

## REPORT SUMMARY

19<sup>th</sup> December 2017

<b>REFERENCE NO – 17/502714/FULL</b>			
<b>APPLICATION PROPOSAL:</b> Change of use of land to create two additional plots adjacent to an existing Gypsy site, for the accommodation of two Gypsy Traveler families. Each plot to contain one static caravan, one touring caravan, a septic tank, parking for two vehicles and associated hardstanding.			
<b>ADDRESS:</b> Caravan 2, Hawthorn Farm, Pye Corner, Ulcombe, Kent ME17 1EF			
<b>RECOMMENDATION:</b> GRANT subject to the planning conditions set out in Section 8.0 of the report			
<b>SUMMARY OF REASONS FOR RECOMMENDATION:</b> The proposed change of use of the land, subject to imposition of conditions as herein recommended, is considered to comply with the policies of the Development Plan (Maidstone Local Plan 2016), and the provisions of the NPPF and there are no overriding material planning considerations justifying a refusal of permission.			
<b>REASON FOR REFERRAL TO COMMITTEE:</b> The recommendation is contrary to the views of Ulcombe Parish Council who has requested that the application be determined by Committee.			
<b>WARD</b> Headcorn	<b>PARISH/TOWN COUNCIL</b> Ulcombe Parish Council	<b>APPLICANT – Mrs B Cash</b> <b>AGENT – Joseph Jones,</b> BFSGC	
<b>DECISION DUE DATE</b> (Extended) 31.10.2017.	<b>PUBLICITY EXPIRY DATE</b> 22/06/2017	<b>OFFICER SITE VISIT DATE</b> 14/07/2017	
<b>App No</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
14/504606/FULL	Change of use of land to create two additional plots for the accommodation of gypsies. Each plot to contain, one static caravan, a septic tank, parking for two vehicles and associated hardstanding.	Refused	11/7/16
<i>(1) By virtue of the lack of sufficient information submitted, it is not possible to adequately assess the impact that the proposal would have upon protected species and their habitats within the application site. The application thereby fails to comply with central government planning policy as set out in section 11 of the National Planning Policy Framework 2012 and Circular 06/2005.</i>			
Adjoining site for Hawthorn Farm			
MA/09/0208	Change of use to Gypsy caravan site to include 2 mobile homes, 2 touring caravans, 2 utility blocks and 2 stables and tack-room	Permitted	18/8/10

## MAIN REPORT

The application was withdrawn from the 17<sup>th</sup> October 2017 Committee agenda to seek clarification regarding the Gypsy Status of the proposed occupiers. The earlier report set out that the application was not for specific occupiers, whereas the application does include these details which are now considered in the report below.

### **1.0 DESCRIPTION OF SITE**

1.1 The site is contained within a larger triangular shaped level field enclosure defined by mature native species hedgerows and located in the countryside approximately 1kilometre south of Ulcombe and 5km to the north of Headcorn.

- 1.2 The field enclosure contains 'Hawthorn Farm' an existing Gypsy and Traveller site. The field is accessed via an unmade track, which serves other properties including Roydon Farm and other G&T sites and extends to Kingsnood Farm and Kingsnood Oast some 150m to the south-east. The access track joins the public highway at Eastwood Road, an unclassified county road, 400m to the north-west. The track is also designated as a public footpath.
- 1.3 The site and its environs have been designated as a Landscape of Local Value (LLV) within the Local Plan. The site is not subject to national landscape designation.
- 1.4 Hawthorn Farm has been allocated as a Gypsy and Traveller site for a total of 5 pitches in accordance with Policy GT1(15) of the Maidstone Borough Local Plan (subject to certain landscaping requirements). This allocation includes the existing 3 authorised pitches at Hawthorn Farm. The allocation site is separate from the current proposal site.

## **2.0 PROPOSAL**

- 2.1 This application seeks full planning permission for a change of use of land to use as a residential caravan site for 2 Gypsy families each with 2 caravans of which no more than one would be a static mobile home, a septic tank, parking for two vehicles and associated hard-standing.
- 2.2 The pitches would be located to the north-west of the existing Hawthorn Farm Gypsy and Traveller site and within the larger field enclosure. This would be outside but adjoining the site allocation area. Access would be via the existing site access which would be shared with the existing site occupant. The future occupants of the site have been identified as belonging to the Gypsy and Traveller community.
- 2.3 The application is supported by the following documents:
  - Ecology Statement
  - Health and Education Statement
  - Gypsy Status Declaration
  - Design and Access Statement
  - Kent Reptile and Amphibian Group Report (KRAG)

