The Planning Inspectorate

Appeal Decision

Hearing Held on 5 July 2017

Site visit made on 5 July 2017

by S J Papworth DipArch(Glos) RIBA

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 13th July 2017

Appeal Ref: APP/X2220/W/16/3158585
Land adjoining Pentire House, The Leas, Kingsdown CT14 8ER

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr David English against the decision of Dover District Council.
- The application Ref DOV/15/00457, dated 8 May 2015, was refused by the Council by notice dated 10 May 2016.
- The development proposed is erection of detached dwelling.

Decision

1. I allow the appeal and grant planning permission for erection of detached dwelling at Land adjoining Pentire House, The Leas, Kingsdown CT14 8ER in accordance with the terms of the application, Ref DOV/15/00457, dated 8 May 2015, subject to conditions 1) to 14) on the attached schedule.

Main Issues

2. The site is outside the settlement boundary and the development is promoted specifically to meet the provisions of the National Planning Policy Framework with regard to an isolated new home in the countryside. The main issue is therefore;

    - The extent of compliance with the fourth bullet point of paragraph 55 of the National Planning Policy Framework and in particular the requirement to 'significantly enhance its immediate setting' and 'be sensitive to the defining characteristics of the local area', having regard to the site location within an Area of Outstanding Natural Beauty and the Heritage Coast.

Reasons

Site Designations and Policy

3. The site lies within the open countryside and the Kent Downs Area of Outstanding Natural Beauty, and is also within an area defined as Heritage Coast. It is adjacent to, but not within, a Special Area of Conservation, a Site of Special Scientific Interest and protected open space. It is within the North Downs National Character Area as a landscape that extends from the Hogs Back in Surrey to the White Cliffs at Dover.

4. The Saxon Shore Way passes along a strip of grassland on the further side of The Leas, between it and the cliff-edge. This footpath is also designated as The England Coast Path which is a National Trail, and The White Cliffs Trail.

5. The Core Strategy adopted in 2010 contains the following policies of relevance to the appeal proposal;

- DM1 Settlement Boundaries, development will not be permitted on land outside the urban boundaries and rural settlement confines shown on the proposals map unless specifically justified by other development plan policies, or it functionally requires such a location, or it is ancillary to existing development or uses.
- DM8 Replacement Dwellings in the Countryside, states that proposals will be permitted subject to criteria on the nature of the existing building and provided that the proposal does not harm the character of the countryside.
- DM15 Protection of the Countryside, development which would result in the loss of, or adversely affect the character or appearance, of the countryside will only be permitted if it is:

  i) In accordance with allocations made in Development Plan Documents, or

  ii) justified by the needs of agriculture; or

  iii) justified by a need to sustain the rural economy or a rural community;

  iv) it cannot be accommodated elsewhere; and

  v) it does not result in the loss of ecological habitats.

  Provided that measures are incorporated to reduce, as far as practicable, any harmful effects on countryside character.
- DM16 Landscape Character, development that would harm the character of the landscape, as identified through the process of landscape character assessment will only be permitted if:

  i) It is in accordance with allocations made in Development Plan Documents and incorporates any necessary avoidance and mitigation measures; or

  ii) It can be sited to avoid or reduce the harm and/or incorporate design measures to mitigate the impacts to an acceptable level.
- GCP7 Green Infrastructure Network, the integrity of the existing network of green infrastructure will be protected and enhanced through the lifetime of the Core Strategy. Planning permission for development that would harm the network will only be granted if it can incorporate measures that avoid the harm arising or sufficiently mitigate its effects. Proposals that would introduce additional pressure on the existing and proposed Green Infrastructure Network will only be permitted if they incorporate quantitative and qualitative measures, as appropriate, sufficient to address that pressure. In addition, the Council will work with its partners to develop the Green Infrastructure Framework and implement proposed network improvements.

