

Item Number: 6
Application No: 21/00782/MFUL
Parish: Ebberston Parish Council
Appn. Type: Full Application Major
Applicant: Mr and Mrs Guthrie
Proposal: Erection of 1no. two storey three bedroom dwelling with garaging, parking area, associated access track, hard and soft landscaping and planting
Location: Land North Of High Street Ebberston Scarborough North Yorkshire

Registration Date: 26 May 2021
8/13 Wk Expiry Date: 25 August 2021
Overall Expiry Date: 1 July 2021
Case Officer: Alan Goforth **Ext:** 43332

CONSULTATIONS:

Yorkshire Water Land Use Planning	Comments
NYCC Natural Services	Condition
The Garden Trust	Comments
Historic England	No comments
NYM National Parks	Comments on relevant legislation and policy
Sustainable Places Team (Environment-Agency)	No response received
Environmental Health	No response received
Highways North Yorkshire	No objection
Ebberston Parish Council	Objection
Building Conservation Officer	No objection
Archaeology	Recommend condition
Tree & Landscape Officer	No response received

Representations: Mr James Daghish (neutral comment)

SITE:

The application site is approximately 2 hectares of agricultural land situated in the open countryside north of Low Park Farm, Ebberston. The site is approximately 1km north-west of Ebberston and 3km south of the North York Moors National Park boundary. The land comprises agricultural pasture and woodland plantation and has a sloping valley shape being set within an elevated and undulating landscape north of the village. The surrounding land is open fields in agricultural use. The site is within Flood Zone 1. There are disused quarries and prehistoric dykes in the surrounding land. Scamridge Dikes are prehistoric linear boundaries (Scheduled Monument) and are approximately 1 km to the north of the site. Chafer Wood (Site of Importance for Nature Conservation & Local Nature Reserve) is approximately 200 metres to the south east and there is a smaller woodland block immediately to the south west of the proposed development site. Hagg Side Plantation is approximately 280 metres to the west.

The site is within an Area of High Landscape Value and there are Public Rights of Way (footpaths) to the east and west of the site. At its closest point public footpath number 25.28/8/1, which follows Scamridge Lane northward out of Chafer Wood, is approximately 150 metres to the east of the site.

Access is gained from the south off the A170 via Low Park Farm along a track through the woodland at Beech Slack. The access road/track would be approximately 1km in length. High Park Farm is approximately 620 metres to the north and Low Park Farm (owned by the applicant) is approximately 600 metres to the south. The Grade I listed Ebberston Hall is approximately 680 metres to the south

west of the site. The access to the proposed development site runs through the Grade II* Registered Park and Garden associated with the Hall.

PROPOSAL:

Planning permission is sought for the erection of 1no. two storey three bedroom dwelling with garaging, parking area, associated access track, hard and soft landscaping and planting.

It is proposed as a dwelling of exceptional design under ‘Paragraph 80’ of the National Planning Policy Framework (2021).

The development footprint of the dwelling would measure approximately 23 metres in width by 35 metres in length. At its highest point the roof would be approximately 8.5 metres above the lower ground floor level.

The lower ground floor would comprise a subterranean garage; entrance area; 3no. bedrooms; sitting room; games room; gym; study; WC; utility room and access to the lower terrace. The upper ground floor would comprise an entrance from the guest parking area; living room; dining area; kitchen; WC; and boot room. In addition at this level there would be access to the balcony on the western side of the dwelling and the upper terrace on the eastern side.

Externally the walls of the upper ground floor would be vertical timber cladding and the walls of the lower ground floor would be reclaimed Yorkshire drystone walling. The windows and doors would be slim profile powder coated aluminium frames. There would be a species rich green roof on the southern arm of the lower ground floor. The upper ground floor would have a grey zinc metal standing seam ‘butterfly’ roof.

The access track (permeable gravel) would take a route along the western side of the application site and along the north boundary before transitioning to form the driveway to the rear of the dwelling in the north east corner of the site leading to the subterranean parking and sunken parking area for guests.

