

<b>ITEM:</b>		<b>RECOMMENDATION:</b> APPROVAL
<b>REF NO:</b>	3PL/2018/0331/F	<b>CASE OFFICER</b> Fiona Hunter
<b>LOCATION:</b>	ATTLEBOROUGH 6 High Street and 2 Hargham Road Attleborough	<b>APPNTYPE:</b> Full <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> N <b>CONS AREA:</b> Y <b>LB GRADE:</b> N <b>TPO:</b> N
<b>APPLICANT:</b>	W Leith c/o AGENT	
<b>AGENT:</b>	Mr Mark Strawbridge 16 Promenade Nottingham	
<b>PROPOSAL:</b>	Demolition of shop and flat over, retention of facade and erection of 11 No. Flats with bike and bin storage and landscaping	

#### **REASON FOR COMMITTEE CONSIDERATION**

The application is referred to planning committee as it is a major.

#### **KEY ISSUES**

Principle of development  
Design and impact on Heritage  
Amenity considerations  
Landscaping and Trees  
Highway and parking  
Density and Quantum of development  
Planning obligations  
Environmental Health  
Other material considerations including drainage

#### **DESCRIPTION OF DEVELOPMENT**

The application seeks full planning permission for the part demolition part retention of the existing two storey buildings at the site, and the construction of two and a half storey building and a detached single storey building to provide eleven apartments. The red street facade is proposed to be retained and altered as part of the application.

The development proposes 3 x 1 bedroom apartments, 7 x 2 bedroom apartments and 1 x detached 2 storey new build bungalow.

The application also includes hard and soft landscaping works to the rear of the building to provide a communal courtyard, bin and cycle storage. Two pedestrian access points would be provided, one from Hargham Road and another from High Street. No vehicle parking is proposed.

## **SITE AND LOCATION**

The application site comprises 6 High Street and 2 Hargham Road which are internally connected, together with private space to the rear. The property was last occupied by a wine shop at ground floor and a residential apartment at first floor.

The application site is located at the western edge of Attleborough Town Centre and is within the Attleborough Town Centre Conservation Area. The market town of Attleborough is identified in the adopted Core Strategy as a major focus for employment and residential growth. The site sits in a prominent location along an east-west arterial route in and out of the town centre. The site is bordered by two storey residential dwellings on all sides with the Sainsbury convenience good store, car park and petrol station located to the northeast. The Grade II Listed number 1 High Street is located to the north of the site.

The site has recent extant planning permission for the "Demolition of buildings, retention of facade, and erection of 9 no. flats", reference 3PL/2017/0663/F, approved on 29 June 2017.

## **EIA REQUIRED**

No.

## **RELEVANT SITE HISTORY**

The application site has been the subject of the following planning applications:

3PL/2017/0663/F - Demolition of buildings, retention of facade, and erection of 9 no. flats - Approved.

3PL/2007/1100/F - Convert existing house into 2 flats and form 2 new flats in adjoining garden - Approved.

3PL/2007/1898/F - Conversion and construction of 1 two bed apartment with terrace - Approved.

## **POLICY CONSIDERATIONS**

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

CP.01	Housing
CP.04	Infrastructure
CP.05	Developer Obligations
CP.08	Natural Resources
CP.09	Pollution and Waste
DC.01	Protection of Amenity
DC.02	Principles of New Housing
DC.04	Affordable Housing Principles

DC.11	Open Space
DC.12	Trees and Landscape
DC.13	Flood Risk
DC.16	Design
DC.17	Historic Environment
DC.19	Parking Provision
LBC	Planning(Listed Building & Conservation Areas) Act 1990
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
SS1	Spatial Strategy

#### **OBLIGATIONS/CIL**

The proposed development of this scale and nature would not require the provision of planning obligations.

#### **CONSULTATIONS**

#### **ATTLEBOROUGH TC**

Refuse concerns regarding over density and lack of parking. Members also expressed disappointment that this has come back again following approval of planning application 3PL/2017/0663/F as this seems to be the poorer application; and therefore, reiterate previous comments.