## **3.0 POLICY AND OTHER CONSIDERATIONS**

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Maidstone Local Plan (2011-2031): Policies SS1, GT1(15), SP17, DM15
- Planning Policy for Traveller Sites 2015 (PPTS)
- Neighbourhood Plan: N/A

## **4.0 LOCAL REPRESENTATIONS**

- 4.1 Ulcombe Parish Council has raised objection on the grounds that the application is contrary to MBC countryside policies, NPPF guidance and PPTS 2015. Refusal is recommended for the following reasons:
  - As MBC has a 5.6 year supply of traveller pitches there is now no need to expand this unsustainable and visually harmful site.

- The applicant is not nomadic, although of traveller descent, and has been resident in Hawthorn Farm for over 12 years and therefore does not fit the definition of "Gypsies and Travellers", contrary to the Planning Policy for Traveller Sites (PPTS) 2015.
- There is no regulated water and electricity supply.
- The effect of the proposal on protected species - The Ecology Survey is seriously at fault because there was no survey in late spring and summer.
- The effect of the proposal on the character and appearance of the countryside.
- The site is in open countryside and in the Low Weald Special Landscape Area and in a part of the countryside designated as Ulcombe Mixed Farmlands. It is also a Low Weald National Character Area, and sites like this need to be protected from harmful visual intrusion.
- The application conflicts with saved policy ENV34, which states that in the Low Weald, particular attention will be given to the protection and conservation of the character of the area and priority will be given to the landscape over other planning considerations.
- The immediate neighbours at Kingsnood overlook this site.
- Two extra mobile homes will increase noise, disturbance and a further loss of privacy and amenity for neighbours.
- The lane is not designed to take the current volume of traffic. There are already 15 mobile homes, 12 permitted tourers and 2 unauthorised tourers along this footpath, and it is already difficult to pass oncoming vehicles on this half mile stretch of track. The large number of mobile homes along this track dominate the nearest settled community of 3 houses at Kingsnood.
- The application is contrary to saved policy ENV28 'planning permission will not be given for development which harms the character and appearance of the area or the amenities of the surrounding occupiers'.
- Contrary to the application statement, the site is visible from the public footpath which runs along the length of the western boundary.
- The addition of another traveller site will aggravate the social cohesion in the village.
- The school has grown from 25% traveller children in 2013 to 85% traveller children in 2017 (the school's figure) and this has resulted in a loss of social cohesion between the settled and traveller communities, contrary to the intent of PPTS2015
- Ulcombe already has the highest percentage of traveller sites in Maidstone Borough for a small village. There are now 94 traveller pitches either in, or within a mile of, the Ulcombe Parish boundary. We hope this fact will persuade MBC to see the cumulative impact of what may on the surface appear to be only modest individual traveller applications.
- The site does not fulfil the definition of "sustainability" in policy DM16 in the Draft Local Plan. Ulcombe has no shops, no health centre and no recreational facilities. There are only 4 buses a day to Maidstone (8 miles away) with the last one at 1.32pm from the Ulcombe bus stop 1.5 miles away from this site. There are no buses to Headcorn (over 3 miles away). Headcorn has the nearest local services including the railway station, doctors and dentists, chemist, library, and shops etc, all of which are not accessible from Ulcombe on foot or by public transport.

4.2 One letter of objection has been received from a member of the public. The objector's comments can be summarised as follows:

- Already overlooked by existing site caravans during winter and without full screening and fencing between the site and our land this will be exacerbated.
- The shared track accessing the site is in a terrible state of repair and increased numbers on the site at Hawthorn Farm will aggravate the problem.
- The highway between Pye Corner and the Ulcombe - Headcorn road has deteriorated significantly in recent years due to increased usage.

- Already high number of refuse bins around collection days giving rise to health and rodent concerns and making access to and from the track more problematic.
- Further hard standing, fencing, buildings and caravans of no aesthetic merit will cause further erosion of what has been an attractive rural environment.
- We have had problems with dogs from the site chasing and disturbing our livestock and believe increased numbers on this site might lead to same.
- Concern that noise pollution would increase.

## **5.0 CONSULTATIONS**

### **5.1 KCC Ecology**

Due to the site being intensively managed KCC are satisfied that the submitted report provides a good understanding of the ecological interest of the site. No additional surveys are required but if planning permission is granted there is the opportunity to enhance the site for biodiversity and this can be secured by condition.

