

REPORT SUMMARY

REFERENCE NO: - 23/500381/FULL		
APPLICATION PROPOSAL: Change of use of the land for the stationing of one static mobile, one touring caravan and one day room for Gypsy / Traveller occupation. Associated hard and soft landscaping (Part retrospective).		
ADDRESS: Land Adjacent to The Hawthorns Pye Corner Ulcombe Kent ME17 1EF		
RECOMMENDATION: GRANT PLANNING PERMISSION subject to conditions		
SUMMARY OF REASONS FOR RECOMMENDATION FOR APPROVAL: <ul style="list-style-type: none"> The proposal has been assessed in relation to harm to the character and appearance of the countryside, sustainability, cumulative impact, highways, residential amenity, flooding and drainage and found to be acceptable. The development is acceptable regarding the relevant provisions of the Local Plan, the National Planning Policy Framework and all other material considerations such as are relevant. A recommendation of permanent approval is therefore made on this basis, subject to the suggested conditions. 		
REASON FOR REFERRAL TO COMMITTEE: Ulcombe Parish Council referral		
WARD: Headcorn	PARISH: Ulcombe	APPLICANT Mr Patrick Cash AGENT: Mr Simon McKay
CASE OFFICER: Pieter De Villiers	VALIDATION DATE: 26/01/2023	DECISION DUE DATE: 24.04.2023 (EoT)
ADVERTISED AS A DEPARTURE: No		

Relevant Planning History

03/1810 – Retrospective application for the erection of a pole barn – Granted.

09/0208 - Change of use to gypsy caravan site to include to 2 No. mobile homes, 2 No. touring caravans, 2 No. utility blocks and 2 No. stables and tack room. Granted

12/2231 - An Application for Discharge of Conditions relating to MA/09/0208 (Change of use to gypsy caravan site to include to 2 No. mobile homes, 2 No. touring caravans, 2 No. utility blocks and 2 No. stables) being details of Condition 2 - Materials and Condition 9 Foul Water Drainage. Granted

MAIN REPORT

1. DESCRIPTION OF SITE

1.01 This site is in open countryside within Ulcombe Parish. This is an area characterised by grassed paddocks on level land to the south of the Greensand Ridge. The site is located within Low Weald Landscape Character Area, specifically within the Ulcombe mixed farmlands area. A long access track leads south-eastwards from Pye Corner, passing the Roydon Farm gypsy site on the south side, before arriving at the site on its north side. Much of the length of the track is shared with Public

Footpath KH330 (which joins Pye Corner to the north with Crumps Lane to the south). The footpath passes the site and leads to a group of dwellings based around Kingsnoad Farmhouse further to the south east.

- 1.02 The site is accessed from the aforementioned access track and is located to the eastern side of the access track and south of an irregularly shaped area of flat land, known as Hawthorn Farm. At the time of the officer site visit, the irregular shape land included 3 existing mobile homes, one of which is the subject of this application, with a small day room which is occupied by the applicant. There are rough hardstandings, principally of rubble and roadstone, mostly in the vicinity of the building and caravans. The site is enclosed by close boarded fencing.
- 1.03 Views from higher land to the north would be interrupted to an extent by the various intervening field boundaries. The site is more exposed in views from the south and west and it is clearly visible in short distance views from the public footpath close to the site entrance. Longer distance views from the public footpath are partially screened by hedging along the footpath.
- 1.04 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 2 authorised pitches at Hawthorn Farm. The application site forms the southern part of the allocated site.

2. PROPOSAL

- 2.01 Planning Permission is sought retrospectively for the change of use of the land for the stationing of one static mobile, one touring caravan and one day room for Gypsy / Traveller occupation including parking and turning area within the site and soft landscaping. The existing close boarded fence along the boundaries are to be retained.

