

ITEM NO: 5Application No.
16/01284/FULWard:
Winkfield And
CranbourneDate Registered:
18 January 2017Target Decision Date:
15 March 2017

Site Address:

**Royal Berkshire Polo Club North Street Winkfield
Windsor Berkshire SL4 4TH**

Proposal:

**Levelling and extension to No. 6 Ground and creation of irrigation
pond.**

Applicant:

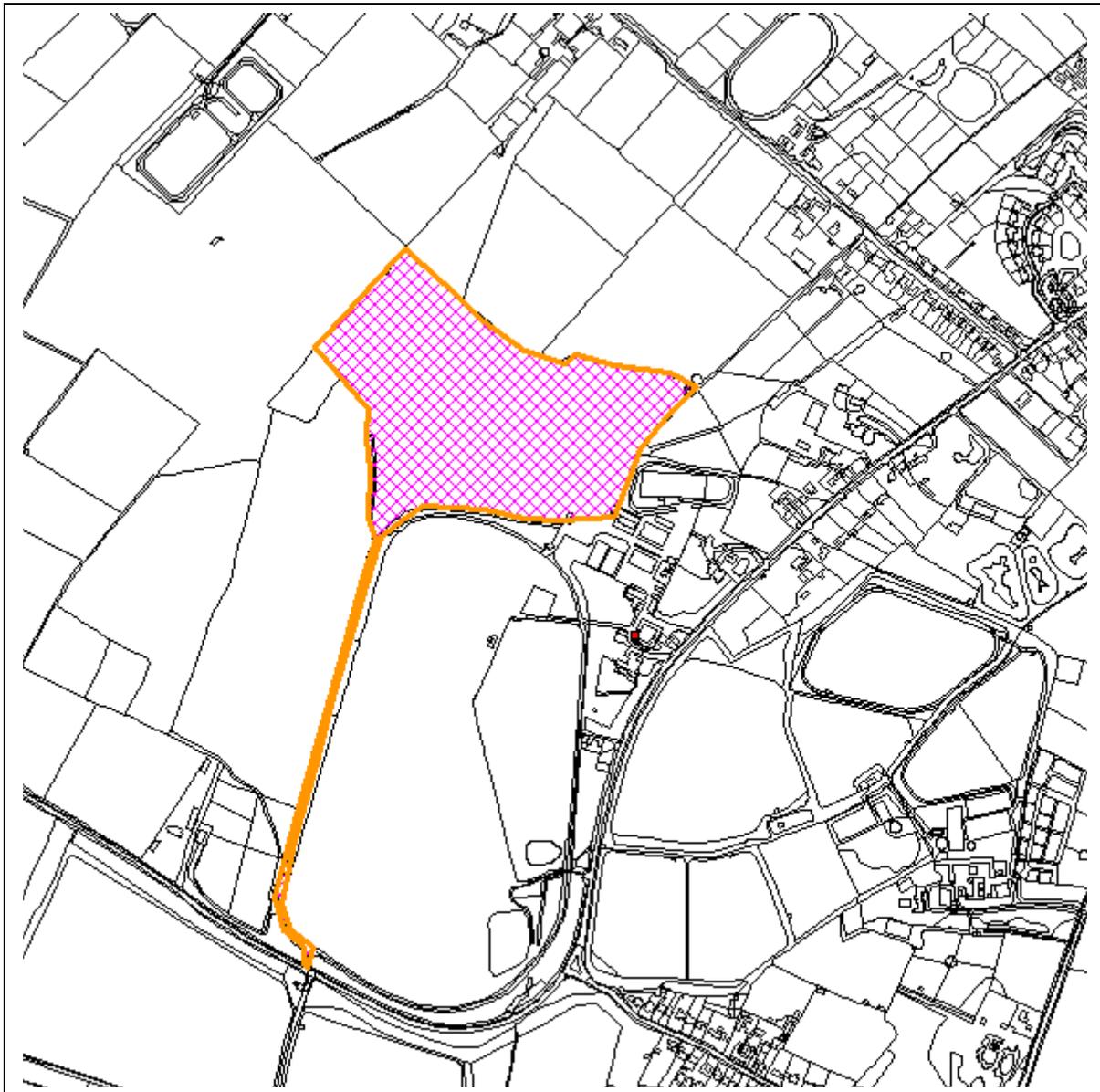
Royal County of Berkshire Polo Club

Agent:

Mr Paul Dickinson

Case Officer:

Paul Corbett, 01344 352000

development.control@bracknell-forest.gov.uk**Site Location Plan** (for identification purposes only, not to scale)

OFFICER REPORT

1. SUMMARY

1.1 The proposed development comprises the levelling of an existing polo field (Ground no6.) and creation of an irrigation pond which complements a number of other polo pitches within the grounds of the Royal County of Berkshire Polo Club (RCBPC) that have recently being levelled under planning permission 11/00122/FUL.

1.2 No 6 ground is located to the North East of the RCBPC. The area affected by the works covers approximately 12.5 hectares. The site area is all mown grass with some established oak trees on the perimeters. The south-east section of the site falls away towards the south east with the rest of the site area relatively flat.

1.3 The existing field is also fairly uneven and does not currently provide a suitable and level surface suitable for high goal polo. The proposal is to extend the existing polo field at its western end by about 100 metres and levelling it to produce a suitable flat surface.

1.4 The works would involve creating a slight fall running from southeast to northwest of about 4 metres over a distance of some 400 metres or 1:100. This would provide a suitably level surface for high goal polo and a better and safer surface for the exercising and training of horses. The gradual fall would also assist in the drainage of surface water towards a proposed new irrigation pond which would be situated to the northwest of the field.

1.5 Site access will only be via the existing southerly entrance to RCBPC located on Pigeonhouse Lane A330.

1.6 The programme duration is 52 weeks.

1.7 It is not considered that the proposal would adversely affect the residential amenities of neighboring residential properties such that would warrant a refusal properties or character and appearance of the surrounding area. There are no over-riding highway safety implications. The development is not considered to increase flooding elsewhere. Relevant conditions have been recommended where justified. The scheme is not CIL liable.

RECOMMENDATION

Grant planning permission subject to conditions in Section 11 of this report.

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

2.1 The application has been reported to the Planning Committee as more than 5 objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Green Belt

3.1 The site comprises one of the existing polo fields at the Royal County of Berkshire Polo Club. The site is broadly rectangular with dimensions of about 460 m length x 250 m width. The existing site access to Pigeonhouse Lane is also included in the application site boundary.

The total site area (including the access) is about 12.5 ha.

3.2 No. 6 Ground is located immediately west of the main stables and all weather arena. It lies to the north of the main No 1 Ground and No 2 Ground. It is served via two existing access roads – either via the stable yard to North Street to the east or via a direct access from Pigeonhouse Lane

4. RELEVANT SITE HISTORY

4.1 The following applications are considered to be relevant to this site.

11/00122/FUL. APPROVED

Change of use from fields used for grazing and exercising of polo ponies to the playing of polo.

5. THE PROPOSAL

5.1 The applicant proposes the levelling and extension of No. 6 Ground and creation of irrigation pond at the Royal County of Berkshire Polo Club.

5.2 The majority of the existing field requires only minor level changes of between 0 m and 1.5 m. The general levels will be retained to the northwest and central parts of the field and will be raised to provide an even slope as the land falls away in the southeast corner.



6. REPRESENTATIONS RECEIVED

Winkfield Parish Council:

6.1 Makes the following observations:-

1. Hours of operation for traffic entering and exiting the site should be restricted to 9-4 to avoid causing delays during rush hour
2. WPC wish to ensure that a working traffic plan is in place to avoid overwhelming HGV movement in conjunction with the application 16/00846/FUL.
3. The works should be completed within a defined timeframe.
4. WPC wish to ensure that there is a robust drainage plan.