## **6.0 APPRAISAL**

### Policy Background

- 6.1 Policy SS1 is a spatial strategy policy for all of Maidstone Borough. The policy refers to a Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTTSA) that sets the quantitative need for sites and the methodology for site delivery.
- 6.2 The site is within the Low Weald Landscape of Local Value (LLV), which Policy SP17 seeks to conserve and enhance these landscapes.
- 6.3 Local Plan Policy SP17 'The Countryside', follows the broad thrust of Policy ENV28 which it has replaced. The policy states that 'development proposals in the countryside will not be permitted unless they accord with other policies in the plan and they will not result in harm to the character and appearance of the area.'
- 6.4 Local Plan Policy DM15 is specific to gypsy development, allowing for development subject to compliance with certain criteria, which includes sustainability, landscape character, the cumulative effect of development, highway safety, flooding and ecology.
- 6.5 Policy GT1 establishes that allocated sites, will deliver a total of 41 pitches for Gypsy and Traveller accommodation; while Policy GT15 is specific to Hawthorn Farm and establishes that planning permission for 3 additional permanent pitches will be granted providing certain criteria are met. The policy states that the total site capacity is 5 pitches and that a landscaping scheme for the site is approved.
- 6.6 Issues of need are dealt with below, but in terms of broad principle Local Plan Policies and Central Government Guidance both permit Gypsy and Traveller sites to be located in the countryside as an exception to policies which otherwise seek to restrain development.

### Need for Gypsy sites

- 6.7 Local Planning Authorities are required to set their own Local Plan targets for pitch provision in their area. In order to address this, Salford University were commissioned to carry out a Gypsy and Traveller and Travelling Show-people Accommodation

Assessment (GTAA) which was published in 2012 to cover the period October 2011 to March 2031.

- 6.8 The GTAA concluded the following need for pitches over the remaining Local Plan period:
- Oct 2011 – March 2016 - 105 pitches
  - April 2016 – March 2021 - 25 pitches
  - April 2021 – March 2026 - 27 pitches
  - April 2026 – March 2031 - 30 pitches
- Total: Oct 2011 – March 2031 - 187 pitches
- 6.9 This, is the best current evidence of need, and forms the evidence base to the Local Plan, although it should be acknowledged that the GTAA preceded the August 2015 publication of the revised PPTS which redefines amongst other things, status qualifications, and as a result the accuracy (albeit not substantially) of the GTAA figures.
- 6.10 The target of 187 additional pitches is included in Policy SS1 of the Maidstone Borough Local Plan.
- 6.11 The GTAA predates publication of the revised PPTS, which sought to redefine the definition of Gypsies and Travellers. The GTAA is the best evidence of needs at this point, forming as it does part of the evidence base to the DLP. The GTAA had already asked those surveyed whether they had ceased to travel. The only recognised omission was whether those who had ceased to travel intended to resume travelling. The Inspector concluded that a new survey to address this would be unlikely to result in anything but small changes to the needs figures. The Inspector concluded that the needs evidence is adequate.

#### Supply of Gypsy Sites

- 6.12 Under the terms and conditions of The Housing Act (2004), accommodation for Gypsies and Travellers is a specific form of housing, which Councils have a duty to provide. Local Plan Policy DM15 accepts that subject to certain criteria, this type of accommodation can be provided in the countryside.
- 6.13 Between the base date 01.10.2011 of the GTAA and 21.08.2017, a net total of 110 permanent pitches were provided. This means that a further 77 permanent pitches are required by 2031 to meet the objectively assessed need identified in the GTAA. The level of provision to 27.10.2017 can be broken down as follows:
- 107 permanent non-personal pitches
  - 21 permanent personal pitches
  - 3 temporary non personal pitches
  - 38 permanent personal pitches
- 6.14 The PPTS states that LPA's should identify a future supply of specific, suitable Gypsy and Traveller sites sufficient to meet the 10 year period following Local Plan adoption (currently anticipated as late 2017). The Local Plan allocates a number of sites sufficient to provide 41 additional pitches by 2031. Although this figure does not satisfy identified demand there will be potential uplift through the provision of windfall sites yet to come forward. Accordingly it is considered that the objectively assessed need (OAN) for 187 pitches can realistically be achieved.