3. POLICY AND OTHER CONSIDERATIONS

Maidstone Borough Local Plan 2017:

SS1 - Spatial strategy

GT1(15) - Hawthorn Farm, Pye Corner, Ulcombe

SP17 - Countryside

DM1 - Principles of good design

DM3 - Natural environment

DM15 - Gypsy, Traveller and Travelling Showpeople accommodation

DM30 - Design principles in the countryside

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Supplementary Planning Documents:

- Maidstone Landscape Character Assessment (amended 2013),
- Planning Policy for Traveller Sites 2015 (PPTS)
- Gypsy and Traveller and Travelling Showpeople Topic Paper (2016)
- Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA) (2012)

Maidstone Borough Council – Local Plan Review, draft plan for submission (Regulation 22) dated October 2021. - The Regulation 22 draft is a material consideration however weight is currently limited, as it is the subject of an examination in public that commenced on the 6 September 2022 (hearings currently adjourned until 15 May 2023). The relevant policies in the draft plan are as follows:

LPRSP10: Housing

LPRSP10(A): Housing mix
LPRSP12: Sustainable transport
LPRSP14: The Environment
LPRSS1: Maidstone borough spatial strategy
LPRSP9: Development in the countryside
LPRSP14A: Natural environment
LPRSP14(C): Climate change
LPRSP15: Principles of Good Design
LPRHOU 8: Gypsy and traveller accommodation
LPRTRA2: Assessing the transport impacts of development
PRTRA4: Parking
LPRQ&D 1 Sustainable design
LPRQ&D 2: External lighting
LPRQ&D 6: Technical standards

4. LOCAL REPRESENTATIONS

Local Residents:

4.01 No response to neighbour consultation

4.02 Ulcombe Parish Council

Ulcombe Parish Council objects to this application on the following grounds:

- Absence of evidential proof for Traveller status.
- Harm to the local landscape Low Weald Landscape of Local Value.
- The site does not fulfil the definition of "sustainability" in policy DM15.
- The effect of this proposal on protected species

5. CONSULTATIONS

(Please note that summaries of consultation responses are set out below with the response discussed in more detail in the main report where considered necessary)

KCC Public Rights of Way

5.01 No objection to the proposal.

MBC Landscape Officer

5.02 No objection on landscape grounds.

MBC Tree Officer

5.03 There are no submitted arboricultural reports or supporting plans. The site location and block plans (Ref: 2023-1006v1-LocBlock) do give an indication of trees being located on-site and potentially within influencing distance of the proposal.

Environmental Health

5.04 No objection, subject to conditions and informatives.

6. APPRAISAL

Main Issues

6.01 The key issues for consideration relate to:

- Supply and need for sites
- Gypsy Status
- Visual and Landscape impact
- Highways
- Sustainability
- Cumulative Impact
- Residential amenity
- Flooding / Drainage

Supply and need for gypsy sites

- 6.02 The Maidstone Borough Local Plan was adopted in October 2017 and includes policies relating to site provision for Gypsies and Travellers. Local Authorities also Planning Committee Report: 16 February 2023 have responsibility for setting their own target for the number of pitches to be provided in their areas in their Local Plans.
- 6.03 The GTAA is the only complete assessment of need that is currently available forming part of the evidence base to the Local Plan (Total need Oct 2011 to March 2031 of 187 pitches). The GTAA when it was carried out provided a reasonable and sound assessment of future pitch needs. However, this is now over 11 years old and because of its age, little weight can be attached to this document.
- 6.04 The Local Plan Review examination in public commenced on the 6 September 2022 (currently between Stage 1 and Stage 2 hearings). Whilst this document is a material planning consideration, at this time it is not apportioned much weight. Furthermore, the Council has chosen to separate the matter of gypsy and traveller policy from the LPR and is pursuing a separate DPD on this matter. This DPD is yet to go out to first stage consultation.
- 6.05 A call for sites exercise ran from 1 February 2022 to 31 March 2022 as part of the process. The Gypsy, Traveller and Travelling Showpeople DPD is at its early stages and is not due to be completed until 2024.
- 6.06 In contrast to the full assessment in the 2012 GTAA, (and whilst it is highlighted that nothing has to date been published), the work completed so far on an up to date assessment has indicated a significant emerging need for Gypsy and Traveller accommodation in the borough.
- 6.07 Importantly, in the recent Meadows appeal decision (APP/U2235/C/18/3210851 and others), dated 17 March 2023, the Inspector concluded that the 2012 GTAA does not represent a robust and accurate assessment of need within the Borough. Into the future, the Inspector found that evidence points to an existing shortfall of sites and a shortfall in the supply of 5 years' worth of deliverable sites. At the same time, the Council accepted the need for pitches over the plan period to 2037, is likely to be significant.
- 6.08 The Local Plan, with a plan period of 2011 to 2031, includes policies and allocations for traveller sites to meet the identified need. Hawthorn Farm, as mentioned earlier in the report, 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 2 authorised pitches at Hawthorn Farm. The proposal would fall within limits of the allocated site.