[Officer Comment: These concerns are addressed under section 9 – and various subsections.]

Other representations:

6.2 21no. objections have been received. The concerns raised have been summarised below:-

-Adverse impact upon the character and appearance of the area *[Officer Comment: These concerns are addressed under section 9 - Impact on character and appearance of the area.]*

- Adverse impact upon surrounding residential amenity *[Officer Comment: These concerns are addressed under section 9 - Residential Amenity.]*

- Traffic and highway safety implications. *[Officer Comment: These concerns are addressed in section 9 - Transport Implications]*

- Adverse environmental impacts such as noise and dust *[Officer Comment: Any issues regarding environmental concerns are addressed in section 9 - Transport Implications. Any future issues can also be dealt with under separate health and safety legislation.]*

- Adverse impact upon wildlife. *[Officer Comment: These concerns are addressed under section 9 - Biodiversity]*

- Adverse impact upon drainage. *[Officer Comment: These concerns are addressed under section 9 - Drainage]*

7. SUMMARY OF CONSULTATION RESPONSES

Transportation Officer

Recommends conditional approval.

Parks and Countryside

No Objection

Landscape Officer

Recommends conditional approval.

Biodiversity Officer

Recommends conditional approval.

Lead Local Flood Authority

Recommends conditional approval.

Berkshire Archaeology

Recommends conditional approval.

Tree Service

Recommends conditional approval.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary planning policies and associated guidance applying to this site are:-

	Development Plan	NPPF
General policies	CP1 of SALP, CS1 & CS2 of CSDPD	Consistent
Green Belt	CS9 of CSDPD	Consistent
Character	CS7 of CSDPD, Saved policies EN2 and EN20 of BFBLP.	Consistent
Residential Amenity	Saved policies EN20 and EN25 of BFBLP	Consistent NPPF refers to LAs setting their own parking standards for residential development, this policy is considered to be consistent.
Highway Safety	CS23 of CSDPD	Consistent
Trees, Landscape and Biodiversity	Saved policies EN1, EN2 and EN20 (ii) of BFBLP, CS1 and CS7 (iii) of CSDPD	Consistent
Flood Risk	NPPF para 103 and Footnote 20 Planning Practice Guidance on Flood Risk	Consistent
Public Right of Way	Saved Policy R8 of BFBLP	Consistent
Archaeology	Saved policies BFBLP EN6 and EN7 of BFBLP	Consistent
Other publications		
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)		
The House of Commons: Written Statement (HCWS161) Sustainable Drainage Systems		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:-

- i. Principle of development
- ii. Impact on character and appearance of the area
- iii. Impact on a Public Right of Way
- iv. Impact on residential amenity
- v. Tree and Landscaping Implications
- vi. Biodiversity
- vii. Transport implications
- viii. Flood Risk/ Drainage
- ix. Archaeology
- x. Community Infrastructure Levy

i. PRINCIPLE OF DEVELOPMENT

9.2 The site is located within the Green Belt, as defined on the adopted Policies Map, and therefore Policy CS9 of the CSDPD is relevant. This policy protects land outside settlements for its own sake particularly from development that would adversely affect the character, appearance or function of the land. It seeks to protect the Green Belt from inappropriate development.

9.3 The NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Paragraphs 87-89 advise that inappropriate development is by definition harmful to the Green Belt. Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt. Consequently the policy referred to above is considered to be consistent with the NPPF in the context of this proposal.

9.4 As the proposal is for an engineering operation only it would not involve a change of use of the land and would not result in any additional buildings. It would not result in any impact upon the openness of the Green Belt and the function of the land would remain as existing.

9.5 Paragraph 90 of the NPPF includes engineering operations in a list of other forms of development that are not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land in the Green Belt.

9.6 The proposal is therefore not considered to constitute inappropriate development in the Green Belt and does not conflict with the purposes of including land within the Green Belt or detract from its openness. It therefore complies with CSDPD Policy CS9 and the NPPF.

ii. IMPACT ON CHARACTER AND APPEARANCE OF AREA

9.7 The application relates to engineering works comprising level changes only. It does not involve any material change of use of the existing and established polo use. It does not involve any new buildings or structures.