Case Officer has looked for the previous latest comments, which do not appear to raise an objection.

#### **NORFOLK COUNTY COUNCIL HIGHWAYS**

No objection subject to conditions and informative for: no overlapping, overhanging or encroachment onto highways land; and no works to take place to the highway without the appropriate consents.

#### **HOUSING ENABLING OFFICER**

No affordable housing is required due to guidance provided by the NPPG which advises that affordable housing should not be sought on developments of fewer than 11 units with a combined floorspace of less than 1000sqm. In this instance, the development equates to a net gain of 10no units due to the existence of a flat. Therefore, provided the GIA of the new units is under 1,000m<sup>2</sup>, no affordable housing is required.

#### **HISTORIC BUILDINGS CONSULTANT**

No objection to this revised proposal.

#### **ANGLIAN WATER SERVICE**

Surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. No evidence has been provided to show that the surface water hierarchy has been followed as stipulated in Building Regulations Part H. This encompasses the trial pit logs from the infiltration tests and the investigations in to discharging to a watercourse. If these methods are deemed to be unfeasible for the site, we require confirmation of the intended manhole connection point and discharge rate proposed before a connection to the public surface water sewer is permitted. We would therefore recommend that the applicant needs to consult with Anglian Water and the Environment Agency. Anglian Water would therefore recommend surface water drainage details are conditioned.

**FACILITIES MANAGEMENT**

No comment.

**CONTAMINATED LAND OFFICER**

No Comments Received

**REPRESENTATIONS**

A site notice was erected on 26/04/2018, 16 neighbours directly consulted and a newspaper notice published. Four local representations were received and are summarised below:

- increasing the number of flats will increase congestion
- overdevelopment of the site
- No social or key worker accommodation
- No car parking provision
- Limited employment within the town meaning people have to travel outside the town for work
- Red facade not retained in full, and supporting documents in respect are vague
- Inaccuracies in the application
- Construction hours too long and prior notification should be given in certain circumstances
- Planning permission should lapse sooner than previously conditioned.
- Dispute site boundaries and ownership
- Where will the bin stores go
- Missing boundary/ screening details
- There are wells on the site which have not been noted
- Something needs to be done the building is eyesore
- Will the development actually happen
- Insufficient infrastructure to accommodate additional housing

**ASSESSMENT NOTES**

**1.0 Principle of Development**

1.1 The site has extant planning permission for 9 dwellings (reference: 3PL/2017/0663/F), therefore the principle of development has already been assessed recently and found acceptable. Since this decision, there has been no changes to the Adopted Development Plan, however, the National Planning Policy Framework (2018) has been updated.

1.2 For completeness, the above referenced application was found acceptable due to compliance with policies CP01, CP14 and DC02 of the development plan. In addition, whilst the development is partially within Attleborough Town Centre and Primary Shopping Area, and at ground floor was last used for retail in 2007, the officer's report concluded that the loss of ground floor retail use would not cause significant overriding harm to the vitality and viability of the town centre. A further consideration is the site is not defined as Primary or Secondary Frontages where the loss of retail uses is specifically restricted by Policy DC 9. The principle of development is therefore considered acceptable.

**2.0 Design and impact on Heritage**

2.1 Any decisions relating to Listed Buildings and their settings and Conservation Areas must address the

statutory considerations of the Planning (Listed Building and Conservation Areas) Act 1990 in particular sections 16, 66 and 72 as well as satisfying the relevant policies within the National Planning Policy Framework 2018 and the development plan. National policy states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Core Strategy Policy DC17 seeks to ensure that new development preserves and enhances the character, appearance and setting of conservation areas and listed buildings.

2.2 The site is located within Attleborough Conservation Area, and is across the road from the Grade II Listed number 1 High Street. The existing building the subject of this application is considered to be an undesignated heritage asset.