Gypsy Status

- 6.09 A judgement dated 31 October 2022, from the Court of Appeal in Smith v. SoS for Levelling Up, Housing and Communities (CA-2021-00171, 31st October 2022) concerned a planning inspector's reliance on the definition of Gypsies and Travellers in Planning Policy for Traveller Sites. This guidance was introduced by the government in August 2015.
- 6.10 The previous definition before August 2015. had been: "Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' education or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such". The new definition post 2015 deleted "or permanently".

- 6.11 The SoS accepted that this indirectly discriminated against elderly and disabled Gypsies and Travellers but argued that the discrimination was justified. The appeal court judgement sets out 66... "the nature of the discrimination before the judge was the negative impact on those Gypsies and Travellers who had permanently ceased to travel due to old age or illness, but who lived or wanted to live in a caravan. This discrimination was inextricably linked to their ethnic identity". 139 "... the effect of the relevant exclusion was – as the Secretary of State has conceded – discriminatory, and that, on the evidence before the court in these proceedings, there was no proper justification for that discrimination..."
- 6.12 Permission is sought on the basis that the proposed pitch is required to satisfy an identified need for one Gypsy and Traveller family. The agent has submitted that the intended occupiers of the site qualify for Gypsy and Traveller status for planning purposes. It is understood the applicant often travels for economic purposes and there remains a strong need and desire to travel for cultural purposes such as attending events at Horsmonden, Appleby, Stow on the Wold and Five Legged Cross. Additionally, there is an obvious need for schooling and a structured family life.
- 6.13 The applicant and their family have not ceased travelling for any reason and the applicant is someone who previously lived on the consented site at the Hawthorns, but now require their own accommodation due to marriage and age. Like the adjacent Hawthorn site, upon implementation, the applicant site would include members of the applicant's family.
- 6.14 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 and Landscape impact

- 6.15 Guidance in the PPTS states that local planning authorities should very strictly limit new traveller development in the countryside but also states that where sites are in rural areas they should not dominate the nearest settled community and or place undue pressure on local infrastructure. Specifically, policy DM15 of the Local Plan allows for Gypsy accommodation in the countryside provided certain criteria are met. This includes allowing development that does not result in significant harm to the landscape and rural character of the area.
- 6.16 The Maidstone Landscape Character Assessment advises that the site lies within the Low Weald Landscape Character Area, specifically within the Ulcombe mixed farmlands area. The Low Weald Landscape of Local Value (LLV), for the purposes of the Local Plan, is a landscape that is highly sensitive to significant change and is recognised as having distinctive landscape features: the field patterns, many of medieval character, hedgerows, stands of trees, ponds and streams and buildings of character should be conserved and enhanced where appropriate. It is also considered to be a landscape that is highly sensitive to significant change, and it is a landscape that should be conserved and enhanced where appropriate.
- 6.17 It is generally accepted that mobile homes comprise visually intrusive development that are out of character in the countryside. Consequently, unless well screened or hidden away in unobtrusive locations they are normally considered unacceptable in their visual impact. There is a public right of way immediately to the south of the application site. Public views of the site are partially screened by mature vegetation along the footpath.

