



Northumberland County Council

Strategic Planning Committee

2nd January 2024

ADDENDUM REPORT

Application No: 19/01095/REM

Proposal:

Reserved matters application for access, appearance, landscaping, layout, and scale for 110 dwellings relating to planning permission 14/01295/VARYCO

Site Address:

Land East of Springhill, Sunnyside, Tweedmouth, Northumberland

Applicant:

Mr Michael Guthrie

RECOMMENDATION:

That this application be GRANTED permission subject to planning conditions and a S106 agreement securing the provision of £67,650 towards the Coastal Mitigation Strategy (CMS).

1. Introduction

1.1 The purpose of this report is to update Members on the recent adoption of the updated National Planning Policy Framework (NPPF) by the Government.

1.2 This report therefore confirms that the changes to the NPPF do not alter the officer recommendation, provides updates to paragraph references in the appraisal and updates conditions where appropriate.

2. Details

2.1 The Government has updated the NPPF with publication date of 21st December 2023. While the most significant changes are in relation to the use of the standard method for calculating housing requirements, and the five-year housing supply and housing delivery test in the context of the presumption in favour of sustainable development, given that we have an up-to-date Local Plan and strong housing delivery

this application is not directly affected. Further changes refer to design but encourages the use of local design codes. Given the Northumberland Design Guide is not yet available the reference point remains the National Design Guide.

3. Comment

3.1 Officers are supportive of the application with the principle established through the hybrid permission. The changes to the NPPF do not alter the reserved matters assessment.

3.2 The following provides updates to the appraisal section:

- Paragraph 7.6 should refer to paragraph 131 and not 126
- Paragraph 7.18 should refer to paragraph 135 and not 130
- Paragraph 7.38 should refer to paragraph 8 and not 4
- Paragraph 7.43 should refer to paragraph 118 and not 114

4. Recommendation

4.1 That this application be GRANTED permission subject to planning conditions and a S106 agreement securing the provision of £67,650 towards the Coastal Mitigation Strategy (CMS).

Conditions/Reason

01. Timescale

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

02. Approved Plans and Documents

The development hereby permitted shall, except where modified by conditions elsewhere in this permission, not be carried out other than in complete accordance with the following approved plans:

Location Plan A101

Proposed Site Plan HCD 101 23rd November 2022

Strategic Water Main Existing and Proposed Routes NW101

Double and Single Detached Garages GP102

Typical Boundary Fence Detail 1:30 scale

House Types

House Type HT116 B122

House Type HT116 B121

House Type HT115 B120

House Type HT115 B119

House Type HT114 B118

House Type HT114 B117

House Type HT113 B116

House Type HT112 B115

House Type HT111 B114

House Type HT110 B113
House Type HT109 B112
House Type HT108 B111
House Type HT107 B110
House Type HT106 B109
House Type HT105 B108
House Type HT104 B107b
House Type HT103 B106
House Type HT103 B105
House Type HT102 B104
House Type HT102 B103
House Type HT101 B102
House Type HT101 B101
House Type Four Bedroom Detached Villa HT114a
House Type Four Bedroom Detached Villa HT113a
House Type Linked Bedroom Villa's Dwellings 3 - 8 HT109e
House Type Linked Bedroom Villa's Dwellings 3 - 8 HT109d
House Type Linked Bedroom Villa's Dwellings 5 - 8 HT109c
House Type Linked Bedroom Villa's Dwellings 1 - 4 HT109b
House Type Linked Bedroom Villa's Dwellings 1 - 4 HT109a
Three Bedroom Detached House Narrow Site HT108
Five Bedroom Villa HT107a
Five Bedroom Detached Villa Layout Plan HT107A
Four Bedroom Detached House HT106
Three Bedroom Detached House HT105
Three Bedroom Semi-Detached House Larger Size HT104
Three Bedroom Semi-Detached House Standard Size HT103
Two Bedroom Semi-Detached Bungalow HT102
Two Bedroom Detached Bungalow HT101

Geotechnical Overlay A113
Scheduled Ancient Monument Plan A106
Indicative Foundation Zoning Plan A105
Site Management Plan A104
Phasing Plan A102
Proposed Landscaping Plan A101