6. The saved policies of the Dover District Local Plan include;

- CO5 which states that development will only be permitted on the Undeveloped Heritage Coasts if;

i) a coastal location is essential and no suitable alternative site exists,

ii) the development is not in an area of eroding cliffs or unstable land

iii) it would not result in the need for coastal protection works; and

iv) the is no adverse offshore impact.

Additionally on the Heritage Coasts, development will not be permitted if it would adversely affect the scenic beauty, heritage or nature conservation value of a Heritage Coast or the Undeveloped Coast.

7. The Kent Downs Area of Outstanding Natural Beauty Management Plan 2014 – 2019 contains the following policies;

- SD1 on the need to conserve and enhance the natural beauty is recognised as the primary purpose of the designation.
- SD3 new development will be opposed where they disregard or run counter to the primary purpose.
- LLC1 the protection, conservation and enhancement of special characteristics and qualities, natural beauty and landscape character of the Area of Outstanding Natural Beauty will be supported and pursued.

8. The National Planning Policy Framework sets out Central Government policy which includes;

- Paragraph 7, the three dimensions of sustainable development.
- Paragraph 14, the presumption in favour of sustainable development.
- Paragraph 55, the special circumstances for new isolated houses in the countryside, and in particular the fourth bullet point on the exceptional quality or innovative nature of the design.
- Paragraph 56, the Government attaches great importance to the design of the built environment; good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- Paragraph 63, which states that great weight should be given to outstanding or innovative designs which help to raise the standard of design more generally.
- Chapter 11 on conserving and enhancing the natural environment and in particular, paragraph 115, on the great weight that should be given to conserving landscape and scenic beauty in, among others places, Areas of Outstanding Natural Beauty.

Planning History

9. The site is undeveloped and there have been previous applications of relevance to the present case;

- DOV/88/00976; the Council refused an outline application for a single dwelling on the site and a subsequent appeal was dismissed.
- DOV/98/01125; the Council refused an application for a single two storey dwelling on the site.

- DOV/10/00530; an application for a new dwelling on the site was withdrawn prior to determination.

10. Further afield, the Council draw attention to the following;

- DOV/14/0176; the Council granted permission for the replacement of 3 dwellings at the far south end of The Leas with 2 new dwellings to a largely contemporary design.

- DOV/15/0491; the Council refused permission for a greenkeepers' building on the golf course, to the rear of the line of dwellings at the south end of The Leas, and this was dismissed at appeal on its effect on the character and appearance of the area.

11. The 2 replacement dwellings would have been determined under the permissive Policy DM8, but it is clear that consideration of the character and appearance of the area, taking account of the various designations and the proximity of the footpath, would have been a necessary part of the decision making exercise. Little can be read into the earlier decisions at the appeal site in view of the time that has elapsed and the dwellings not being promoted under the same policy framework. Nevertheless, the intrinsic qualities of the landscape would no doubt have been the same. The greenkeepers' building would have involved a different set of considerations, and is in a different location, but within much the same wider landscape designations.

Paragraph 55 Compliance

12. Paragraph 55 requires that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as are listed in the four bullets points. The fourth is the only relevant one to this proposal and this requires an exceptional quality or innovative nature of design of the dwelling. The passage continues; such a design should; be truly outstanding or innovative, helping to raise standards of design more generally in rural areas; reflect the highest standards in architecture; significantly enhance its immediate setting; and be sensitive to the defining characteristics of the local area.

13. The Statement of Common Ground confirms agreement as to the outstanding qualities of the energy efficiency measures and that the matters of whether the proposals significantly enhance the immediate setting and are sensitive to the defining characteristics of the local area are the main areas of disagreement. Nevertheless, since the application is before the Secretary of State as if made to him in the first instance, it is necessary to consider those matters of agreement in addition.

14. The appellant gave a presentation of the design process and ethos for the building and its site treatment, and it is clear that the project has been designed in a thorough and highly competent way. The requirements of the client have, quite rightly, been at the forefront of the arrangement of spaces and their location on the site together with their orientation to take account of views and sunlight at any particular time of day. To those functional requirements has been overlaid consideration of the constraints of the site and its surroundings, the public viewpoints around the site and the technical requirements of the house's intended environmental and ecological credentials.