- 6.18 The application site is an allocated Gypsy and Traveller site for a total of 5 pitches in accordance with Policy GT1(15) of the Local Plan. It specifically states a landscaping scheme should provide for the retention and future maintenance of the woodland area which lies to the south of the site and of the hedge and tree belts along the southeast and northeast boundaries of the site which together form an effective screen to the development.
- 6.19 Drawing no. 2023-1006v1-LocBlock drawn by SJM Planning titled Site Location and Block Plans has been submitted with the application and provides details on the proposed landscaping for the site. MBC Landscape Officer deemed this to be acceptable and suggested other relevant landscape conditions are applied for the site. It was also suggested the existing boundary planting to be retained as this could be beneficial to the local ecosystem.
- 6.20 The MBC Tree Officer suggested a tree survey should be carried out; however, it should be noted no trees are protected along the southeast and northeast boundaries.
- 6.21 The existing site does have a parking and turning area which consists of aggregate which may encroach slightly within the root protection areas of some trees along the southeast and northeast boundaries. However, the surface is permeable and would still let rainwater through to the tree's roots and likely aids in reducing compaction caused by vehicular movement. The proposal indicates a smaller parking and turning area than existing on the site. Given the free-draining ability of the surface and the nature of the site, it is not necessary to request a tree survey in this instance.
- 6.22 Overall, the existing authorised development does cause limited harm to the character of the countryside. However, given the minor increase on the current development, the harm is only considered to be localised with no significant medium to long range impact.

Highways

- 6.23 Policy DM1 states that applications must ensure that development does not result in, amongst other things excessive activity or vehicle movements. Policy DM15 states that there must be safe site access from the highway. DM30 also continues this theme stating that proposals must not result in unacceptable traffic levels on nearby roads or unsympathetic changes to the character of rural lanes.
- 6.24 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. It is my opinion that the vehicle movements from the application site can easily be accommodated on the local road network.

Sustainability

- 6.25 The site is located outside of the urban settlement boundaries and the nearest village, Ulcombe, which has very little in the way of basic amenities/services. Bus services are infrequent, and, given the nature of the local road network, being unlit with no pavements, cars are the only realistic mode of transport to access local services and facilities.
- 6.26 The supporting text to policy DM15 states in relation to gypsy and traveller accommodation "It is preferable for sites to be located close to existing settlements where there are community facilities such as schools and health services. However, the rural location of the site is not untypical of Gypsy and Traveller lifestyle choices which results in a preference for sites in these locations.

- 6.27 Although not a highly sustainable in respect of location, the site would be approximately 5km from a Local Service Centre and thus not so far removed from basic services and public transport opportunities as to justify refusal on this basis. The Local Plan acknowledges that traveller sites will be in rural areas because of land availability, and this is reflected in the criteria of Policy DM 15 and the location of the allocated sites.

Cumulative Impact

- 6.28 Policy DM15 advises that the cumulative effect on the landscape arising as a result of the development in combination with existing lawful caravans needs to be assessed and to ensure no significant harm arises to the landscape and rural character of the area.
- 6.29 As mentioned, 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. This allocation includes the existing 2 authorised pitches at Hawthorn Farm. Additionally, it has been assessed the landscape harm to be localised with no significant medium to long range impact.
- 6.30 The proposal, which benefits from existing landscaping would be a 'low key' and will not result in significant cumulative landscape harm that is sufficient to warrant refusal.

Residential amenity

- 6.31 Policy DM1 states that proposals will be permitted where they "respect the amenities of occupiers of neighbouring properties...by ensuring that development is not exposed to, excessive noise, activity, overlooking or visual intrusion, and that the built form would not result in an unacceptable loss of privacy or light enjoyed by the occupiers of nearby properties".
- 6.32 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 2 authorised pitches at Hawthorn Farm. The proposal would fall within limits of the allocated site and is of sufficient size to accommodate one mobile home, touring caravan and day room, such that there would be sufficient amenity space for the future occupiers.
- 6.33 A group of dwellings exist to the southeast, however, the site would be reasonably distant and as such would not be readily visible to these neighbours. In addition, existing boundary vegetation are to be retained and additional landscaping would be introduced and 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

- 6.34 The site lies within Flood Zone 1, consequently 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.
- 6.35 The application form suggest foul drainage is to be disposed of via a septic tank, however, no details have been provided regarding the type and size of septic tank(s) to be installed/used, and the submitted drawings does not indicate any labelled location or details pertaining to a septic tank. Further details of the provision of potable water and how foul sewage will be dealt are to be secured by way of condition (including the size of any septic tank or cesspool and where it will over flow to).