- 6.15 The PPTS directs that the lack of a 5 year supply of Gypsy and Traveller pitches should be given weight when considering the expediency of granting consent on a temporary basis. The Council's position is that it can demonstrate a 5.6 year supply of Gypsy and Traveller sites at the base date of 1<sup>st</sup> April 2016. However even where it can be demonstrated a 5 year supply of Gypsy and Traveller sites exists this does not preclude further gypsy and traveller sites being permitted if the provisions of policies SP17 and DM15 of the local plan are considered to be satisfied. Unidentified or 'windfall' Gypsy and Traveller sites also contribute to meeting the adopted targets for gypsy and traveller development within the Borough.

#### Gypsy status

- 6.16 Permission is sought on the basis that the proposed two pitches are required to satisfy an identified need for two Gypsy and Traveller families. The agent has submitted that the intended occupiers of the site qualify for Gypsy and Traveller status for planning purposes and has listed the following information of Horse Fairs, Drives and Event as evidence of events that the proposed occupiers attend:

- 6.17 List of Horse Fairs, Fairs and Events that the applicants attend, or have attended in recent years.

*Not all the fairs listed will be attended every year, for various reasons. Some of the fairs will last for a number of days. These fairs need to be considered together with the fact that the family also continue to travel for work for a significant part of the year, individually and collectively with other members of the family. The applicants also travel to attend cultural events and family events throughout the year, to different sites and to various locations across the UK.*

*January - Peterborough Show Horse Fair*

*February - Red Lee Show Day, Shepperton*

*March - Smithfields Horse Mkt, Dublin, Ireland; St Patrick's Day Fair, Dartford, Kent; Merton Show (weekend) Faversham Showground*

*April - Langley Fair, Slough Bucks \**

*May - Stow Horse Fair, Stow on the Wold, Oxon; Stepping Cob Show & Drive, Lingfield; Wickham Horse Fair, Wickham*

*June - Appleby Horse Fair, Appleby, Westmoreland; Epsom Derby, Epsom; Cambridge Midsummer Fair, Cambridge*

*July - Seamer Fair Scarborough; Darling Buds of May Fair, Pluckley, Kent; Big O Festival, Orpington; Chilli Farm Festival, Dover, Kent*

*August - Kent Horse Fair, Staplehurst; Hellingley Festival of Transport, East Sussex*

*September - Smithfields Horse Mkt, Dublin, Ireland; Dereham Horse Fair; Horsemonden, Kent; Barnet Horse Fair, North London; Kenilworth Horse Fair*

*October; Ballinasloe Horse Fair Ireland; Stow Fair, Cotswolds.*

*November; Battersea Horse Fair, London; Shaun Stanley Drive Pool, Fair & Drive in Dorset;\* Jimmy's Fair, Langley Horse Fair, Langley, Slough, SL3 8BQ*

*(NB Jimmy's fair, organised by Jimmy Smith, took over from the Southall Horse Market which took place every Wednesday in a yard behind Southall High Street. The former market was organised by the Lovelace, family and was very popular with members of the Gypsy Traveller community. Now the Horse Market/Fair is held monthly throughout the year).*

- 6.18 In addition the agent confirms that none of the family has ceased to travel, the family units and individuals travel separately and together in differing combinations, the family travel for work, traditional and cultural purposes and members of the family also travel with other families.

- 6.19 The families for which permission is sought are homeless and are related to the other Irish Traveller families, living in the area. That is one of the reasons that the site was chosen, as the families will be able to support each other in times of stress, need or illness.
- 6.20 Upon implementation the occupants of the site comprising the application site and Hawthorn Farm would include members of the Cash family. It is understood that the some of the residents of the additional pitches are those who previously lived on the consented site at the Hawthorns, but now require their own accommodation due to marriage and age.
- 6.21 It is submitted that there will be four children resident on site, two of pre-school age and two of early secondary school age. There is an obvious need for schooling and a structured family life.
- 6.22 Based on the evidence available it can be reasonably concluded that the intended occupants are of Gypsy heritage and are from the travelling community. A condition is recommended to ensure that the site shall not be used as a caravan site by any persons other than Gypsies or Travellers and their family and/or dependants, as defined in Annex 1 of the Planning Policy for Traveller Sites 2015.