The garden boundary would be delineated by a stone built curved ha-ha along the south western side of the dwelling. The majority of the site to the south of the dwelling beyond the ha-ha would remain as undeveloped grazed paddocks outside of the domestic curtilage. Roof water would drain to a pond feature on the western side of the dwelling which would feed a cattle trough over the ha-ha.

The landscaping within the application site would comprise native species woodland planting, native species hedgerows and species rich grassland. The main feature is the formation of a landscaped dyke adjacent to the access track to the north west of the dwelling. The wider land under the applicant’s control would be subject to hedgerow enhancements and woodland management.

The application is accompanied by a Planning Statement; Design and Access Statement; Heritage Assessment; Preliminary Ecological Appraisal, Biodiversity Enhancement Plan; Landscape and Visual Impact Assessment and Landscape Appraisal.

POLICIES:

Under Section 38(6) of the Planning and Compulsory Purchase Act 2004 planning authorities are required to determine each planning application in accordance with the planning policies that comprise the Development Plan unless material considerations indicate otherwise. The Development Plan for the determination of this particular application comprises the following:

- The Ryedale Plan- Local Plan Strategy (2013)

The Ryedale Plan - Local Plan Strategy (2013)

Local Plan Strategy -Policy SP1 General Location of Development and Settlement Hierarchy
Local Plan Strategy - Policy SP2 Delivery and Distribution of New Housing

Local Plan Strategy - Policy SP4 Type and Mix of New Housing
Local Plan Strategy - Policy SP12 Heritage
Local Plan Strategy - Policy SP13 Landscapes
Local Plan Strategy - Policy SP14 Biodiversity
Local Plan Strategy - Policy SP16 Design
Local Plan Strategy - Policy SP17 Managing Air Quality, Land and Water Resources
Local Plan Strategy - Policy SP18 Renewable and Low Carbon Energy
Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development
Local Plan Strategy - Policy SP20 Generic Development Management Issues

Material Considerations

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (PPG)

REPRESENTATIONS:

The LPA has received one representation from the occupant of The Spinney which raises no objection to the application. The comments made request conditions on access for heavy construction machinery. In response the Case Officer has informed the local resident that the access/route for construction traffic would be the route identified in red on the site location plan.

In addition the Parish Council wish to reject the application for the following reasons: -

- *New build in open countryside no justifiable purpose for a new build i.e. agricultural etc*
- *Not a design in keeping with other village properties and visible on the periphery of a national park*
- *Not wanting to set a precedent for further proposed similar builds*

It is noted that the Parish Council response does not acknowledge that the application is for a country house of exceptional quality made under paragraph 80 of the NPPF.

APPRAISAL:

Principle of the development

The proposed development site is located within the open countryside approximately 1km from the development limit of Ebberston. Policies SP1 and SP2 sets out the spatial strategy for the District and seek to limit new housing development to specific locations and circumstances, to ensure the sustainability. Policy SP2 of the Local Plan Strategy provides policy support in principle for dwellings in the open countryside in specific circumstances.

The proposal is contrary to Policies SP1 and SP2 on the basis that it does not meet any of the circumstances under which dwellings in the open countryside are supported in principle by the Development Plan. The Development Plan is silent in providing policy support for isolated dwellings which are promoted on the basis of exceptional design quality. This is a factor which weighs against the proposal. However, national policy (NPPF) has provided longstanding policy support for new homes that are promoted in this way and it should be recognised that the Development Plan was prepared at a time when Local Planning Authorities were discouraged from repeating key elements of national policy in Local Plans. This lessens the weight to be attached with the conflict with the Development Plan and clearly indicates that national policy is a significant material consideration in the determination of this application.

The central national policy applicable to the type of development proposed is set out paragraph 80 of the revised National Planning Policy Framework (2021). Paragraph 80 replaces paragraph 79 of the previous Framework. It indicates that the development of 'isolated' homes in the countryside should be avoided unless special circumstances apply. These circumstances include:

(e) the design is of an exceptional quality in that it:

- is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas, and*
- would significantly enhance its immediate setting and be sensitive to the defining characteristics of the area.*

The starting point for the consideration of any proposal under paragraph 80 is the extent to which the proposed dwelling would represent an isolated dwelling in the open countryside. The question as to whether the site is considered to be isolated for the purposes of paragraph 80 is a matter of planning judgement.