#### *Listed Building*

2.3 Number 1 High Street, opposite the development site is Grade II Listed and comprises Acorn Cottage, Nan Gibbon's Cottage and The Victorian Cottage. The List entry identifies the buildings as 18 century or earlier, and is listed due to architectural interest including "*exterior treatment of Units one and two which retain characteristics of an C18 and earlier building and the remnant of the earlier cross wing*". Visually, the main features of the external part of the buildings facing the street are its white rendered walls, with coloured window frames and doors and red pantile tile roof. Two of the addresses have a contrast black painted plinth. The building is considered to provide a very positive impact to the Conservation Area, in addition to its own architectural interest.

#### *The Conservation Area*

2.4 The site is located within the Attleborough Conservation Area and forms a prominent location at the junction of High Street and Hargham Lane. The site benefits from short distance views at the junction and from the arterial route along High Street; and from longer distance views further to the northeast from within the Conservation Area and town centre. The collection of buildings by way of their architectural style, age, materials and construction, design and sharing common attributes in their heights, scale and rhythm contribute to the character of the Conservation Area. Furthermore, it is considered that collectively with the nearby Listed Buildings and other historic buildings in the immediate vicinity they help form this part of the Conservation Area and create the intrinsic heritage value.

#### *Undesignated Heritage Assets/ The Design*

2.5 The proposed development would wrap around the corner of High Street and Hargham Lane continuing the built form and streetscene along both routes, and retaining the facade of 6 High Street. In terms of layout it is considered that this is a sensitive and appropriate design response to the constraints of the site and the character and appearance of the surrounding area.

2.6 The overall scale of the building would be broken up through the provision of varied ridge and eaves heights, and the frontage to the replacement building along Hargham Road being set back creating 3 distinct but complimentary elements. As a result the scale and grain would reflect the modest scale of built form in the surrounding area which is similarly made up of several distinct small buildings and elements. The eaves and ridge height of the proposed buildings at two and 1/2 storey would also be no greater than that of the existing buildings on site and those surrounding the application site.

2.7 The elevational composition of the replacement building, together with the facade retention as proposed to altered, on Hargham Road and High Street would reflect the size, proportions and symmetrical pattern of openings seen within the existing buildings at the site. As a result, it is considered that the proposed building

would respond to the important qualities and features of the surrounding buildings provided by the common heights, scale, design and rhythm of openings created by the surrounding buildings.

### *Heritage Assessment*

2.8 Given the vacant and deteriorating state of the current buildings, the sensitive and historical design of the proposal is considered to improve the appearance of the site and would be beneficial to the character and quality of the streetscene and surrounding townscape in accordance with the policies within the NPPF and policy DC16 of the Core Strategy. It would also therefore have a positive impact to the Conservation Area and Listed Building.

2.9 The NPPF also requires that LPA's to take into account the impacts on undesignated heritage assets. It is considered that the application buildings form a heritage features in their own right sufficient to be considered as undesignated heritage assets and be of sufficient quality to achieve local listing. With regard to the test set out in paragraph 197 of the NPPF, whilst part of these buildings would be lost it is noted that the most significant and valued element of these buildings, being the shop frontage would be retained. Given the significance of the undesignated heritage asset and degree of harm caused, it is considered that the benefits to the districts housing supply, new homes bonus and bringing a prominent site back into viable long term use would outweigh the harm caused to the undesignated heritage assets.

2.10 Having regard to the above, the proposed development is considered to preserve the character and appearance of the Attleborough Conservation Area and the setting of the adjacent Listed Building in accordance Policy DC 17 and the Section 16 of the NPPF. Harm will be caused to existing building/s within the site, which are considered undesignated heritage assets, caused by partial demolition. However, the benefits of providing housing within a sustainable location together with bringing the site back into use is considered to outweigh this harm and therefore meets the requirements of paragraph 197 of the NPPF.

### **3.0 Amenity Considerations**

3.1 It is noted that the site sits within a mixed use area of Attleborough but is directly bordered by residential properties to the south and west, and to the north and east beyond the adopted highway. The proposed residential use of the site would therefore be sympathetic with surrounding uses.