Highways
A1167 Improvement Works Phase 1 C GA/04 Rev B
A1167 Improvement Works Phase 2-4 C GA/14

Coal Authority
Yeoman Architecture letter dated 8/2/22
Drawing Ref A101
Sirius Report December 2017

Ecology
Biodiversity Strategy and Landscaping Appraisal incorporating multifunctional benefit sustainable drainage systems for the residential development at Land East of Springhill, Sunnyside, Tweedmouth, Berwick on Tweed, Northumberland TD15 2WL (Yeoman Architecture 28th April 2022, Updated 7th July 2022)
Proposed Site Plan Drawing Number HCD 101 (produced 8th July 2022)

Reason: To ensure the development is carried out in accordance with the approved plans, in the interests of proper planning.

03. Archaeological

A programme of archaeological work is required in accordance with NCC Conservation Team (NCCCT) Standards for Archaeological Mitigation and Site-Specific Requirements document (dated 17/11/20). The archaeological scheme shall comprise three stages of work. Each stage shall be completed and approved in writing by the Local Planning Authority before it can be discharged.

a) No development or archaeological mitigation shall commence on site until a written scheme of investigation based on NCCCT Standards and Site-Specific Requirements documents has been submitted to and approved in writing by the Local Planning Authority.

b) The archaeological recording scheme required by NCCCT Standards and Site-Specific Requirements documents must be completed in accordance with the approved written scheme of investigation.

c) The programme of analysis, reporting, publication and archiving if required by NCCCT Standards and Site-Specific Requirements documents must be completed in accordance with the approved written scheme of investigation.

Reason: The site is of archaeological interest and in accordance with paragraph 198 of the NPPF.

04. Temporary fencing

No development shall commence until the detail of an appropriate scheme of fencing has been submitted to the LPA and approved in writing. The approved scheme of should be designed and located to protect the area of the scheduled monument from accidental damage for the duration of the construction programme.

Reason: To prevent damage to the scheduled monument (Springhill Roman Camp) during the construction phase of the development

05. Buffer zone and landscaping

No development shall commence until the detail of an appropriate scheme of landscaping and long-term management of the area of the 'buffer zone' between Springhill Roman Camp and the area of the proposed development. The scheme shall include details of species to be planted, access arrangements to the site and a proposed management strategy including seasonal cutting / mowing arrangements to prevent scrub generation.

Reason: To preserve an open space between the development and monument

06. Contamination Not Previously Discovered

If during redevelopment contamination not previously considered is identified, then an additional written Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. The written method statement must be written by a 'competent person'.

No building shall be occupied until a method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out.

[Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition].

'Competent person' has the same definition as defined within the NPPF 2023.

Reason: To ensure that risks from land contamination are minimised.

07. Ground Gas Protection

No foundation works shall be commenced until a report reviewing and updating the gas risk assessment and detailing the proposed protective measures to prevent the ingress of ground gases, including depleted Oxygen (<19%), to the standard required in BS8485:2015+A1:2019 (Code of Practice for the design of protected measures for Methane and Carbon Dioxide ground gases for new buildings), or to the Characteristic Situation 2 level of protection, whichever is the highest, has been submitted to and approved in writing by the Local Planning Authority.

The report shall also specify to the Local Planning Authority's satisfaction how the annulus of service ducts will be sealed to prevent gas ingress into the living space of the dwelling.

The report shall also contain full details of the validation and verification assessment to be undertaken on the installed ground gas protection, as detailed in CIRIA C735 (Good practice on the testing and verification of protection systems for buildings against hazardous ground gases).

Reason: In order to prevent any accumulation of ground gas, which may be prejudicial to health and amenity.

08. Validation and Verification of Ground Gas Protection

No building shall be brought into use or occupied until the applicant has submitted a validation and verification report to the approved methodology under the Ground Gas condition above, which has been approved in writing by the LPA.

Reason: In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the health and amenity.