PUBLIC SECTOR EQUALITY DUTY

- 6.36 Article 8 of the European Convention on Human Rights, as incorporated into UK law by the Human Rights Act 1998, protects the right of an individual to, amongst other things, a private and family life and home.
- 6.37 Race is one of the protected characteristics under the Equality Act and ethnic origin is one of the things relating to race. Romany Gypsies and Irish Travellers are protected against race discrimination because they are ethnic groups under the Equality Act. This application has been considered with regard to the protected characteristics of the applicant and the gypsies and travellers who occupy the caravans. I am satisfied that the requirements of the PSED have been met and it is considered that the application proposals would not undermine objectives of the Duty.
- 6.38 Due regard has been had to the Public Sector Equality Duty (PSED) contained in the Equality Act 2010. The ethnic origins of the applicant and his family and their traditional way of life are to be accorded weight under the PSED.

7. CONCLUSION

- 7.01 A new GTAA is being prepared to inform the Gypsy, Traveller and Travelling Showpeople Development Plan Document (the DPD). Survey work commenced in September 2019 but the publication of the GTAA has been delayed, not least by the restrictions related to the Covid pandemic. In a recent Meadows appeal decision (APP/U2235/C/18/3210851 and others), dated 17 March 2023, the Council accepted the need for pitches over the plan period to 2037, is likely to be significant.
- 7.02 Local Plan policy DM15 allows for gypsy and traveller accommodation in the countryside provided certain criteria are met; and policies SP17 and DM30 allow for development provided it does not result in harm to the character and appearance of the area. The Council's Regulation 22 Local Plan, although not apportioned much weight at this time, states that there is a potentially significant emerging need for gypsy and traveller accommodation.
- 7.03 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 2 authorised pitches at Hawthorn Farm.
- 7.04 The proposal which falls within limits of the allocated site, has been assessed in relation to its visual and landscape impact, highways impact, sustainability, residential amenity and flooding / drainage and found to be acceptable. The development is acceptable with regard to the relevant provisions of the Development Plan, the NPPF and all other material considerations such as are relevant.
- 7.05 For the reasons set out above, it is recommended that permission be granted.

8. RECOMMENDATION: GRANT planning permission subject to the following conditions

with delegated powers to the Head of Planning and Development to be able to settle or amend any necessary planning conditions in line with the matters set out in the recommendation and as resolved by the Planning Committee.

- 1) The development hereby permitted shall be carried out in accordance with the following approved plans:
- Drawing no. 2023-1006v1-DayRoom - Proposed Day Room Floor Plans and Elevations
 - Planning Statement

received on 23 January 2023

- Drawing no. 2023-1006v1-LocBlock - Site Location and Proposed Block Plan received on 25 January 2023
- Drawing no. 2023-1006-001-Survey Plan (Pre-proposed)

