in the agreed Statement of Common Ground (SoCG).
3. The parties agreed in the SoCG that the Council can only demonstrate a 3.19 years' worth of housing land against the 5-year requirement set by the National Planning Policy Framework (the Framework). For the purposes of this assessment, the agreed base date was 1 April 2023. The shortfall was agreed to be in the region of 1,290 dwellings. I find no reason to disagree with the parties on these points.
4. A final draft S106 signed by the appellant was available for discussion at the hearing. The S106 was completed on the 13 November 2024 and it was received from the Council on the 14 November 2024. On the basis of the agreed S106, the Council did not defend the third reason for refusal and the detail of the S106 is addressed below.

Main Issues

5. The main issues in the appeal are:
 - whether the location and scale of development would accord with the development plan;

- whether the proposal would lead to coalescence of Alfold Crossways with Dunsfold Park Village; and
- the effects of the proposal on the character and appearance of the site and surrounding area.

Reasons

Context

6. A scheme for 23 dwellings¹ is under construction on adjoining land to the south-west and the proposal would share the same access from Dunsfold Road. Much of the appeal site red line area was previously a part of an alternative 39 dwelling scheme which was refused at the same time as the 23 dwelling scheme was permitted². The appeal site was intended to be used as public open space in association with the 23 dwelling scheme, but with the appeal scheme in situ, the public open space would be modestly reduced in size and configured differently.
7. Another scheme for 7 dwellings³ is under construction on another adjoining site to the south-west. Separately, outline permission also exists separately for another scheme of 9 dwellings to the south-east of the site at Vintners⁴.

Principle of development

8. In the decision for the 23 dwelling scheme consented in 2018, the principle of development was not considered to conflict with the Waverley Borough Local Plan Part 1 (LPP1) (2018), policies SP2 or ALH1. I find no reason to reach alternative conclusions in these regards. However, since then, there has been a material change in the policy context relevant to the plan area with the adoption of the Waverley Borough Local Plan Part 2 (LPP2) in 2024 and the making of the Alfold Neighbourhood Development Plan (ANP) in January 2024.
9. Policy DM13 of LPP2 indicates that development within the Settlement Boundaries will be acceptable, subject to compliance with other policies in the Plan. LPP2 Policy DM15 defines land falling outside of the Settlement Boundaries as Rural Areas and requires development in such areas not to be isolated from everyday facilities, preserve the character of the countryside and avoid unnecessary use of Best and Most Versatile agricultural land. The Policies Map associated with LPP2 shows the Settlement Boundary for Alfold Crossways cutting across the appeal site, meaning that a minor proportion is within it, with the majority falling outside, but adjoining it. The Council has not raised that the scheme conflicts with LPP2 Policy DM15, but it is clear it does not receive the full support of either it or Policy DM13.
10. The most important policy of the ANP in respect of the principle of development is Policy ANP H1 which says that proposals for small-scale housing should be either within an infill gap, on previously developed land, within existing Settlement Boundaries (as defined in LPP2) or within the continuity of existing buildings. There are other criteria with which such schemes also need to comply to accord with the Policy, but those are the explicit criteria governing scale and location.

¹ APP/R3650/W/18/3201576 dated 10 September 2018 (Appeal B) and reserved matters Ref. WA/2020/0474

² APP/R3650/W/18/3193390 dated 10 September 2018 (Appeal A)

³ WA/2021/02393

⁴ WA/2021/0463 and APP/R3650/W/22/3300307

11. The scheme would not be within an infill gap, on previously developed land, nor wholly within the Settlement Boundary. In terms of whether the scheme is small-scale, it is my view that whilst being only just over the threshold for major development, it would still constitute a greater than small-scale scheme relative to the context of Alfold Crossways and combined neighbouring settlements. Additionally, I do not consider that the scheme would be within the continuity of existing buildings. The relationship with the footprints of buildings at Vintners do not exist at present and their delivery cannot be controlled or guaranteed by the appellant. Therefore, the proposal cannot be said to accord with Policy ANP H1.
12. I do not consider that there is a direct conflict between the development plan policies of LPP1, LPP2 and the more recently adopted ANP as the ANP seeks only to provide a more specific articulation about the relevance of the Settlement Boundary and types and scale of development that are permissible within the ANP plan area. LPP2 clearly sets out that neighbourhood plans were expected to fulfil such a role. Therefore, despite that this issue was not raised by the Council in its reason for refusal, my view is that the scheme conflicts with, in particular, Policy ANP H1 of the ANP.