15. Whilst it is undoubtedly the case that a primary aim of the design is to meet the criteria of paragraph 55, as that is the only provision available in either the Development Plan or national policy for development of this site for the type of housing proposed, it is clear that the driving force has been to design a scheme, including the landscaping, of the highest quality not only to meet the needs of the client but to address those who would experience the intervention as part of their everyday life and those who visit the area for its visual and other qualities. Those aims will be considered against the requirements of the fourth bullet point of paragraph 55.

16. The premise of paragraph 55 is to avoid new isolated houses in the countryside and there is no doubt that in planning terms the site is within the countryside. The term 'isolated' is not defined, but other special circumstances provided for such as rural worker's housing or that concerning heritage assets or redundant buildings need not be truly isolated but could be part of a cluster in such as a farm. The Council make no point as to whether the site is particularly isolated or not, being within the countryside is sufficient for their consideration. That approach appears correct with regard to this site.

17. The paragraph is within a section of the Framework whose stated aim is to deliver a wide choice of high quality homes. Its predecessor in paragraph 11 of Planning Policy Statement 7 *'Sustainable Development in Rural Areas'* prefaced the requirements with the words *'very occasionally'* but that wording does not appear in the Framework. Looking then at the elements of the requirement:

18. *Be truly outstanding or innovative:* These two limbs are stated as alternatives, and it was agreed at the hearing that innovation is of necessity a moving target; what was innovative at one could become a mainstream expectation sometime later. For that reason any condition seeking to secure the benefits of the proposal in that respect should not be over-prescriptive. The Statement of Common Ground agrees that the energy efficiency of the proposed dwelling would be 'truly outstanding', but in these paragraph 55 houses that should be a reasonable expectation. The use of the chalk roof appears innovative in combining a technical function of heat retention outside the insulation with a visual link to the underlying rock and its outcrop on the cliff-face.

    The appearance of the building and its landscaping would be outstanding in its use of materials and response to the topography and orientation, being a free-flowing sculptural form that is elevated where desirable for the internal functions and outward views, and low were those consideration do not apply and a more immediate link with its garden is appropriate. The plan form and sectional shape combine to present an exciting but restrained form, punctuated where required by openings and enlivened by the articulation along the north facing walls.

    Taking full account of the information provided and enlarged upon at the Hearing, it is concluded that this part of the requirement is met and that in fact there are sufficient aspects of the overall scheme that are both outstanding and innovative.

19. *Helping to raise standards of design more generally in rural areas:* The key requirement is the raising of standards of design generally, also in furtherance of the Government's stated aims in paragraphs 56 and 63 of the Framework as previously cited. There is limited reason why the standards proposed in this

case, on a relatively limited site area, should not be applicable to rural, as well as suburban or some urban sites.

That the building is proposed to be sited in a publicly accessible location where many people would be able to view it, and with the publicity that often follows such developments, in both technical and lay press, there is every opportunity for the publication of the theories and practices employed. This prominent location is a positive factor in Helping to raise standards of design more generally and that would include in rural areas.

20. *Reflect the highest standards in architecture:* There are other paragraph 55 houses and each would have displayed particular qualities. In addition, the United Kingdom has a wealth of examples of high quality architecture from all ages, and certainly some at the cutting edge of design. In that the requirement is to reflect those high standards, the appeal proposal succeeds on a functional and aesthetic basis.