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

- 2) The site shall not be used as a caravan site by any persons other than Gypsies or Travellers, as defined in Annex 1 of the Planning Policy for Traveller Sites 2015 (or any subsequent definition that supersedes that document).
Reason: The site is in an area where the stationing of caravans/mobile homes is not normally permitted.
- 3) No more than 1 static caravan, as defined by the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 and 1 tourer, shall be stationed on the land at any one time. The static home shall be positioned on the site as set out on the submitted drawing no. 2023-1006v1-LocBlock and the touring caravan shall only be used for the purposes ancillary to the residential use of the static caravan hereby approved.
Reason: To safeguard the character and appearance of the countryside.
- 4) If the lawful use of the site ceases, all caravans, structures, equipment and materials brought onto the land for the purposes hereby permitted including hardstandings and buildings shall be removed within two months from the date of the use ceasing.
Reason: To safeguard the character and appearance of the countryside.
- 5) No vehicles over 3.5 tonnes shall be stationed, stored or parked on the site at any time.
Reason: To safeguard the character and appearance of the countryside.
- 6) No commercial activities shall take place on the land, including the storage of materials.
Reason: To prevent inappropriate development; to safeguard the character and appearance of the countryside; and in the interests of residential amenity.
- 7) Notwithstanding the provisions of Schedule 2 Part 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no temporary buildings or structures shall be stationed on the land other than those expressly authorised by this permission (as shown on the approved plans).
Reason: To prevent inappropriate development and safeguard the amenity, character and appearance of the countryside; and in the interests of residential amenity.
- 8) The use hereby permitted shall cease and all caravans, structures, equipment, and materials brought onto the land for the purposes of such use shall be removed and the land restored to its condition before the development took place within 6 weeks of the date of failure to meet any one of the requirements set out in (i) to (iv) below:
 - i) Within 6 weeks of the date of this decision a Site Development Scheme, hereafter referred to as the 'Scheme', shall have been submitted for the written approval of the Local Planning Authority. The Scheme shall include details of:
 - a) means of enclosure,
 - b) extent of existing hardstanding and parking.
 - c) the means of foul and surface water drainage at the site, along with details regarding the provision of potable water and waste disposal. These details should include the size of individual cess pits and/or septic tanks and/or

other treatment systems. Information provided should also specify exact locations on site plus any pertinent information as to where each system will discharge to, (since for example further treatment of the discharge will be required if a septic tank discharges to a ditch or watercourse as opposed to sub-soil irrigation).

- d) existing external lighting on the boundary of and within the site.
 - e) details of existing landscaping and details of soft landscape enhancements
 - f) details of the measures to enhance biodiversity at the site; and,
 - g) a timetable for implementation of the scheme including a) to g) with all details implemented in accordance with the agreed timetable and all details retained for the lifetime of the development.
- ii) Within 11 months of the date of this decision the Scheme shall have been approved by the Local Planning Authority or, if the Local Planning Authority refuse to approve the Scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.
 - iii) If an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted Scheme shall have been approved by the Secretary of State.
 - iv) The approved Scheme shall have been carried out and completed in accordance with the approved timetable and thereafter maintained and retained as approved.

Reason: To ensure the visual amenity, character and appearance of the open countryside location which forms part of the designated Low Weald Landscape of Local Value is safeguarded.

- 9) The landscaping required by condition 9 (i) (e) shall be designed in accordance with the principles of the Council's landscape character guidance (Maidstone Landscape Character Assessment Supplement 2012). The landscaping details shall:
 - show all existing trees, hedges and blocks of landscaping on, and immediately adjacent to, the site and indicate whether they are to be retained or removed,
 - include a planting specification, implementation details and a [5] year landscape management plan (Only non-plastic guards shall be used for the new trees and hedgerows, and no Sycamore trees shall be planted).

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

- 10) All planting, seeding and turfing specified in the approved landscape details shall be completed by the end of the first planting season (October to February) following its approval. Any seeding or turfing which fails to establish or any existing or proposed trees or plants which, within five years from planting die or become so seriously damaged or diseased that their long term amenity value has been adversely affected shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscape scheme.

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

- 11) No additional external lighting shall be installed unless full details of any such lighting have first been submitted to, and approved in writing by, the local planning authority. The approved details shall be in accordance with the Institute of Lighting Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone E1. The development shall thereafter be carried out in accordance with the approved details and retained as such thereafter.

Reason: In order to protect dark skies and prevent undue light pollution, in accordance with the maintenance of the character and quality of the countryside.

- 12) The enhancement of biodiversity on the site, required by condition 9 shall include the installation of a minimum of one bat tube on the approved mobile home; the

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provision of gaps in the approved fencing to allow the free movements of wildlife; and the installation of ready-made bird and bat boxes on the site. The development shall be implemented in accordance with the approved details prior to the first occupation of the mobile home hereby approved and all these features shall be maintained as such thereafter.

Reason: To enhance ecology and biodiversity on the site in line with the requirement to achieve a net biodiversity gain from all development.

- 13) All hardstanding areas shall be of permeable construction as indicated on drawing no. 2023-1006v1-LocBlock.

Reason: In the interests of amenity.