09. Decommissioning redundant investigation boreholes.

No works of construction shall be commenced until a verification report detailing the position of all boreholes installed for the investigation of soils, ground gases, groundwater, or geotechnical purposes (including grouting), is submitted to the Local planning authority. The verification report shall detail how redundant boreholes have been decommissioned and how any borehole that needs to be retained, post development, for monitoring purposes will be secured, protected, and inspected.

Reason: To ensure that redundant boreholes are safe and secure, and they do not cause preferential pathways for contamination and gas movement.

10. Hedgerow Protection

All works on site must be carried out in accordance with the guidance set out in BS5837:2012 Trees in Relation to Design, Demolition and Construction: Recommendations British Standards Institution, 2012 to protect the root zone of the existing hedgerows which are to be retained.

Wherever possible there should be no storage of materials, ground disturbance or compaction, burning or contamination within 1m of the spread of the hedgerow. Within 1m hand tools should be used and every effort made to avoid roots over 25mm being severed.

Reason: To maintain and protect the existing landscape and biodiversity value of the site.

11. Control of Operations

No demolition, development, tree felling, or vegetation clearance shall be undertaken between 1 March and 31 August unless a suitably qualified ecologist has first confirmed that no birds' nests that are being built or are in use, eggs or dependent young will be damaged or destroyed.

If nesting birds are encountered during vegetation clearance or development, then works must stop immediately and professional advice should be sought immediately.

Reason: to ensure nesting birds that are protected under the Wildlife and Countryside Act 1981 are protected during the development.

Surface Water Management

12. Prior to the commencement of works, a scheme to dispose of surface water from the development shall be submitted to and approved by the Local Planning Authority. This scheme shall:

1. Be in broad accordance with Drainage Layout Plan: Drawing Number 10-02 Drainage Catchments Rev P2 dated 17.08.2023 by RSK
2. Provide a drainage layout showing which plots will drain to shared soakaway and which plots drain to individual soakaway
3. Provide a cross section of each different size of soakaway ready for construction
4. Provide a cross section of each shared driveway that multiple plots are draining to ready for construction
5. Provide confirmation of the discharge rates at the point of each shared drive
6. Provide a cross section of the permeable driveways ready for Construction
7. Provide hydraulic calculations confirming the half drain times for each soakaway which must be less than 24 hours for the critical 100-year return period storm, including an allowance for climate change
8. Provide a management and maintenance plan for the scheme

The development shall thereafter be carried out in accordance with the approved details.

REASON: To ensure the effective disposal of surface water from the development.

13. Details of SuDS Maintenance

Prior to first occupation, details of the adoption and maintenance of all SuDS features shall be submitted to and agreed by the Local Planning Authority. This will include:

o A maintenance schedule and log, which includes details for all SuDS features for the lifetime of development shall be composed within

o a homeowners' guide explaining to the new homeowner how to maintain their soakaway and permeable driveways including cross sections and explanation of how they work

This shall be implemented forthwith in perpetuity.

REASON: To ensure that the scheme to dispose of surface water operates at its full potential throughout the development's lifetime.

14. SuDS - Construction

Details of the disposal of surface water from the development through the construction phase shall be submitted to and agreed with the Local Planning Authority.

REASON: To ensure the risk of flooding does not increase during this phase and to limit the siltation of any on site surface water features.

15. SuDS - Verification Report

Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer, or a suitably qualified professional must be submitted to and approved by the Local Planning Authority, to demonstrate that all sustainable drainage systems have been constructed as per the agreed scheme. This verification report shall include:

* As built drawings for all SuDS components - including dimensions (base levels, inlet/outlet elevations, areas, depths, lengths, diameters, gradients etc.);

* Construction details (component drawings, materials, vegetation);

*Photographs of the surface water system being installed as per the agreed scheme including flow controls, storage structures and any other SuDS components.

* Health and Safety file; and

* Details of ownership organisation/adoption and maintenance details.

REASON: To ensure that all sustainable drainage systems are designed to the DEFRA non statutory technical standards.

16. Street Trees

No part of the development shall be occupied until details of street trees have been submitted to and approved in writing by the Local Planning Authority. The approved street trees shall be implemented prior to first occupation. Thereafter, the street trees shall be incorporated to the management strategy.