Coalescence

13. The Dunsfold Park Village received an allocation under LPP1 and also has an outline planning permission for up to around 1,800 dwellings. The masterplan that accompanied the outline application places dwellings approximately 740 metres to the closest dwelling on the appeal site, but a distance of around 590 metres boundary to boundary.
14. Spatially, the appeal scheme would remain distant from the Dunsfold Park Village with a substantial swathe of agricultural land separating the two. The outer limits of the 23 dwelling scheme and separate 7 unit scheme would be similarly close but the dwellings on the corner of Dunsfold Road and Green Lane are already closer at around 570 metres away.
15. There would not be any intervisibility between Dunsfold Park Village and the appeal scheme due to landform, distance and intervening trees and hedgerows. When travelling along the A281, the gap between Dunsfold Park Village and the appeal scheme would be substantial and would not be materially diminished by the appeal scheme. When travelling along Dunsfold Road, the road fronting dwellings are those that define the edge of the built settlement in this location, with the swathe of agricultural land separating them from the public house, mobile home park and northern gate of Dunsfold Park.
16. Bringing the above points together, the proposal would not diminish the separation between the settlement edge of Alfold Crossways such that it would appear to coalesce with Dunsfold Park Village. As such, the proposal would not conflict with Policy ANP PSC1 of the ANP which seeks for new development to avoid coalescence between the settlement clusters of Alfold, Alfold Crossways, Stovolds Hill, Alfold Bars and Dunsfold Park Garden Village.

Character and appearance

17. The site and adjoining land both to the north and south is relatively flat, former pastureland which is well enclosed by trees and vegetation around its

outer perimeter. The site lies within the WW6: 'Dunsfold to Pollingfold Wooded Low Weald' landscape character area as described in the Surrey Landscape Character Assessment, although shares limited characteristics with the wider landscape due to its small scale and enclosed nature. The appellant has submitted a Landscape and Visual Appraisal (LVA) and a Landscape Hearing Statement (LHS) with which the Council does not raise any specific points of disagreement.

18. Houses within Brockhurst Cottages are close to the south-eastern boundary and are visible from within the site. Similarly, houses to the south-west accessed from Dunsfold Road and Green Lane, including Spinners Cottage and its associated outbuildings, exert an influence over the site such that it has a semi-rural character. Whilst the developments of a combined total of 39 dwellings are either under construction or not yet fully detailed, they will also materially change the character and appearance of the area to one of a more suburban context in due course.
19. The site has a relatively limited visual envelope and from where it can be seen, the baseline sensitivity of receptors is generally at a medium level of sensitivity. Green Lane is a byway with tree-lined hedges that contains the spread and visual influence of Alfold Crossways to its south, with a sweep of open agricultural land to the north. Users of Green Lane are more sensitive to visual changes. Dunsfold Road already has dwellings fronting onto it for much of its length and the addition of dwellings extending back towards the A281 in views from Dunsfold Road would have a relatively modest effect. Any views of the site from the A281 are more distant, filtered by vegetation and in time. In longer landscape views from the south-west on Footpath 415(a), the site and surrounding dwellings are seen in the background of dwellings and the football club on the southern side of Dunsfold Road and the view is also influenced by a new residential development under construction to the east.
20. Nonetheless, there would be harm owing to the loss of openness and greenery which contributes to the semi-rural character of the area. This type of harm was envisaged by the Inspector considering the 39-dwelling scheme and was, in part, the reason for the dismissal then. Whilst the appellant relies on a material change to the site's physical context, these are to a degree, overstated given the absence of the Vintners scheme on the ground at the present time.
21. The other changes promoted by the appellant include the reduced number of dwellings compared to the dismissed 39 dwelling scheme and reconfigured layout which would be more concentrated towards the existing dwellings around Brockhurst Cottages, away from the rural Green Lane edge. However, in my view, the outwardly facing nature of the proposal with its curving layout arrangement with a current absence of boundary features are not typical features of the area and represent a more abrupt edge than would be expected of an edge of settlement location. These aspects of the scheme fail to adhere with, in particular, Code 3 of the Alfold Neighbourhood Plan Design Code (2020).
22. Taking all these factors together, my view is that there would be an modest, localised degree of harm on the landscape character and appearance of the site and surrounding area, contrary to Policy RE1 of LPP1, Policies DM4 and DM15 of LPP2 and ANP Policy ANP H1 which collectively seek to ensure that

new development responds effectively to its surroundings, reinforces local distinctiveness and landscape and historic townscape character, reflects the scale, grain and density of built development in the vicinity of the site and is informed by the Alfold Neighbourhood Plan Design Code.