3.2 With regards to the impact on existing residents, it is noted that the proposed development would not be significantly greater in height and bulk than the existing two storey buildings at the site. Given the separation distances, scale of the existing building, and intervening highways it is not considered that the proposal would cause any significant adverse impact on the amenity of the residents of the properties to the north and east. 4 Hargham Road side elevation abuts the site where the proposed and existing pedestrian access is. As this side elevation has no windows or doors, the development would not cause any significant detrimental impact on the amenity of the occupants.

3.3 With regards to the impact of the proposed scheme on the dwellings to the west, the proposals would bring a two storey side gable to approximately 10.7 metres from the rear ground and first floor windows of the apartments to the west of the site. There are no windows in the proposed elevation facing the apartments and therefore they will not be overlooked. To reduced massing and prevent creating a sense of enclosure, the roof is hipped to reduce massing.

3.4 In relation to casting shadow, the development is to the north and east of neighbours and therefore any casting of shadow will be very limited.

3.5 With regards to the amenity of future occupants, it is noted that whilst some of the units are small, they would each have acceptable levels of natural light and would have access to shared communal rear gardens to the rear of the building.

3.6 Having regard to the above it is considered that the proposed development would not result in the unacceptable loss of amenity and harm to the living conditions of the adjacent residents, and would provide for adequate amenity levels of future occupants in accordance with Core Strategy Policy DC1.

#### **4.0 Landscaping and Trees**

4.1 The site's northern boundary at the rear of the site is defined by a mature hedge and an area at the rear of the building is overgrown including self seeded trees. In addition, there is a mature tree at the rear of the site. The site can be tidied up as part of the development and opportunities for a limited amount of new planting considered. However, the mature tree will be required to be removed to facilitate development of the bungalow. Given the site has been vacant for some time, together with extant planning permission which would result in the loss of the tree, its loss is accepted. Subject to a landscaping condition, the proposals are considered acceptable in relation to trees and landscaping and site boundaries.

#### **5.0 Highway and traffic implications**

5.1 The site would have no vehicle access and is proposed to be car free. There are two proposed pedestrian accesses, one to the north and one to the south. The Highways Authority have not objected to the application.

5.2 It is also noted that a number of the objections have been raised by surrounding residents expressing concern about the lack of parking. However, the site is located within the town centre within close proximity to Sainsbury's and many other facilities and services. Policy DC19 states that car free developments will only be considered in town centre locations and/or where they are located near to public transport nodes. Given the size of units proposed, the sites location in the town centre and within close proximity to bus stops and bus routes and the various employment, retail, leisure and health facilities within the town centre and within walkable distance, this is not considered to be inappropriate in this instance. In providing a car free development within the town centre the proposed scheme would further encourage the use of more sustainable modes of travel.

5.3 No detailed information is provided in regards to cycle parking. Given the site constraints, and in light of the extant planning permission for a very similar scheme, a reduction in cycle parking is considered acceptable. A condition requiring cycle parking to be agreed and provided is considered appropriate.

#### **6.0 Density and Quantum of development**

6.1 The development is high density which is considered acceptable, and is encouraged, for Town Centre sites and accords with Policy DC 2 and Section 11 of the NPPF. The foregoing sections have not found any unacceptable impacts which would be caused by the proposal, and two additional apartment in comparison to what is already approved and could be developed is not considered problematic.

#### **7.0 Planning obligations**

7.1 The development will create an uplift of 10 new dwellings, and the NPPG advises that affordable and 'tariff' style planning obligations should not be sought for developments of 10 or less new homes where the floor area is cumulatively less than 1,000sqm. No site or development specific issues have been identified

which require any planning contributions or S106 Legal Agreement.

## **8.0 Environmental Health**

8.1 The Contaminated Land Officer was consulted on this application and raised no objections. The development is therefore considered to accord with Policy CP 9.

## **9.0 Other material considerations**

9.1 Detailed drainage information would usually be required for major residential proposals, however, the ground foot print is not substantially greater than the existing extant site planning permission and therefore on this occasion can be conditioned.