#### Visual/Landscape Impact

- 6.23 The larger triangular shaped field is bordered by mature hedgerows which provide effective screening except during the winter months when foliage dies back and it can be glimpsed from the public footpath, particularly at the site entrance. The opportunity exists for site visibility to be addressed in the long term by provision of a robust screen of fast growing native species landscape planting, secured through planning condition. Such landscaping would supplement existing landscaping in line with policy DM15. Although there would be an impact on visual amenity in the short term, such impact would be localised, would be seen in the context of neighbouring Gypsy and Traveller development and would be insufficient to warrant refusal of planning permission.
- 6.24 Policies SP17 and DM15 of the Local Plan are particularly relevant in this context. Policy DM15 states that planning permission for Gypsy and Traveller development will be granted if the proposal would not result in inappropriate harm to the landscape or rural character of the area. The site has been located so as to have minimal impact on its surroundings. It is considered that the proposal complies with the criteria set out in Policies SP17 and DM15.
- 6.25 The Parish Council has drawn attention to the Low Weald Special Landscape Area (SLA) setting and the need to protect such designations from harmful visual intrusion. The SLA designation has now been superseded; however the site does remain within the LLV. In this instance the site is reasonably well screened from public vantage points within the adjoining PROW and providing existing natural screening is reinforced in accordance with the provisions of DM15 this will ensure that the development will become, with time, better assimilated into its surroundings and reduce perceived harm to the character of the surrounding countryside. In addition Policy GT15 related to the allocated site provision, requires reinforced landscape screening to certain areas of the 'larger' field enclosure site. A landscape condition in respect of the current application would satisfactorily address all concerns pertaining to site development. As such harm to the Low Weald would not be unacceptable.

### Highways

- 6.26 There are no highway issues as an existing access is to be used. Although the track running from the unclassified county road also benefits from footpath status, the track is also subject to vehicular rights of access.

### Cumulative Impacts:

- 6.27 The site lies in close proximity to several existing Gypsy and Traveller sites. In accordance with Policy GT1 (15) Hawthorn Farm has been allocated a total of 5 pitches, to include the 2 existing pitches. A further allocation for a single additional pitch at Neverend Lodge, Pye Corner, has been made in accordance with Policy GT1 (16) on land to the west of the site accessed from Eastwood Road. The Parish Council has expressed concern that although such applications viewed in isolation may seem reasonable, the cumulative impact of Gypsy and Traveller development is in serious danger of undermining social cohesion within the resident community, and they have provided figures demonstrating the extent to which local schools now predominately cater for the Gypsy and Traveller community.
- 6.28 The NPPF and PPTS 2015 provides some guidance in respect of cumulative impact. The Government's aim is to reduce tension between the settled and travelling communities and in order to achieve this PPTS 2015 requires that when assessing the suitability of sites in rural or semi-rural settings, local planning authorities should ensure that the scale of development does not dominate the nearest settled community. In this instance, the Council's Planning Policy team considered the implications of cumulative impact during the Gypsy and Traveller site allocation process and in so doing determined that the site was suitable for 5 pitches. Currently there are the 2 original pitches and a further 3 pitches within the allocation. Were this application to be approved, there would be a potential increase in pitches at Hawthorn Farm to 7 pitches. The 7 pitches would be contained within a field enclosure of generous dimensions, delineated by mature hedgerows, which has been identified as land suitable for Gypsy and Traveller site expansion (albeit up to quantum of 5). However in this instance, the proposal would not result in an overtly cramped form of development or one that would unacceptably dominate the existing residential community. In addition a generous area of open space would surround the development and the proposal would not represent overdevelopment of the land.

### Ecology Impacts.

- 6.29 A previous application was refused due to the lack of ecology information submitted. This application is now supported by a Phase 1 Ecology Survey. The survey emphasises that within the proposed footprint of development, the land has no potential for habitat and that there is no evidence of protected species. The Ecology and Biodiversity Officer agrees with this conclusion and has taken the view that a condition to enhance existing site biodiversity would be acceptable in this case. As such there would be no conflict with Policy DM15.

### Sustainability

- 6.30 Although the site would be approximately 5km from a Local Service Centre, the location has been considered by the Council in the context of their Gypsy and Traveller site needs assessment and allocated in the emerging Local Plan Gypsy and Traveller development. Although the occupants of the site would be largely reliant on private motor vehicles to access local services and facilities, this is not untypical of Gypsy and Traveller lifestyle choices which results in a preference for sites in rural locations.

Although not highly sustainable in respect of location, the site is not so far removed from basic services and public transport opportunities as to justify refusal on this basis

#### Residential amenity

- 6.31 The two proposed pitches would be of sufficient size to ensure that, spatially, living conditions would be acceptable for future occupiers. Although concern as to loss of privacy and potential for noise pollution has been expressed by the neighbour to the south east, the development would be located to the other side of an existing Gypsy and Traveller site and would be reasonably distant and as such would not be readily visible to that neighbour. In addition additional landscaping would be introduced, secured by condition, which with the passage of time would provide enhanced screening and provide enhanced separation. Consequently the impact on residential amenity is considered acceptable.