Other Matters

23. I have taken into account the objections to the scheme from local residents and the Parish Council. I am aware that through a series of applications and appeals, the number of dwellings permitted on the land owned by the appellant has incrementally crept up. However, I have considered the appeal on its own merits and have also taken account of the cumulative effects of the schemes.
24. On the issue of the sustainability of the village, I am mindful that the settlement has received permissions which far exceed the development plan allocation and that in more recent times, the facilities which contributed to its designation as a small village have depleted. The effects of the increasing numbers of houses in an area with fewer facilities is to generate a higher dependency on vehicles. Whilst the matter of sustainability is not in dispute between the main parties, and I do not take issue with a scheme of 11 dwellings, I understand the concerns of residents in this regard.
25. It has been suggested that Dunsfold Road receives high volumes of traffic which will be exacerbated by further growth at Dunsfold Park Village. Whilst I am sure that peak hour vehicle numbers may be greater, I did not experience a particularly congested highway environment at the time of my site visit and do not consider that the appeal scheme would result in materially harmful effects in this regard.
26. I have noted a number of concerns in respect of surface water drainage. The appeal scheme would be provided with a sustainable urban drainage scheme, including the use of an attenuation feature, separate to the one proposed on the adjoining site for 23 dwellings. The introduction of surface water management features with an allowance for the effects of climate change would ensure that the development did not exacerbate any existing surface water problems.
27. I have also noted the criticisms about the slow delivery of dwellings on the adjoining site for the 23 dwelling scheme despite the timely delivery envisaged. The COVID-19 Pandemic and slow application turnaround were offered by the appellant as contributory factors. However, it is clear that construction activities have started on both the 23 dwelling scheme and 7 dwelling scheme, and it was suggested that completions on those schemes could be expected within early 2026, a fact which the Council has relied upon for their inclusion in the current housing land supply. The benefit of the appeal scheme is that it is a full application and that delivery on the adjacent site will enable a straightforward transition into the appeal site, with no obvious impediments to delivery. As such, I can be more confident of a timelier delivery for the appeal scheme.
28. I have taken account of the recent consultation on a revised Framework and accompanying guidance note which were published around the same time as the Written Ministerial Statement on '*Building the homes we need*' (30 July 2024) (WMS). Whilst the Framework is an indication of a direction of travel of

limited weight in the appeal, the WMS is a material consideration of note in relation to its intent to significantly boost the national supply of new homes.

Planning Obligation

29. Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended) (CIL Regulations) states that a planning obligation may only constitute a reason for granting planning permission where the obligation is.

- 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.

The Council has provided a CIL Regulation 122 Statement to indicate the compliance of the S106 with the same.

30. The submitted S106 planning obligation provides for four affordable dwellings which is reflected in the description of the development and equates to 36.4% of the total number of dwellings. The mix and tenure of the affordable (and market dwellings) is agreed between the main parties in the context of the acute affordable housing need⁵. The Policy requirement for affordable housing is 30% under Policy AHN1 of the LPP1. Four affordable dwellings is the minimum number that could be provided to accord with the Policy expectations.
31. The S106 also provides for a 0.4 hectare area of play space (Locally Equipped Area of Play (LEAP)) set within a larger area of informal public open space which is reduced in size and reconfigured from the area of POS previously secured as part of the 23 dwelling scheme. The LEAP is a modest enhancement to the Local Area of Play (LAP) previously approved but is necessary relative to the increased number of family dwellings within the scheme.
32. The S106 also secures provisions for the establishment of a management company to maintain the components of the scheme that would retain a communal use, such as the estate roads, SUDS and the open space.
33. I am satisfied that the S106 contains obligations that are necessary to make the development acceptable in planning terms and directly related to it and proportionate in scale and kind to the development. Consequently, the S106 is capable of being taken into consideration as part of my decision.

Planning Balance

34. Owing to the harm to the character and appearance of the area and failure to adhere to the locational and scale criteria of the development plan policies, the proposal is in conflict with the development plan taken as a whole.
35. As indicated, there is agreement that the Council can only demonstrate a 3.19 years' supply of housing, falling short of its 5-year requirement by some 1,290 dwellings at the relevant base date. As a result, the presumption in favour of sustainable development set out in paragraph 11 d) of the Framework, is engaged.