The proposed development site is located outside of any defined settlement limit in a rural setting where there is an absence of built form. The site is physically separate from the village of Ebberston with a clear sense of remoteness and is considered to be an isolated location for a new dwelling. The proposed development would not fail against this element of paragraph 80. To this end, paragraph 80 of the NPPF is relevant to the determination of the application.

The two limbs of section (e) of paragraph 80 aim to ensure that the design of any proposal is of exceptional quality. Paragraph 80(e) requires that it is truly outstanding and would help to raise the standards of design in rural areas and, that it would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area (emphasis added).

Design

The design process has been informed by a series of consultations with the independent design review panel the outcome of which are positive recommendations. The supporting documents and drawings illustrate that the design has evolved as a result of the review panel assessment process.

The design review report concludes with *“Your justification for putting a house in this location and dealing with the site in the manner needed for a paragraph 79 [80] scheme is now well-argued and presented. The landscape analysis and approach were already strong at the previous review but has matured well and it is particularly heartening to see the concept of dyke and Bridestone now convincingly tying the building into the topography of the wider site”*.

The plans show a building which appears part sunk into the upper corner of the bowl shaped field and orientated to face south down the centre of the valley slope.

The dwelling would contain accommodation split across two levels- lower and upper ground floor levels with the lower being part subterranean. The driveway and garage in the northern part of the site would be concealed by the landscaped dyke, topography of the land and the dry stone wall.

The lower ground floor walls are to be of local stone laid to give a dry stone wall effect with the upper walls in vertical timber cladding. The southern arm of the lower ground floor would have a green roof which would allow it to seamlessly blend into the landform on the eastern side of the site.

The buildings would be oriented in a direction to complement the sloping terrain of the valley. The south-west corner of the upper floor would open up under a cantilever oversail roof with glazed openings allowing access to a balcony/terrace which would provide impressive views across the Vale of Pickering towards the Wolds.

The building would be recessed into the bowl shaped field edge with the naturalistic appearance of the lower/subterranean level allowing the building to sit sensitively and comfortably within its rural setting. It is the upper floor of the building with the projecting ‘butterfly’ roof form which gives rise to a striking presence. The straight lines of the upper floor and the unique asymmetrical winged roof shape with its angled cantilever projection contrast with the undulating landform and curved drystone walls at the lower level.

Whilst the inner, lower ground floor side of the dwelling is part subterranean and as a result hidden

within the topography of the land there would be glimpse views of the eastern elevation of the upper floor and unique roof form of the dwelling available over relatively short distances from the public footpath to the east. It is considered that an important element of a paragraph 80 dwelling is that it can be seen and contemplated and not entirely hidden or screened by man-made features and interventions or excessive planting. In this case the proposed development would invoke a sensory interest that can be appreciated by members of the public passing through the countryside.

As part of the second Design Review Panel the Panel stated that *“The design response is much bolder than before and demonstrates a better understanding of place and is a more intuitive design response. The proposal reads as an object at the head of the valley, there to be seen, and making a contribution to the landscape”*. The design development guided by the Design Review Panel process has resulted in an eye-catching building which has the potential to become a local landmark and reflects the highest standards in architecture. Furthermore it is also considered that a building of this architectural quality can be inspiring and would help to raise standards of design in the area.

The design also seeks to reduce the environmental impact of the development through the use of a green roof, rainwater harvesting and locally sourced and site-won materials which is clearly beneficial and the sustainable credentials are integral to the overall scheme.

Taking the views of the independent Design Review Panel into account and the information supporting the proposal, it is considered that the proposed dwelling can be considered to be truly outstanding reflecting the highest standards of architecture that would help to raise standards of design in the area. In this respect, the proposal is considered to meet part of the first test/criteria of paragraph 80(e) of the NPPF and this weighs in favour of the scheme.