9.8 The existing field is higher in the middle (about 70 m AOD) and lower at each end (about 68 m AOD). The proposal is to create an even slope running from the southeast corner to the northwest corner with a fall of about 4 metres over a distance of 400 metres or about 1:100. This would provide a suitably level surface for high goal polo and a better and safer surface for the exercising and training of horses. It would involve raising the levels of the field in the bottom southeast quadrant typically by between 2 and 3 metres with a maximum difference of 4 or 5 metres right in the southeast corner where the existing ground level falls away.

9.9 The majority of the existing field requires only minor level changes of between 0 m and 1.5 m. The general levels will be retained to the northwest and central parts of the field and will be

raised to provide an even slope as the land falls away in the southeast corner. As described above there would be a gradual fall of about 1:100 from SE to NW.

9.10 Two existing trees are shown retained on the outer edge of the safety zones; T20 Oak at the western end (about 68 m AOD) and T38 Oak on the northern side (about 70 m AOD). In both cases the levelling proposals have been designed to ensure that the existing ground levels at and around these trees are retained.

9.11 The proposed levels along the western and southern side would be modelled to provide a gradual 'feathering in' to the natural ground levels. The difference in heights of about 1 – 1.5 m at these edges would not be perceptible given the overall size of the field.

9.12 The levelled field would be slightly cut into the ground near the northwest corner with a small embankment of up to 1.5 and 2 metres to higher ground to the north which would provide the warm up/stick and ball practice area. The ground would be naturally contoured along the north side of the field to provide some interest to the landscape. The maximum difference in levels would be about 4 to 5 metres in the far southeast corner where the existing levels fall away sharply. The levelled field would be raised slightly, on average by 2 metres, along the southern boundary and would return to and blend in with the existing levels towards the southwest corner.

9.13 Given this proposal involves the importation of material (148,000 m³) onto the site it requires a waste licence from the Environment Agency, and given any waste material has the potential to contaminate the land it is of paramount importance that such material is subject of quality control. Therefore to ensure that the soil being added to the land is not contaminated, each load must have a waste transfer note and/or a clean soil certificate so that the origin of the soil can be identified. These must be sent to the Local Planning Authority who shall inform the Council's Environmental Health Team. A condition is recommended to this effect.

9.14 It is therefore considered that the proposals limited scale it would not result in any adverse impact on the character and appearance of the area. As such it would not conflict with CSDPD Policy CS7, BFBLP 'Saved' Policy EN20 or the NPPF.

iii. IMPACT ON A PUBLIC RIGHT OF WAY

9.15 The application affects two public rights of way namely Winkfield footpaths nos. 13 and 19 which the temporary haul road currently intersects at two points namely A & B identified on the accompanying drawings. These intersections have existed since the previously approved scheme was approved back in 2013 and will therefore remain in situ as part of this proposal.

9.16 The application site includes a public right of way namely FP19 which crosses the site east to west and passes through the centre of the polo pitch. The Council's Public Rights of Way Officer is satisfied that the levelling of the field would not result in any long term impacts upon the public right of way and is also satisfied that with the proposed duration of its temporary diversion would be phased during the works which are confirmed as not exceeding 12 months. However the applicant has been advised to give consideration to formally applying to divert FP19 due to its current routing through the existing polo pitch which if the pitch is in use would need to grant right of way to walkers using this footpath.

9.17 The applicant has also provided drawings showing better signage warning walkers of the HGVs crossing the footpaths at the two existing crossing points (A&B) of the temporary haul road which are considered acceptable.

9.18 A large soil mound is currently positioned to the northwest of the proposed site which intersects footpath 19, It is confirmed by the agent that this is a temporary arrangement and this topsoil is currently stockpiled and will be removed and re-laid on final completion of the works.