⁵ The acute level of need is agreed within the SoCG

36. The planning benefits of the proposal include the delivery of 11 dwellings as a contribution to help reduce the significant shortfall. Whilst a modest contribution, it would still be valuable and deliverable within a short timeframe. The delivery of 4 affordable dwellings in an area of acute need is also a benefit of the scheme. The benefits of delivering housing, including affordable housing, are significant pull factors in favour of the development.
37. I also attribute modest positive weight to the delivery of economic benefits. The provision of social infrastructure in the form of the public open space and LEAP is necessary to achieve policy compliance but is also a positive attribute of the scheme. I attach only limited weight to it as a benefit as it was captured in a modestly different form as part of the adjoining 23-dwelling scheme in any event.
38. Taking account of the reduced weight I attribute to Policy ANP H1 of the ANP in the context of the undersupply of housing, and despite the weight still carried by the numerous policies requiring preservation of landscape character and appearance, I am of the view that the adverse impacts of the scheme would not significantly and demonstrably outweigh the benefits. Therefore, the presumption in favour of sustainable development is a material consideration of such weight that it indicates that permission should be granted other than in strict accordance with the development plan.

Planning Conditions

39. Planning conditions are required to make certain aspects of the development acceptable where such are not addressed within the S106. These conditions have been agreed between the main parties and the number of pre-commencement conditions have been minimised to those strictly necessary and agreed by the appellant.
40. As the scheme is a detailed application, a condition is necessary to require commencement within three years. Similarly, conditions are needed to detail the approved plans in the interests of certainty.
41. In the interests of the character and appearance of the area, conditions are needed to secure details of the construction materials, arboricultural protection measures and a scheme of landscaping. The related landscaping management regime is also a requirement of a condition, tied in with the ecological mitigation and enhancement measures as part of a Landscape and Ecological Management Plan. Further ecological measures are required by condition including the barn owl mitigation measures and sensitive lighting measurement plan.
42. In the interests of environmental protection and to limit disruption to neighbouring residents and the surrounding highway network, conditions are needed to secure a Construction Transport Management Plan and Construction Environmental Management Plan.
43. In order to secure satisfactory environmental outcomes from the development, conditions are needed to secure details of solar photovoltaic panels, details of the refuse and recycling storage and bicycle storage facilities.
44. To ensure that the risk of flooding is minimised, a condition is needed to ensure the implementation of the approved SUDS scheme and its ongoing management.

45. For reasons relating to highway safety, a condition is also needed to ensure that the turning head is provided to enable visitors to enter and leave the site in forward gear.
46. Lastly, a condition is necessary to prevent any alterations and extensions to the dwellings being undertaken without permission to control the spread and extent of development within the site.

Conclusion

47. For the reasons given above the appeal should be allowed.

H Nicholls

INSPECTOR

Richborough

APPEARANCES

FOR THE APPELLANT:

Mr James Corbet-Burcher	Counsel
Mrs Rhiannon Jones, BSc(Hons), MSc, MA, MRTPI	Neame Sutton
Mr David Neame BSc(Hons), MSc, MRTPI	Neame Sutton
Mrs Christine Marsh BA(Hons), Dip LA, CMLI	Landscape Architect, Hankinson Duckett Associates
Mr Tony Webber	Appellant

FOR THE LOCAL PLANNING AUTHORITY:

Mr Russell Brown PgDip	Principal Planning Officer, Waverley Borough Council
Mr William Alwood MRTPI	Team Lead - Majors Waverley Borough Council

INTERESTED PARTIES:

Mr Michael Lord	Alfold Parish Council
Mr Edward McCudden	Alfold Parish Council

DOCUMENTS:

Document 1	Plan showing site markers
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DOCUMENTS RECEIVED AFTER THE HEARING:

Document 2	Completed S106 agreement
Document 3	Email on pre-commencement conditions and condition 16

SCHEDULE OF CONDITIONS

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The plan numbers to which this permission relates are:
 - 19.059.PH3_10 Rev J (Dated 22/09/2023)
 - 19.059.PH3_11 Rev H (Dated 21/09/2023)
 - 19.059.PH3_300 Rev F (Dated 30/11/2022)
 - 19.059.PH3_206 (Dated Oct 2021)
 - 19.059.PH3_205 Rev D (Dated 30/11/2022)
 - 19.059.PH3_204 Rev E (Dated 30/11/2022)
 - 19.059.PH3_203 Rev D (Dated 30/11/2022)
 - 19.059.PH3_202 Rev D (Dated 30/11/2022)
 - 19.059.PH3_201 Rev D (Dated 30/11/2022)
 - 19.059.PH3_200 Rev F (Dated 30/11/2022)
 - 19.059.PH3_01 Rev F (Dated 21/10/2021)
 - COVE22875-03 Rev D (Dated 11/05/2020)
 - COVE22875 20B Rev B (Dated 22/06/2022)
 - COVE22875aia-ams (Date 11/05/2020)
 - C774/104 Rev A (Dated 16/12/2021)
 - C774/102 Rev A (Dated 04/11/2021)
 - C774/101 Rev A (Dated 04/11/2021)

The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

3. No development above ground floor slab level of any part of the development hereby permitted shall take place until samples of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority, including:
 - all brick, tiling and render (including its colour);
 - the proposed windows, doors, chimney pots, fascias and guttering; and
 - any other materials to be used externally.