Landscape and visual impact

The site is within the setting of the North York Moors National Park. Section 62 of the Environment Act 1995 makes it a duty for all relevant authorities to have regard to National Park purposes when coming to decisions or carrying out their activities in or affecting land in these areas. National planning policy (paragraph 176 of the NPPF) states that *“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas”*.

The site is 3km from the North York Moors National Park and the topography of the land screens the site from the nationally protected landscape. The introduction of a new dwelling in this open countryside location would alter the character and appearance of the landscape but no concerns have been raised by the NYMNP and there would be no direct impacts on the protected landscape. It is also considered that the development benefits from the existing landform and is sensitively located and designed and would not materially harm the setting of the National Park. Furthermore, the site experiences no intervisibility with any existing residential receptors or nearby settlements.

The site, which is within an Area of High Landscape Value, is fairly typical of the surrounding ‘fringe of the moors’ landscape character in this part of Ryedale. The site is not degraded or in need of reclamation. There would be no removal of any vegetated boundaries and the site benefits from the existing level of containment provided by the topography of the land and nearby woodland.

It is noted that the development will incorporate landscape and ecological enhancements with associated long term management which is welcomed. In addition the building itself would be a piece of architecture which augments the immediate setting. The landscaping proposals are wide ranging but not excessive or out of keeping with the local landscape character.

The extent of domestic curtilage and boundary treatments are crucial to ensure landscape character is not eroded by excessive enclosure or domestic paraphernalia. The proposed site layout and external areas clearly recognise the importance of the space around the new building with the domestic curtilage being relatively tight to the building and the majority of the site remaining as grazing paddock. In addition the principal vehicle parking areas are subterranean to reduce the landscape and visual impacts of parked cars to the upper areas of the site.

The landscaping masterplan would not depart from the existing patterns of natural features and takes account of field boundaries, woodland blocks and the topography of the land. There would be new hedgerow planting and also the gapping up of fragmented hedgerows and the native tree planting reflects the character of the landscape. The hedgerow planting seeks to reinforce historic boundaries. Existing post and wire fencing would be removed and replaced with new hedgerows and dry stone walls would be reinstated.

The landscape design goes beyond mitigation and is a fundamental aspect of the whole scheme. The habitat and landscape improvements within both the application site and wider land under the applicants control will be secured by condition. As a result of the landscaping additional wildlife corridors would be created and species diversity within the site is increased.

The LVIA concludes that impacts on the Fringe of the Moors Area of High Landscape Value are considered minimal and, in time, existing landscape and visual amenity will be improved and the new dwelling will contribute positively to the local and regional importance of the wider landscape setting.

The immediate setting of the site is distinctly rural and classed as an Area of High Landscape Value. To comply with paragraph 80 a proposal must 'significantly enhance its immediate setting'. National policy does not prescribe how this is achieved or measured. It is considered that it can be achieved in a number of ways, including through landscaping and biodiversity improvements but also through the introduction of a contemporary house of exceptional design quality.

The architectural concept has derived from the position of the site. Scamridge dykes are prehistoric linear boundary features located to the north of the site and these features provide a key influence in the design for the site. The design and particularly the landforms, textures and appearance of the construction materials take account of the characteristics and history of the local area and makes sensitive reference to the surroundings and the environment particularly in regard to the form and materiality of nearby Scamridge Dykes and Bridestone formations.

The proposed dwelling is considered to be thought provoking and unique in that it clearly references the physical properties of the historic landscape which forms its setting. As alluded to in the Design Review Panel statement earlier in this report the project is derived from the local dyke and Bridestones features which help bind the building with the topography of the wider site. In this regard the development project can be considered to be sensitive to the defining characteristics of the local area.

Importantly it is the proposed dwelling itself which reflects an architectural quality to be expected from a paragraph 80 house. The building, which is a product of local geological and historical influences, would be rooted within the landscape. The unique form of the building; the use of materials; and the subtle connection with the topography of the landscape contribute to the buildings aesthetic appeal and is considered to visually enhance its immediate setting.