21. *Be sensitive to the defining characteristics of the local area:* For the purposes of this Decision, the last two limbs of the bullet point are reversed, since consideration of this one should inform the conclusion on the other. This requirement is in line with Plan Policies DM15, DM16, GCP7 and CO5 which are couched in the terms of avoiding harm rather than enhancing. It is clear however that there is no requirement in the national guidance to copy the existing built forms nearby. It is necessary first to identify what the defining characteristics of the local area are;

The site is located in a sporadic line of dwellings on The Leas, between the managed, and in places manicured, grass of the golf club and the managed but more natural-looking swathe of land on the cliff-top. The narrow road has development only on its west side, the east being open to the cliff-edge. The wider landscape is of rolling or undulating land derived from the dry valleys of the chalk geology, sometimes falling towards the cliff and at other times rising to the edge, depending on how past foreshore and cliff erosion has cut through the valleys. The sea is an ever-present feature of considerable significance, sometimes seen in its full width before being cut-off by land, and sometimes glimpsed between or over man-made features or the 'natural' landscape of the Golf Club. Notwithstanding the Area of Outstanding Natural Beauty designation, the degree to which what can be experienced is truly 'natural' is limited. However, the beauty of much of the landscape is clear to see and experience and that derives from natural flora and landforms.

It is not possible to exclude built form from the defining characteristics of the local area, as a significant aspect of the experience of walking along the footpaths near the cliff-edge is the sporadic development of often sizeable houses and an almost unbroken barrier to wider views to the west across the golf course. The nature of that development changes at the crest of the ridge adjacent to *Tybryn*, that to the north being more closely arranged and facing the sea to the east, whilst to the south the development becomes more spacious and addresses the views towards the sea, valley and headland to the south-east. The development of the 2 replacement dwellings at the far south end of The Leas is too far away to be part of the defining characteristic of the local area, but do terminate the run of built form and signal the start of a different, more open, more natural character area.

The site is therefore at two transitions, between the closer-spaced built form to the north and the more spacious to the south, and between the highly managed land of the golf course and the lighter touch employed on the land towards the cliff-edge. With the response of the building form to the topography, the references to the chalk cliff-face and the partial infilling along an established line of built form, the proposal is sensitive to the defining characteristics of the local area and the layout, building design and landscaping would mediate successfully between the varied characteristics displayed locally.

22. *Significantly enhance its immediate setting:* The requirement to enhance goes beyond the terms of the Development Plan policies, but is a term used in the Area of Outstanding Natural Beauty Policies SD1 and LLC1. One of the core planning principles stated in the Framework is to enhance and improve places in which people live, and public rights of way and the natural and local environment are to be enhanced under paragraphs 75 and 109 respectively of the Framework.

The base condition would be an empty plot of no particular value other than its vacancy, with its narrow width not being enough to establish its own character, rather to appear as an unused area within a built-up frontage. The immediate setting of that plot is however limited, and an extensive walking tour of the surrounding publicly accessible spaces during the site inspection showed visibility to be only available over a relatively short part of the cliff-top footpath, and a shorter part yet for any close view. To the rear, west side, the intervening golf course restricted views to around 800m distance with a significant amount of other focal points to dilute the vista.

Looking at the cliff-top footpath views, the elevated front and *brise soleil* would appear beyond the front of *Pentire House* when approaching from the north, a moving view point in which *Tybryn* on its higher ground, and the boundary foliage would provide a backdrop. Directly in front of the plot, the building and its landscaping would appear more dramatically, as a clearly different intervention, but adding interest to the scene and inviting curiosity in the viewer. The intended blending of the planting on the site frontage with that on the cliff-top, in the way that has been so successful at *Moonraker* to the south would avoid the harsh domestic edge present here and nearby, and would enhance the presentation of both the cliff-top swathe and the road frontage. This would enhance the ecological value of the site and the verge.

Approaching from the south, the site and its building would not be readily seen until very late due to the ridge at *Tybryn*, that building itself, and the intervening indigenous vegetation which appears likely to be retained. When seen it would appear low and sleek against the backdrop of *Pentire House*, with a roofline dropping to the rear.

From the rear the lowest part of the building would be largely subsumed, at the distance available for a view, into the foliage of the adjoining boundaries with only a small length of either of the footpaths giving a direct view through the site of the horizon. In any event, the wide views available of sea and coastline to Thanet to the north would take the eye and the addition of the proposed development would pass largely unnoticed.