9.19 The applicants are fully aware that the existing footpaths (FP13 and FP 19) shall remain fully accessible and unobstructed during the course of these works and an informative is recommended advising the applicant of this requirement.

9.20 As such the proposal is not considered to be contrary to BFBLP 'Saved' Policy R8 or the NPPF.

iv. RESIDENTIAL AMENITY

9.21 Policy EN20 of the Local Plan seeks to ensure appropriate design but also seeks to ensure that development does not adversely affect the amenity of surrounding properties. This Policy is considered to be consistent with the NPPF. The proposal needs to be assessed with regard to the impact of the new development on its neighbours as well as the impact of the development on itself.

9.22 The temporary haul road already exists in the main and was approved under the previous planning permission. Notwithstanding that it was considered that the concerns of noise and dust in such close proximity of the neighbouring residential property namely Orsett House needed to be re-assessed. It was noted that the temporary haul roads existing elevated position and close proximity to the residential garden of Orsett House could be better protected.

The applicant was therefore asked to install a noise/dust barrier at the point where the immediate rear garden of Orsett House was most exposed to the HGV traffic movements to help alleviate this resident's complaints of noise and dust. The applicant has agreed to install a noise/dust barrier which is confirmed as Heras Acoustic Barrier System which can result in a noise reduction of up to 30Db. The applicant has submitted the relevant plans detailing its positioning and the system to be installed.

9.23 It is considered that the measures previously approved and the additional measures under this proposal are sufficient to minimise so far as possible the adverse impacts of this proposal upon the residential amenities of this particular property for the duration of this project. As such the proposal is considered to comply with Bracknell Forest Local Plan Policy EN20, and the NPPF.

v. TREE AND LANDSCAPING IMPLICATIONS

9.24 The site is characterised by large open areas comprising polo pitches framed by mature trees and hedgerows and none are currently protected but nonetheless they all contribute to the landscape character of this site's Green Belt setting.

9.25 The scheme now retains the Oak T20 (Category B) on the edge of the safety zone at the western end of the field. This tree was initially considered for removal at the time the arboricultural assessment was written. However, it sits on the back line of the 25 metre end safety zone and to one side, away from the goal area, and therefore can be retained without any impact on the use of the field. There is no proposed change to the existing ground levels within the Root Protection Area of this tree. Similarly Oak T38 (Category C) is on the back line of the side margins and can be retained, and again there is no proposed change to the existing ground levels within the Root Protection Area of this tree.

9.26 The Tree Protection Strategy provides a methodology statement and tree protection plan to ensure that works would not unacceptably encroach within any RPAs of all the trees shown to be retained.

9.27 The Tree Service were consulted and no objections have been raised subject to securing the applicants assurance that no level changes will take place within 15m of the Oak tree T38 which is positioned to northern side line of the pitch.

9.28 In respect of the landscape setting and the fact no trees are to be felled as part of this scheme and the confirmation that no level changes are to be undertaken within the RPAs of any of the existing trees this proposal would not result any adverse impacts upon the landscape character of the area and is therefore considered to be acceptable in this respect.

vi. BIODIVERSITY

9.29 The applicant's ecology report concludes that there are no habitats of international, national, county or local importance that would be directly or indirectly affected by the proposals. The established boundary vegetation will remain largely unaffected by the proposals and with no evidence of protected species recorded.

9.30 There is also an opportunity to implement some enhancement measures to increase the nature conservation value of the site in the long term, in accordance with Government guidance as set out in National Planning Policy Framework (NPPF) 2012.

9.31 Overall the findings of this ecological assessment would indicate that there are no over-riding ecological constraints to the development proposals to preclude planning permission being granted at this stage, subject to appropriate conditions of which the Biodiversity Officer is supportive. Proportionate mitigation is available and deliverable to ensure that there would be no adverse impact on local wildlife using the site in line with policies CS1 and CS7.

9.32 The tree referenced T38 is recommended to undergo some works to reduce its load as set out in the Arboricultural Implication Study and Tree Protection Strategy (January 2016).