Reason: In the interests of highway safety and sustainable development, in accordance with the National Planning Policy Framework and Policy TRA1 of the Northumberland Local Plan.

17. Implementation of car parking area

Each dwelling shall not be occupied until the car parking area associated with each respective dwelling, as indicated on the approved plans, has been hard surfaced, sealed and marked out and implemented in accordance with the approved plans.

Thereafter, the car parking area for each dwelling shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework and Policy TRA4 of the Northumberland Local Plan.

18. Completion of highway works before occupation

Development shall not be occupied until details of the proposed highway works have been submitted to and approved in writing by the Local Planning Authority. The building(s) shall not be occupied until the highway works have been constructed in accordance with the approved plans.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework and Policy TRA2 of the Northumberland Local Plan.

19. Estate Street Phasing and Completion Plan

No development shall commence until an Estate Street Phasing and Completion Plan has been submitted to and approved in writing by the Local Planning Authority. The Estate Street Phasing and Completion Plan shall set out the development phases, completion sequence and construction standards that estate streets serving each phase of the development will be completed. The development shall then be carried out in accordance with the approved Estate Street Phasing and Completion Plan.

Reason: To ensure estate streets serving the development are completed in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework and Policies TRA1 and TRA2 of the Northumberland Local Plan.

20. Management and Maintenance of Estate Streets

No development above damp-proof course level shall commence until details of proposed arrangements for future management and maintenance of the proposed streets within the site have been submitted to and approved in writing by the Local Planning Authority. Following occupation of the first dwelling on the site, the streets shall be maintained in accordance with the approved management and maintenance details.

Reasons: To ensure estate streets serving the development are completed in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework and Policies TRA1 and TRA2 of the Northumberland Local Plan.

21. Implementation of cycle parking

Each dwelling shall not be occupied until the cycle parking shown on the approved plans has been implemented. Thereafter, the cycle parking shall be retained in accordance with the approved plans and shall be kept available for the parking of cycles at all times.

Reason: In the interests of highway safety, residential amenity, and sustainable development, in accordance with the National Planning Policy Framework and Policy TRA1 of the Northumberland Local Plan.

22. Submission of details of adoptable streets

No works to the streets proposed for adoption shall commence until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety and to safeguard the amenities of the locality and users of the highway in accordance with the National Planning Policy Framework and Policies TRA1 and TRA2 of the Northumberland Local Plan.

23. Full Travel Plan

Twelve months after first occupation of the development details of a Full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. At all times thereafter the approved Full Travel Plan shall be implemented in accordance with the approved details. This Full Travel Plan must include:

- i. details of and results from an initial staff travel to work survey;
- ii. Clearly specified ongoing targets for staff travel mode shares;
- iii. A plan for monitoring and reviewing the effectiveness of the Full Travel Plan; and
- iv. A scheme providing for a biennial monitoring report to be submitted to the Local Planning Authority regarding the implementation of the Full Travel Plan.

Reason: In the interests of Sustainable Development, in accordance with the National Planning Policy Framework and Policies TRA1 and TRA2 of the Northumberland Local Plan.

24. Surface water drainage (Private Land)

Prior to occupation, details of surface water drainage to manage run off from private land have been submitted to and approved by the Local Planning Authority. The approved surface water drainage scheme shall be implemented in accordance with the approved details before the development is occupied and thereafter maintained in accordance with the approved details.

Reason: In order to prevent surface water run-off in the interests of highway safety, the amenity of the area and to protect the integrity of the highway in accordance with the NPPF.

25. Construction Method Statement (including Plan) - Amended

Notwithstanding what has been approved as part of 14/01295/VARYCO, the development shall not commence until a Construction Method Statement for this application, together with a supporting plan has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement and plan shall, where applicable, provide for:

- i. details of temporary traffic management measures, temporary access, routes, and vehicles;
- ii. vehicle cleaning facilities;
- iii. the parking of vehicles of site operatives and visitors;
- iv. the loading and unloading of plant and materials;
- v. storage of plant and materials used in constructing the development
- vi. routing of heavy construction vehicles and deliveries;
- vii. site access and any turning facilities required for construction vehicles;
- viii. the approximate phasing of construction works;
- ix. vehicle movements and numbers;
- x. measures to be put in place to safeguard during construction works any existing trees and hedgerows
- xi. details of any temporary lighting, which shall be designed so that lighting levels are minimised

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework and Policy TRA2 of the Northumberland Local Plan.