#### Flooding/Drainage

- 6.32 The site lies within Flood Zone 1 and as a consequence flooding is not an issue. A planning condition will however be imposed in order to secure permeability of site hardstanding and assist in surface water drainage. Details submitted with the application in respect of sanitation are considered acceptable. The application would comply with Policy DM 15 in all such respects.

### **7.0 CONCLUSION**

- 7.1 Although this site will have some visual impact on the character and appearance of the rural area, policy allows that subject to strict control and in order to satisfy the Borough's responsibility to satisfactorily accommodate the Gypsy and Traveller community in development commensurate with their traditional lifestyle, Gypsy sites can be acceptable in the countryside. In this instance the field enclosure has been allocated in part for Gypsy and Traveller development. The proposed development would be largely screened to long distance views while additional landscape planting would mitigate views from the PROW and from neighbouring residential curtilages in accordance with policy DM15. As a result the impact of development upon the character of the countryside and the amenity of the settled community would be acceptable.
- 7.2 Grant of planning permission would assist in meeting the Council's unmet need for Gypsy and Traveller accommodation in the Borough and would comply with the Development Plan comprising the Maidstone Local Plan and with National Planning Guidance. Material circumstances indicate that subject to imposition of conditions full permanent (non-personal) planning permission should be granted.

### **8.0 RECOMMENDATION**

GRANT planning permission subject to the following conditions:

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

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. No more than four caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (of which no more than 2 shall be static caravans) shall be stationed on the application site at any time;

Reason: To accord with the terms of the application and to safeguard the amenity, character and appearance of the area.

3. The site shall not be used as a caravan site by any persons other than Gypsies or Travellers and their family and/or dependants, as defined in Annex 1 of the Planning Policy for Traveller Sites 2015;

Reason: The site is in the countryside where the stationing and occupation of caravans/mobile homes is not normally permitted other than by members of the Gypsy and Travelling community.

4. No external lighting shall be erected on the site at any time unless previously agreed in writing.

Reason: To safeguard the rural character and appearance of the countryside and to prevent light pollution.

5. No commercial activities shall take place on the land, including the outdoor storage of materials;

Reason: To prevent inappropriate development and safeguard the amenity, character and appearance of the surrounding Landscape of Local Value.

6. Notwithstanding the provisions of Schedule 2 Part 4 of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any order revoking or re-enacting that Order with or without modification), no temporary buildings or structures shall be stationed on the land without the prior permission of the local planning authority;

Reason: To prevent overdevelopment of the site and to safeguard the rural character and appearance of the surrounding Landscape of Local Value.

7. The development shall not commence until a landscape scheme designed in accordance with the principles of the Council's landscape character guidance has been submitted to and approved in writing by the local planning authority. The scheme shall include a planting specification, a programme of implementation and a [5] year management plan. The landscape scheme shall specifically address the need to provide:

- Retention and landscape reinforcement of the existing hedge along the south west and north east boundaries of the field enclosure with native hedge and tree species.
- A new double staggered mixed native hedge with trees on the outside of all boundaries of the site and outside the edges of the site access track.

Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development.

8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following commencement of development, and any trees or plants which within a period of five 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, unless the Local Planning Authority gives written consent to any variation;

Reason: To safeguard the character and appearance of the surrounding Landscape of Local Value.

9. Details of all boundary treatments shall be submitted to and approved by the Local Planning Authority prior to occupation of the site. The boundary treatment shall allow for establishment of landscaping and shall thereafter be maintained for all time.

Reason: To safeguard the character and appearance of the surrounding Landscape of Local Value.

10. All hard-standings shall be permeable to enable surface water to percolate directly to the ground below and shall be retained as such thereafter.

Reason: To minimise flooding of neighbouring land and the highway and in the interests of sustainable drainage.

11. Prior to occupation of the site hereby approved, details of how the development will enhance biodiversity will be submitted to and approved in writing by the Local Planning Authority. The approved details will be implemented and thereafter retained.

Reason: In the interests of biodiversity.

12. The development hereby permitted shall be carried out in accordance with the following approved plans:  
Drawing Number LP-04 'OS Location Plan' 1:2500  
Drawing Number BP-04 'Site Layout Plan' 1:500  
Drawing Number TS-0102017 'Existing Trees and Hedges with proposed landscape planting' 1:200

Reason: To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

Case Officer: Rachael Elliott

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.