In general terms it is considered that the development site will contribute positively to the character of the AHLV in compliance with the NPPF and Local Policy SP13. Local Policies SP16 and SP20 set design criteria for new development but are not as stringent in their requirements as the specific criteria included in paragraph 80(e). It is considered that the siting, scale and design of the development and associated landscaping would comply with the requirements of those local policies. In light of the above assessment it is considered that the design of the proposed dwelling is of exceptional quality and meets the tests for a paragraph 80 house in the countryside.

Biodiversity

Chafer Wood to the east of the site is a Site of Importance for Nature Conservation (SINC) as well as a local nature reserve. The County Ecologist has considered the Ecological Appraisal and agrees that the location and scale of the dwelling will not have a negative effect on these features.

The County Ecologist is satisfied with the Landscape Masterplan and the Biodiversity Enhancement Plan. The proposed enhancements (biodiversity net gain) comprise deciduous woodland planting; grazed paddocks; species rich grassland; proposed hedgerow planting; existing hedgerow enhancement; woodland corridor management; plantation management; drystone wall reinstatement and gorse management.

The County Ecologist has no objections subject to a condition to secure the detailed ecological enhancement and management to achieve biodiversity net gain.

Heritage

The application site does not contain any heritage assets, the nearest being a cluster of listed assets associated with Ebberston Hall. The Hall is a Grade I Listed Building which is approximately 700 metres to the south west of the southern landscaped boundary of the site. The site lies to the north of the Registered Park and Garden.

Due to the local topography there would be no intervisibility between the application site and Ebberston Hall. The Heritage Assessment advises that the setting of the Registered Park will not be compromised.

The Yorkshire Gardens Trust have assessed the impact and have concluded that the impact of the proposal will result in less than substantial harm to the significance of the Registered Historic Park and Garden. The Building Conservation Officer concurs with the conclusions of the submitted Heritage Assessment and has no objection to the application. It is considered that the proposed development would not result in harm to the designated heritage assets or their setting and complies with the requirements of Policy SP12 and the NPPF.

Archaeology

The site is within an area of archaeological interest and potential, particularly for the later Neolithic and Bronze Age periods. The site is in close proximity to the former Mickle Howe burial mound and also the Scamridge Dyke system which is a Scheduled Monument.

The County Archaeologist recommends a conditioned approach to archaeological monitoring given the general sensitivity of the landscape for prehistoric to Anglo-Saxon period archaeology. The standard condition is to be imposed to secure archaeological monitoring during the development in order that an appropriate record is made of any significant deposits.

Highways

The proposed development would be accessed from a single track unadopted section of carriageway which leads to a relatively small number of properties. The highways officer has confirmed that the existing access on to adopted highway (A170) is considered adequate in terms of size and visibility, to withstand the nominal increase in vehicular trip generation, as a result there are no Local Highway Authority objections. It is considered prudent to include a condition requiring the prior approval of a construction phase management plan to control the impact of activity including the movement of any heavy vehicles in the interests of highway safety and general amenity.

Impact on local amenity

The application site is isolated from any other residential properties in the locality. It is considered that the new dwelling/residential use is compatible with the existing land use and it is not anticipated that the proposed development would give rise to any unacceptable visual impact or any pollution or

disturbance and as a result there would not be an adverse impact upon local amenity in compliance with Policy SP20. A condition shall be imposed to control the external lighting scheme associated with the dwelling.

Conclusion

The starting point for the consideration of any proposal is the adopted Development Plan. In this case Policies SP1 and SP2 sets out the spatial strategy for the District and seek to limit new housing development to specific locations and circumstances, to ensure the sustainability.

Whilst Policies SP1 and SP2 do not make explicit provision for dwellings of exceptional design quality in the open countryside, the policies of the Development Plan do not explicitly resist such proposals for in the countryside.