9.33 Therefore subject to securing the ecological mitigation as set out in the ecologist's report, it is considered the proposal would protect and enhance biodiversity and as such complies with Core Strategy policy CS1 and the NPPF.

vii. TRANSPORT IMPLICATIONS

9.34 Lorries would access the site via an existing access to the Polo Club off the Pigeonhouse Lane (A330), a classified road which is a main traffic route capable of accommodating two way traffic with no restrictions over any traffic such as HGVs. Sight-lines of 4.5m by 120m can be achieved in either direction of the existing access to cater for lorries accessing Pigeonhouse Lane (A330) which is subject to a 40mph speed limit.

9.35 The existing access is of sufficient size to accommodate for example an 8 wheeled tipper lorry which has been used extensively over recent years in association with the levelling of the polo pitches approved under planning ref: 11/00122/FUL.

9.36 The applicant has provided a Construction Management Plan (CMP) and this states that vehicles would be cleaned before exiting the site to prevent mud and debris tracking onto the highway.

9.37 Concerns have been raised with regards to the likely cumulative impact of HGV traffic on the local highway network if the recently approved works at land off Drift Road were to be implemented at the same time as the current application.

9.38 The Drift Road scheme is anticipated to have a 12-week duration compared with the 52-week duration for the Polo Club and as such the two proposals should only overlap for 12-weeks maximum. Also the agent for both applications has assured officers that the schemes would not be implemented at same time. Notwithstanding this information which cannot be secured by condition the Highways Officer does not raise an objection.

9.39 The applicant confirms that the deliveries will be made using a 8 wheeler tipper (20 tonnes capacity) and limited to a maximum of 100 deliveries per day, Monday to Friday between 07.30 and 17.30 with a programme duration is 52 weeks.

9.40 It is also considered that there would be no cumulative impacts relating to remaining work approved under 11/00122/FUL as the agent confirms that this scheme is approximately 97 percent complete.

9.41 The temporary haul road will be removed in accordance with the submitted Method statement for removal of temporary haul road and reinstatement dated July 2017. Given the agent has confirmed that the scheme will be completed within 52 weeks of commencement it is considered reasonable to impose a condition requiring all works to have ceased and the land reinstated accordingly.

9.42 To conclude, with suitable conditions, the proposal is not considered to result in any unacceptable highway safety implications and is therefore considered to comply with BFBLP Policies M4, M9 and CSDPD Policies CS23 and CS24 and the NPPF.

viii. DRAINAGE

9.43 The proposal includes the creation of a gradual fall from SE to NW to provide for improved drainage of surface water towards a proposed infiltration pond to be constructed to the northwest of the field. The proposed works include the provision of suitable field drains connecting to a network of pipes which would also drain into the pond.

9.44 Advice from the Council's Drainage Engineer acknowledges that this application for the levelling and extension of an existing Polo field seeks the use of 75mm perforated pipes for land drainage and the 10 metre safety zone at each side of the field to allow for overland drainage. However no details of levels or details of design have been provided to demonstrate connectivity to the proposed drainage pond/ lagoon and no drainage details or exceedance is shown for the pond. Considering the low risk present at the site It is therefore recommended that this matter can be secured by an appropriately worded condition.

ix. ARCHAEOLOGY

9.45 This proposal concerns a significant area (12.5ha) of previously undeveloped land. No known heritage assets are recorded within the red line boundary. However Berkshire Archaeology's Historic Environment Record (HER) does record a number of heritage assets close to the application site.

9.46 These assets were recorded when a gas transmission pipeline was cut through Winkfield parish in 1983. The pipeline passed less than 200m from the application site and archaeological monitoring recorded the following finds within 1km of the application site:

- A medieval pit

- A Roman pottery scatter
- A Roman pit containing pottery of 2nd and 3rd century AD date
- A fragment of an Iron Age or Roman baked-clay loom weight
- A shard of Roman pottery
- A Roman ditch containing pottery of 4th century AD date

These discoveries suggest a Roman settlement of unknown extent lies to the south-west of the application site and within the grounds of the Royal Berkshire Polo Club.