Development shall be carried out in accordance with the approved details.

4. Prior to first occupation of the development hereby approved, details of any photovoltaic panels to be installed shall be submitted to and approved in writing by the Local Planning Authority. The photovoltaic panel array shall then be installed in accordance with the approved details.
5. The proposed windows on the first floors currently shown as serving bathrooms shall be glazed to Pilkington Textured Glass Privacy Level 5 or standard equivalent and be non-opening unless the parts of the windows

which can be opened are more than 1.7 metres above the floor of the room in which the windows is/are installed, and shall be retained at such a privacy level for the lifetime of the development and shall not at any time be replaced with clear glazing.

6. The development hereby permitted shall not be first occupied until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out and provided in full in accordance with the approved details prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.
7. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plan, drawing no. 19.059.PH3_10 Rev J, for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.
8. The development hereby approved shall not be first occupied unless and until space has been laid out within the site for covered bicycles to be securely parked in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority. Thereafter the parking areas for bicycles shall be retained and maintained for their designated purposes.
9. No development shall commence until a Construction Transport Management Plan, to include details of:
 - a) parking for vehicles of site personnel, operatives, and visitors within the curtilage of the site
 - b) loading and unloading of plant and materials
 - c) storage of plant and materials
 - d) programme of works (including measures for traffic management)
 - e) HGV deliveries and hours of operation
 - f) vehicle routing
 - g) measures to prevent the deposit of materials on the highway
 - h) no HGV movements to or from the site shall take place between the hours of 08:00-09:00 and 17:00-18:00, nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, on the public highway during these times
 - i) on-site turning for construction vehicles
 - j) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused

The demolition and construction works shall be carried out in accordance with the approved CEMP and no part of the development hereby approved shall be occupied until the approved highway works have been carried out in accordance with the agreed details.

10. The development shall be carried out in accordance with approved plans COVE22875-03 Rev D (Dated 11/05/2020), COVE22875 20B Rev B (Dated

22/06/2022) and approved Arboriculture Method Statement COVE22875aia-ams (Date 11/05/2020)

11. Prior to the first occupation of the development hereby permitted, a scheme for landscaping shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be implemented in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. The scheme shall include the following:

- details of all hard and soft surfacing to include type, position, design, dimensions and materials and any sustainable drainage system used;
- a schedule detailing sizes and numbers/densities of all proposed trees/plants including details of tree pit design, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period, including some food-bearing plants;
- details of all boundary treatments to include type, position, design, dimensions and materials.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

12. The development hereby permitted shall be carried out in accordance with the mitigation and enhancement actions for barn owls set out in paragraphs 4.47 to 4.49 of the submitted Ecological Impact Assessment ref. 20/18-1C (EPR, July 2022).

13. Prior to the commencement of the development hereby permitted, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall be based on the impact avoidance, mitigation and enhancement measures specified in the submitted Biodiversity Net Gain Explanatory Note (EPR, July 2022) and shall include, but not be limited to:

- Description and evaluation of features to be managed;
- Ecological trends and constraints on site that might influence management;
- Aims and objectives of management;
- Appropriate management options for achieving aims and objectives;
- Prescriptions for management actions, together with a plan of management compartments;
- Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
- Details of the body or organisation responsible for implementation of the plan;
- Ongoing monitoring and remedial measures;
- Legal and funding mechanisms by which the long-term implementation of the plan will be secured by the applicant with the management body(ies) responsible for its delivery; and

- Monitoring strategy, including details of how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.
14. Prior to the commencement of the development hereby permitted, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include, but not be limited to:
- Map showing the location of all of the ecological features
 - Risk assessment of the potentially damaging construction activities
 - Practical measures to avoid and reduce impacts during construction
 - Location and timing of works to avoid harm to biodiversity features
 - Responsible persons and lines of communication
 - Use of protected fences, exclusion barriers and warning signs.
15. Prior to first occupation, a Sensitive Lighting Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall 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 sensitive 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.
16. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of management and maintenance regimes by the responsible party and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.
17. No extension, enlargement or alteration of the dwellinghouses as provided for within Schedule 2, Part 1, Classes A, B and C 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) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

--- END OF SCHEDULE ---