The legal basis for the determination of planning applications is that decisions are made in accordance with the Development Plan unless material considerations indicate otherwise.

In the view of Officers paragraph 80(e) of the NPPF is a material consideration of greater weight in establishing whether the proposal is acceptable in principle. The application needs to be determined against the tests in paragraph 80(e) and against the wider policies of the development plan that are relevant to all of the wider issues raised by the application.

The development site is a linear valley slope within the fringe of the Moors upland landscape with expansive views to the south. The proposed building is considered to be both sensitive to the existing landform and striking in appearance. The design is responsive to the contours of the land with the lower ground floor being part subterranean and as a result appearing rooted in the valley side. The building is derived from local geological and historical influences (dyke and Bridestones features), which connect the building with the evolving rural landscape. In this regard the development project can be considered to be sensitive to the defining characteristics of the local area. In addition to the building being considered an impressive piece of architecture in its own right the landscape and ecological enhancements are comprehensive and fundamental to the scheme and are welcomed in contributing towards enhancing the immediate setting of the site.

The truly outstanding design of the dwelling in terms of siting, form, scale and materiality is of the standard required by paragraph 80(e). The design approach which has evolved through the design review panel process is considered to reflect the highest standards in architecture and there is an intent to express the architecture of the building visually, and openly, in the landscape and in this regard the development would help to raise standards of design more generally in rural areas.

The applicant's design team have developed a solution to the challenges set by this site and its sensitivities taking account of the comments of the design review panel. Considerable weight is afforded to the views of the design review panel. The outcome is a development that would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area to meet the relevant tests set out in national policy.

It is considered that the design of the proposed development represents exceptional quality within the definition of paragraph 80(e) and the proposal is a truly outstanding design that reflects the highest standards of architecture and in doing so the proposed building and wider landscaping enhancement proposals, significantly enhance its immediate setting.

In these circumstances, it is considered that the exceptional quality of design and compliance with paragraph 80(e) of the NPPF outweighs the disbenefits of departing from the Development Plan policies in relation to the local of new housing development. The proposed development is acceptable and would not conflict with the aims of local Policies SP12, SP13, SP14, SP16, SP17, SP18, SP19 and SP20 or the NPPF and the recommendation to Members is one of conditional approval.

RECOMMENDATION:

Approval

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

Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plan(s):

Wider Location Plan 1:5000
Location Plan 1:1250
Site Plan as Proposed
Lower Ground Floor Plan as Proposed
Upper Ground Floor Plan as Proposed
Roof Plan as Proposed
South & North Elevations as Proposed
West & East Elevations as Proposed
Landscape Masterplan Rev F, dated May 2020

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

- 3 Prior to the construction of any of the buildings hereby permitted, plans showing full details of all landscaping and planting based on the Landscape Masterplan & Biodiversity Enhancement Plan for the application site and land within the blue line identified on the Landscape Masterplan shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the numbers, species, heights on planting and positions of all trees and shrubs including existing items to be retained and shall include details of all seeding and turfing. A programme for the timing of all planting, seeding and/or turfing and a maintenance schedule shall be agreed by the Local Planning Authority. The landscape planting shall thereafter be laid out, carried out and maintained in accordance with the details approved.

Reason: To enhance the appearance of the development and the setting of the development in accordance with Policy SP16 of the Local Plan Strategy and Paragraph 80 of the National Planning Policy Framework.

- 4 Notwithstanding the submitted details, prior to the construction of any of the buildings hereby permitted, details and samples of the materials to be used on the exterior of the buildings shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP16 and SP20 of the Local Plan Strategy.

- 5 Prior to the construction of any of the buildings hereby approved, details of all windows, glazing, doors and garage doors shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP16 and SP20 of the Local Plan Strategy.

- 6 Before the development hereby permitted commences, full details of all of the ground surfacing materials to be used in the development including those for the access track shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance and to satisfy Policies SP16 and SP20 of the Local Plan Strategy.

- 7 Notwithstanding the submitted details, prior to the construction of any of the buildings hereby permitted, full details of the materials and design of all means of enclosure shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance and to satisfy Policies SP16 and SP20 of the Local Plan Strategy.