9.47 *The proposal is described as; 'The existing field is higher in the middle and lower at each end. The proposal is to create an even slope running from the southeast corner to the northwest corner with a fall of about 4 metres over a distance of 400 metres'.*

9.48 The implication is that this will be achieved by raising the level across the field with imported material rather than a cut and fill operation. However there are still significant elements of the proposal that have the potential to impact on the buried archaeological heritage, for example topsoil stripping, the creation of temporary haul roads, the construction of a large 'irrigation pond' and the insertion of a drainage system.

9.49 Berkshire Archaeology considers that these impacts can be mitigated by an appropriate programme of archaeological work. As such a condition will be imposed to ensure that the development would not be contrary to NPPF para 141.

x. CIL

9.50 Bracknell Forest Council introduced charging for its Community Infrastructure Levy (CIL) on 6th April 2015. CIL is applied as a charge on each square metre of new development. The amount payable varies depending on the location of the development within the borough and the type of development. The proposed development is not CIL liable.

10. CONCLUSIONS

10.1 It is not considered that the development would result in an adverse impact on the character and appearance of the local area, residential amenity, highway safety, significant trees, biodiversity, flood risk or archaeology subject to appropriate conditions.

10.2 It is therefore considered that the proposed development complies with Development Plan Policy SALP Policy CP1, CSDPD Policies which all accord with the NPPF.

11. RECOMMENDATION

APPROVE the application subject to the following conditions amended, added to or deleted as the Head of Planning considers necessary:-

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

REASON: To comply with Section 91 of the Town and Country Planning Act 1990

02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details.

Site Location Plan - LPA received 04.07.17

MP 05 2017 Rev A - Master Plan showing public footpath network (June 2017) - LPA received 04.07.17

Phasing Plans - LPA received 29.03.17

890.02 rev B alignment of the footpath - LPA received 29.03.17

890.03 Section along footpath at eastern end of Polo Field – LPA received 22.02.17

Construction Management Plan (March 2017) - LPA received 29.03.17

Haul Road Details Plan - LPA received 29.03.17

Traffic Management Plan (on Site) - LPA received 28.02.17

Temporary Path Crossing Detail - Crossing Point A - LPA received 04.07.17

Temporary Path Crossing Detail - Crossing Point B - LPA received 04.07.17

Tree Protection Plan Scale 1-200 A3 - July 2017 - LPA received 04.07.17

Method Statement for the Removal of Temporary Haul Road and Reinstatement (July 2017) - LPA received 04.07.17

Acoustic Barrier System - LPA received 04.07.17

Ecological Report (December 2016) – LPA received 28.12.2016

Planning Statement prepared by Paul Dickinson & Associates (December 2016)

Agent's emails dated 04.07.17 and 02.08.17 (Trees T20 & T38)

Arboricultural Implication Study and Tree Protection Strategy (needs to be read in association with Agents Planning Statement and Emails dated 04.07.17 and 02.08.17 with specific reference to the retention of The Oak Trees T20 and T38)

REASON: To ensure that the development is carried out only as approved by the local Planning

03. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- Discharge Rates
- Discharge Volumes
- Maintenance and management of SUDS features
- Sizing of features - attenuation volume
- Infiltration tests to be undertaken in accordance with BRE365
- Detailed drainage layout with pipe numbers
- SUDS (list the suds features mentioned within the FRA to ensure they are carried forward into the detailed drainage strategy)

REASON: To prevent increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage scheme.

[Relevant Policies: CSDPD CS1, BFBLP EN25]

04. The developer shall notify the Local Planning Authority in writing within 21 days of the commencement of works on site. Within 12 calendar months of the notice period provided to the LPA, the levelling of the field authorised by this permission shall cease, the haul road (shown on the Block Plan) shall be removed and the land over which it extended returned to its former condition.

REASON: To ensure that the development is completed in a timely manner and to ensure that the impacts on the amenities in the area are kept to a minimum.