9.2 The bins have a dedicated storage area which have been demonstrated to be big enough to accommodate the necessary refuse and recycling bins. On bin day the bins will be dragged to the south pedestrian access and lined up against the wall. They will then be adjacent to the public highway and enabled to be picked up. The exact design of the bin store is recommended to be conditioned.

9.3 Local residents have raised a number of other issues which are addressed here. There is no policy requirement or special circumstances which would result in a requirement for social or key worker accommodation. It is acknowledge that many people travel to work by car, however, the new residents will have access to one of the best bus services in Breckland together with the railway service. Some of the red facade will be altered, however, this has been found to be acceptable and no objection has been raised by the historic building officer. The proposed construction hours condition is Breckland's standard and there are no special circumstances to justify an amendment. There is no lawful reason why the commencement of the development should have a shorter time period considering the proposal is within the settlement boundary of a town. No accepted evidence has been provided to demonstrate the site ownership information is incorrect. No evidence has been submitted of historic wells on the site. Attlborough's services may need expansion/ or improvement to accommodate more residents, however, due to the NPPG we can not require any obligations.

## **10.0 Conclusion/ Planning Balance**

10.1 The proposed development would provide 11 new dwellings in a sustainable location in Attleborough Town Centre and would make use of a previously developed site which has remained vacant for approximately 10 years. The proposals are considered to preserve the character and appearance of the Attleborough Town Centre Conservation Area and the Listed Building. Whilst, the proposals would result in the partial loss of undesignated heritage asset/s, the benefits of the development including the provision of 11 new apartments in a sustainable location, contribution towards the supply of housing land, New Homes Bonus and bringing back into use a prominent vacant building are considered to outweigh the harm caused.

10.2 For the reasons set out in this report, and summarised above, it is considered that the proposals would form sustainable development when taking into account the development plan and the policies of the NPPF as a whole. Therefore, the application is recommended for approval subject to conditions.

**RECOMMENDATION**

**Planning Permission**

**CONDITIONS**

- 1 Full Permission Time Limit (3 years)**

The development must be begun not later than the expiration of THREE YEARS beginning with the date of this permission.

Reason for Condition:  
As required by section 91 of the Town and Country Planning Act 1990.
- 2 In accordance with submitted plans NEW 2017**

The development must be carried out in strict accordance with the application form, and approved documents and drawings as set out in the table at the end of this notice.

Reason for condition:-  
To ensure the satisfactory development of the site.
- 3 Demolition and retention method statement**

Prior to the commencement of development including any demolition, a statement setting out the following shall be submitted to and be approved in writing by the Local Planning Authority:

  - i. the method of demolition of those elements of the buildings to be removed;
  - ii. a method statement and schedule of works setting out the retention, preservation and repair of the facade and all the architectural features of importance to be retained.

The development shall thereafter be carried out in accordance with the approved statement and scheme.

Reason for condition:-  
The details are required prior to the commencement of development, in order to preserve the character and appearance of the Attleborough Conservation Area, in accordance with Policy DC 16 and DC17 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.
- 4 Details and samples of materials**

Prior to the commencement of any works above slab level details and samples of all external materials to be used shall be submitted to and approved in writing by the Local Planning Authority, and this condition shall apply notwithstanding any indication as to these matters which have been given in the current application. Only such agreed materials shall be used in connection with this approval.

Reason for condition:-  
To ensure the satisfactory appearance of the development, in accordance with Policy DC 1 and DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.
- 5 Fenestration and door details**

Prior to the commencement of any works above slab level, detailed plans of all fenestration including the doors and windows within the development shall be submitted to and be approved in writing by the Local Planning Authority. This shall include scaled drawings including plans, sections and elevations at no less than 1:50; details of the material, colour and finish of the fenestration. The development shall thereafter be carried out in accordance with the approved details.