Refuse

26. No external refuse or refuse containers shall be stored outside of the approved refuse storage area except on the day of refuse collection.

Reason: In the interests of the amenity of the surrounding area and highway safety, in accordance with the National Planning Policy Framework and Policies TRA1 and TRA2 of the Northumberland Local Plan.

External Materials

27. Prior to the commencement of works above base course level in any phase the applicant shall submit details of external materials for that phase. This shall include finishing materials, including colour, of all roofs and external walls. Once approved in writing by the LPA the phase of development shall be completed as per these details.

Reason: In the interests of ensuring a high quality level of finish and ensure compliance with policy QOP 1.

Climate Change

28. Notwithstanding the details submitted with the application, prior to the construction of any dwelling above damp proof course level, a scheme to demonstrate how the development will minimise resource use, mitigate climate change and ensure proposals are adaptable to a changing climate to achieve sustainable design and construction in the design of the development shall be submitted to and approved in writing by the Local Planning Authority. The development and measures shall thereafter be implemented in accordance with the approved details, including prior to the dwellings being brought into use where relevant, and shall be retained thereafter.

Reason: To achieve a sustainable form of development, and in the interests of the satisfactory appearance of the development upon completion, the character and appearance of the site and surrounding environment and the amenity of surrounding residents, in accordance with Policy QOP 5 of the Northumberland Local Plan and the National Planning Policy Framework.

Broadband

29. Prior to the occupation of the development, details confirming the installation of a full fibre broadband connection shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented and made operational prior to the occupation of the development.

Where an alternative broadband connection is proposed, prior to the occupation of the development, sufficient justification for such an alternative shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented and made operational prior to the occupation of the development.

Where no broadband connection is proposed, prior to the occupation of the development, sufficient justification for the lack of broadband provision shall be submitted to and approved in writing by the Local Planning Authority in order discharge this condition.

Reason: To ensure the development is served by high quality communications infrastructure, in accordance with Policy ICT2 of the Northumberland Local Plan and Paragraph 118 of the National Planning Policy Framework.

Informative

1. No action should be taken to disturb the path surface, without prior consent from the Highway Authority, obstruct the path or in any way prevent or deter public use without the necessary temporary closure or Diversion Order having been made, confirmed and an acceptable alternative route provided.
2. NCC Conservation Team is part of the Planning Service within Northumberland County Council. The role of the NCC Conservation Team is to advise the LPA regarding the need for and scope of archaeological work to inform the planning process and to mitigate development impacts to the historic environment. The NCC Conservation Team is an advisory service only and does not undertake archaeological fieldwork.
3. The 12" CI strategic water main requires a 3m easement either side of the extreme edge of the pipe, where no buildings or structures, of any kind, can be erected. In addition, the easement must remain in public open space. No private

gardens or driveways can be placed within the easement width, this includes private shared driveways. This is to provide Northumbrian Water with unrestricted access in accordance with Section 159 Water Industry Act 1991, to undertake any repairs, alterations, and maintenance to the water mains.

Any construction activity cannot be carried out within any easement until your proposals and RAMS have been reviewed and approved by our Asset Protection team.

The depth of waters mains and sewers cannot be increased or decreased below the current ground surface by more than 300mm without prior approval.

4. Section 38 Agreement and adoption of highways

You are advised to contact the Council's Highway Development Management team at highwaysplanning@northumberland.gov.uk concerning the need for a Section 38 Agreement of the Highway Act 1980 relating to the adoption of new highways.