[Relevant Policy: CSDPD Policy CS9, BFBLP EN20]

05. Within one week of delivery, a waste transfer note and/or a clean soil certificate for each load must be submitted to the Local Planning Authority.

REASON: To identify the origin of the soil to protect the land from contamination.

[Relevant Policy: BFBLP EN20]

06. No levelling work or deliveries of materials shall take place outside the hours of 07.30 and 17.30 Monday to Friday and not at any time on Saturdays, Sundays or Public Holidays.

REASON: In the interests of the amenities of occupiers of neighbouring residential properties.

[Relevant Policy: BFBLP EN20, EN25]

07. Access to the site shall be from Pigeon House Lane A330 only.

REASON: In the interests of highway safety and to utilise the existing infrastructure (Temporary Haulage Road within the site) already in situ and avoid further impacts upon the Green Belt setting.

[Relevant Policy: CSDPD CS23, BFBLP EN20]

08. The development shall be carried out in accordance with the Construction Management Plan, dated March 2017 and received by the Local Planning Authority on 29.03.17.

REASON: In the interests of the amenities of occupiers of neighbouring properties and in the interests of highway safety.

[Relevant Policy: CSDPD CS23, BFBLP EN20]

09. The protective fencing and other protection measures specified within the approved Tree Protection Strategy (January 2016) and Tree Protection Plan received on 04 July 2017 shall be erected in the locations shown on the plan prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. No activity, including building works and storage of materials, shall occur at any time within this protected area.

REASON: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

10. No works shall commence specifically relating to Tree reference T38 as set out in the approved Arboricultural Implication Study and Tree Protection Strategy until:-

(i) Tree reference T38 to be reduced has been surveyed for the presence of bats and,

(ii) the further survey has been submitted to and approved in writing by the Local Planning Authority, and

(iii) either the Local Planning Authority has agreed that no relocation of bats is necessary or a scheme for the relocation of an bats has been submitted and approved in writing by the Local Planning Authority. The scheme shall be performed, observed and complied with before any works to the tree can commence.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

11. No works shall commence until a scheme for the provision of biodiversity enhancements (not mitigation), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the local planning authority.

The approved scheme shall be performed, observed and complied with.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: CSDPD CS1, CS7]

12. The development shall not be begun until a scheme for landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a 3 year post planting maintenance schedule.

All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, in the nearest planting season (1st October to 31st March inclusive) to the completion of the development or prior to the occupation of any part of the approved development, whichever is sooner, or as may otherwise be agreed in writing by the Local Planning Authority. All landscaping works shall be carried and completed prior to the use of any part of the approved development. As a minimum, the quality of all landscape works

shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved, unless the Local Planning Authority gives written consent to any variation.

REASON: In the interests safeguarding visual amenity and promoting biodiversity
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

13. Within a period of 5 years from the completion of the development no retained tree, hedgerow or groups of shrubs (as specified as being retained on the approved details as part of this permission) shall be cut down, uprooted or destroyed without the prior written consent of the Local Planning Authority.

Any trees, hedgerows or groups of shrubs shown to be retained on the approved plans submitted in accordance with other conditions of this consent, which die are removed or irreparably damaged during the course of the development or within a period of 5 years of the completion of the development, shall be replaced during the nearest planting season (1st October to 31st March inclusive), with another tree, hedgerow or group of shrubs of the same species and size as that originally planted.

REASON: In the interests safeguarding visual amenity.
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

Informatives:

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. No details are required to be submitted in relation to the following conditions:
1, 2, 7, 8, 9, 10 and 14.

03. The applicant is advised that the following conditions require discharging prior to commencement of works: 3, 4, 5, 6, 11,12 and 13

04. The granting of planning approval does not constitute permission to close or divert a public right of way affected by development, including temporary obstruction, closure and diversion during construction. During the construction period, the right of way must not be obstructed or closed to pedestrian use unless an appropriate Temporary Traffic Regulation Order has been applied for and the Order made by the Authority.