Reason for condition:-  
To ensure the satisfactory appearance of the development, in accordance with Policies DC 16 and DC 17 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.
- 6 Hard and soft landscaping and planting, incorporating**

No development above slab level shall be commenced until, full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:

- a schedule (including planting plans and written specifications) of trees, shrubs and other plants, noting species, plant sizes, proposed numbers and densities. The scheme shall include the use of local native plant species.
- existing trees and hedgerows, which are to be retained.
- the boundary treatments to be erected along the perimeters of the site;
- planting plans and details of the methods of enclosure of the landscape buffers to be provided along the southern boundary of the site.
- layout of pedestrian access and circulation areas, and their materials;
- implementation programme for landscaping and planting.

The approved landscaping shall be completed during the first planting season following the commencement of the development, or such longer period as agreed within the implementation programme. Any trees/shrubs which, within a period of five years of being planted die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless otherwise agreed in writing by the local planning authority.

Reason for condition: In order to provide a satisfactory form of development and in the interests of neighbour and visual amenity and biodiversity. In accordance with policies DC1 and DC16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009 and the policies contained within the NPPF.

**7 Precise details of surface water disposal**

Prior to the commencement of development precise details of the means of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. This shall include a scheme for the management and maintenance of the surface water drainage. The approved drainage scheme shall be implemented prior to the first occupation of the dwellings and thereafter retained for the lifetime of the development.

Reason for condition:-

The details are required to be submitted prior to the commencement of development to minimise the possibilities of flooding from the outset of the development.

This condition is imposed in accordance with Policies DC 1 and DC 13 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009

**8 Foul water drainage scheme**

Prior to the commencement of any works above slab level precise details of foul water disposal shall be submitted to and approved in writing by the Local Planning Authority. The approved drainage scheme shall be completed in accordance with the approved details prior to the first occupation of the dwellings and thereafter retained for the lifetime of the development.

Reason for condition:-

The details are required to be submitted prior to the commencement of development to minimise the possibilities of flooding from the outset of the development.

This condition is imposed in accordance with Policies DC 1 and DC 13 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

**9 Cycling and bin storage provision**

No development shall commence above slab level until, detailed plans of the cycle storage and bin storage provision have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details and specifications prior to the first occupation of the development hereby approved.

Reason for condition:

In the interests of highway and public safety and to secure and to secure a high quality development in accordance with policies DC16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.

**10 Enroachment onto highway land**

No part of the proposed structure (to include fascia board / rainwater goods and guttering) shall overhang or encroach upon highway land and no gate / door / ground floor window if installed shall open outwards over the highway.

Reason: In the interests of highway safety.

**11 Construction Management Plan**

The construction works will take place in strict accordance with the approved Construction Method Statement dated 20/07/2018, expect for the hours of construction works which will be limited to:

Monday to Friday 07:30 - 18:00

Saturday - 08:00 - 13:00

No works on Sundays or Bank Holidays

All construction and demolition works to be carried out in accordance with the guidance provided in Breckland Council Information leaflet, 'Construction and demolition works - Guidance for contractors and developers'.

Reason for condition: In the interests of residential amenity and highway safety. This is required prior to commencement of development in order that the appropriate measures can be implemented to ensure there would be no significant impact on residential properties throughout all construction works on site. In accordance with policy CP4 of the Core Strategy and Development Control Policies DPD and the policies within the NPPF.

**12 Unexpected Contamination**

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with details to be agreed in writing with the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason for condition:-

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without

unacceptable risks to workers, neighbours and other offsite receptors.

This condition is imposed in accordance with CP 9 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009 and Planning Policy Statement No 23.

**14**

**No clearance within bird nesting season**

No removal of hedgerows, trees or shrubs, ivy and other climbing plants shall take place between 1st March and 31st August inclusive, unless a report undertaken by a competent ecologist has been submitted to and approved in writing by the Local Planning Authority, confirming that a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared has been undertaken, and providing written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site.

Reason for condition: - In the interests of maintain and enhancing biodiversity, in accordance with policies CP10, CP11 of the Core Strategy and Development Control Policies DPD, and the policies within the NPPF.