- 8 Prior to the construction of any of the building works of the house structure hereby permitted, further details of finished floor levels in relation to a measurable datum point shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be carried out in accordance with the approved levels details.

Reason: To ensure a satisfactory appearance of the development and to accord with Policies SP13 SP16 and SP20 of the Local Plan Strategy.

- 9 Prior to the construction of any of the buildings hereby permitted full details of all external lighting for the development and access road, including all luminaires, lux values and luminance levels and, full details of the light spill and glare arising from internal lighting shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall thereafter accord with the approved details.

Reason: To protect the landscape character of the area in accordance with Policies SP13 and SP20 of the Local Plan Strategy and to mitigate the impact of the development on biodiversity, including foraging and commuting bats in accordance with Policy SP14 of the Local Plan Strategy.

- 10 No development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

No development shall take place other than in accordance with the approved Written Scheme of Investigation.

Reason: The site is of archaeological significance and in order to satisfy the NPPF and Policy SP12.

- 11 The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under **condition 10** and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The site is of archaeological significance and in order to satisfy the NPPF and Policy SP12.

- 12 No development must commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Construction of the permitted development must be undertaken in accordance with the approved plan.

The Plan must include, but not be limited, to arrangements for the following in respect of each phase of the works:

1. Details of any temporary construction access to the site including measures for removal following completion of construction works;
2. Wheel washing facilities on site to ensure that mud and debris is not spread onto the adjacent public highway;
3. The parking of contractors' site operatives and visitor's vehicles;
4. Areas for storage of plant and materials used in constructing the development clear of the highway;
5. Details of site working hours;
6. Details of the measures to be taken for the protection of trees; and
7. Contact details for the responsible person (site manager/office) who can be contacted in the event of any issue.

Reason: In the interest of public safety and amenity and to satisfy Policy SP20.

- 13 No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any off-site works, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development can be properly drained and to satisfy the requirements of Policy SP17.

- 14 Unless otherwise agreed in writing by the Local Planning Authority, there shall be no piped discharge of surface water from the development prior to completion of approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved works for disposal and treatment of sewage.

Reason: To ensure that the development is properly drained and no foul or surface water discharges take place until proper provision has been made for their disposal and to satisfy the requirements of Policy SP17.

- 15 Unless otherwise agreed in writing with the Local Planning Authority, the development hereby approved shall be undertaken in accordance with the mitigation and enhancement measures set out in paragraphs 5.3-5.9 of the Preliminary Ecological Appraisal.

Reason: To secure the long-term protection of the species and habitats and to satisfy Policy SP14 of the Local Plan Strategy.

- 16 Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning (General Permitted development) Order 2015 (or any Order revoking, re-enacting or amending that Order), development of the following classes shall not be undertaken other than as may be approved in writing by the Local Planning Authority following a specific application in that respect:

Class A: Enlargement, improvement or alteration of a dwellinghouse

Class C: Any other alteration to the roof of a dwellinghouse

Class D: Erection or construction of a domestic external porch

Class E: Provision within the curtilage of a dwelling house of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of a dwelling house or the maintenance, improvement or other alteration of such a building or enclosure.

Reason: To ensure that the appearance of the area is not prejudiced by the introduction of unacceptable materials and/or structure(s) in order to satisfy Policy SP20 of the Local Plan Strategy and to retain the integrity of the design of the development in accordance with the National Planning Policy Framework.

- 17 Notwithstanding the provisions of Schedule 2 Part 2 of the Town & Country Planning (General Permitted development) Order 2015 (or any Order revoking, re-enacting or amending that Order), development of the following classes shall not be undertaken other than as may be approved in writing by the Local Planning Authority following a specific application in that respect:

Class C: Exterior painting

Reason: To ensure a satisfactory external appearance in order to satisfy Policy SP20 of the Local Plan Strategy and to retain the integrity of the design of the development in accordance with the National Planning Policy Framework.