Section 278 Agreement and works in adopted highway

You are advised that offsite highway works required in connection with this permission are under the control of the Council's Technical Services Division and will require an agreement under section 278 of the Highway Act 1980. These works should be carried out before the first occupation of the development. All such work will be undertaken by the Council at the applicant's expense. You should contact Highway Development Management at highwaysplanning@northumberland.gov.uk to progress this matter.

Highway condition survey

You should note that a highway condition survey should be carried out before the commencement of construction vehicle movements from this site. To arrange a survey contact Highway Development Management at highwaysplanning@northumberland.gov.uk.

Contact Traffic Management

You are advised to contact the Council's Traffic Management Section at highwaysprogramme@northumberland.gov.uk before and during the construction period.

Reminder to not store building material or equipment on the highway

Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the StreetWorks team on 0345 600 6400 for Skips and Containers licenses.

Technical Approval of Highway Structures

You should note that Technical Approval of Highways Structures is required. You should contact Highway Development Management at highwaysplanning@northumberland.gov.uk

Contact Local Highway Authority - Estate Street Phasing and Completion Plan

The applicant is advised to obtain the written approval of the Local Highway Authority for the details required under the conditions, prior to the submission of such details to the Local Planning Authority seeking to discharge the said condition. Such details, as may be submitted to the Local Highway Authority, could be subject to technical and safety assessments / audits, which may result in changes to the layouts and alignments as shown on any indicative layout(s) approved by virtue of the planning permission. The applicant is advised that the Local Planning Authority may reject details submitted to them for the discharge of the condition without evidence of technical approval from the Local Highway Authority. You can contact the Highway Development Management at highwaysplanning@northumberland.gov.uk.

Contact Local Highway Authority - Management and Maintenance of Estate Streets

The applicant is advised that to discharge condition [HWD11] the Local Planning Authority requires a copy of a completed agreement between the applicant and the Local Highway Authority under Section 38 of the Highways Act 1980 or the constitution and details of a Private Management and Maintenance Company confirming funding, management, and maintenance regimes. You can contact Highway Development Management at highwaysplanning@northumberland.gov.uk

Contact Local Highway Authority - Submission of details of adoptable streets

The applicant is advised to obtain technical approval for all estate street details from the Local Highway Authority prior to the submission of such approved details to the Local Planning Authority to discharge condition (HWD12] of this permission. You can contact the Highway Development Management at highwaysplanning@northumberland.gov.uk.

Reminder to not deposit mud/ debris/rubbish on the highway

In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

Road Safety Audits

You should note that Road Safety Audits are required to be undertaken. Northumberland County Council offers this service. You should contact highwaysplanning@northumberland.gov.uk or 01670 622979

Street Naming

You are advised that to ensure that all new properties and streets are registered with the emergency services, Land Registry, National Street Gazetteer and National Land and Property Gazetteer to enable them to be serviced and allow the occupants access to amenities including but not limited to; listing on the Electoral Register, delivery services, and a registered address on utility companies' databases, details of the name and numbering of any new house(s)

and/or flats/flat conversion(s) on existing and/or newly constructed streets must be submitted to the Highway Authority.

Any new street(s) and property naming/numbering must be agreed in accordance with the Councils Street Naming and Property Numbering Policy and all address allocations can only be issued under the Town Improvement Clauses Act 1847 (Section 64 & 65) and the Public Health Act 1925 (Section 17, 18 & 19).

5. Ecology

Applicants and contractors should note that the protected species legislation operates independently of the planning system, planning consent does not override the legislation relating to protected species and that they should be aware that there is a good chance of encountering protected species during work.

Where sites are very overgrown or have features such as log piles or piles of stones there may be risk of causing harm to species protected under law from killing or injury such as reptiles, or species of principal importance such as hedgehogs. Any vegetation or materials clearance be carried out gradually and with due care and attention.

All trenches and excavations deeper than 0.30m left open overnight should have a ramp installed at an angle of no more than 45 degrees to allow the escape of entrapped mammals.

If protected species such as badger (including setts), brown hare or amphibians such as frogs or toads are encountered during development then works should cease immediately and professional advice should be sought straight away.

Date of Report: 21st December 2023

Background Papers: Planning application file(s) 19/01095/REM