The requirement in the Framework to enhance is predicated on there being a new building placed where none existed, since one of the other special circumstances or Development Plan policies allow for re-use or replacement.

Paragraph 55 makes no mention of the provisions not being applicable to an Area of Outstanding Natural Beauty. The immediate setting in this case is limited and the proposed dwelling, along with its landscaping as an essential component secured by condition, would be a significant enhancement.

23. The proposed development would therefore accord with the Government's policies that aim to encourage new dwellings of the highest standards as a today's contribution to the architectural heritage of the country.

24. With regard to the Development Plan policies, the proposal would accord with Policy DM15 in that the ecology of the site would be enhanced and there would be no harmful effects on the countryside character so far as it is evident in this location. With regard to Policy DM16 the proposal has been designed and sited to avoid harm with mitigation measures being an intrinsic part of that design. The Green Infrastructure Network would not be harmed and users of it would experience an enhancement within the built environment of The Leas, under Policy GCP7.

25. Policy CO5 would be accorded with as the development would not adversely affect the scenic beauty, heritage or nature conservation value of the Heritage Coast or the Undeveloped Coast, and the sections which seek to avoid adverse offshore of cliff stability impacts have been shown to be satisfied within the 100 year life of the development. In that paragraph 55 does not prevent such houses in the Area of Outstanding Natural Beauty, policies SD1, SD3 and LLC3 and the purposes of the designation would not be offended against by development of this restricted size of site and by a modest size of dwelling.

26. The economic roles of sustainable development as set out in paragraph 7 of the Framework would be furthered through the innovation displayed and to a limited extent, the economic activity of the construction phase; the high quality built environment proposed and the extent to which it would assist in meeting the low carbon needs of society in general would meet a social role, and the environmental role would, on the balance set out previously in this Decision, be met through the steps taken to reduce energy use in ways that could be replicated in other developments. The proposal should be regarded as being sustainable development.

Conditions

27. The Council suggested conditions and these were discussed, amended and agreed at the Hearing. Control should be exercised over materials, landscaping and trees, refuse storage, parking and turning, and sight lines onto The Leas. In view of the advice received and the undeveloped nature of the plot, it is necessary to seek a programme of archaeological works and a scheme for biodiversity enhancement. Concerns have been raised as to services, and a drainage scheme, rather than the proposed *'strategy'* should be provided to ensure safe and efficient control. The building has been carefully designed and weight has been afforded this as provided for in Paragraph 55; for those reasons permitted development rights should be removed. There were instances where the Council's proposed trigger for details was *'no development shall take place above ground'* but to ensure an holistic design approach, this is changed to being before any development takes place.

28. There was discussion in particular over the details of the Construction Management Plan and whether it is permissible to control the routing of

vehicles off-site on the public highway. In the event there are highway controls, weight limits and a signposted route via Walmer, so that a re-worded condition would ensure control. The condition for the energy strategy, as worded was too prescriptive, and the appellant suggested an alternative that had been used previously. This matter could evolve further if the full 3 year for implementation was utilised and it is right that a less prescriptive form of words should be used.

29. Lastly, a condition is required detailing the drawings to which this permission relates, for the avoidance of doubt and in the interests of the proper planning of the area.

Conclusions

30. Objectors expressed concern over the risk of a precedent being set, having mind to the large plots along The Leas and the possibility of sub-division. However, by definition, any very similar scheme would not be sufficiently innovative to surmount the high test in paragraph 55 and any different scheme coming forward for consideration would need to be considered on its merits. Significant weight has been attached to this scheme and its setting within the more tightly grouped northern part of The Leas.

31. The proposal satisfies the requirements of paragraph 55 of the Framework for the provision of an isolated new home in the countryside by reason of being truly outstanding or innovative, helping to raise standards of design more generally in rural areas; reflecting the highest standards in architecture; significantly enhancing its immediate setting; and being sensitive to the defining characteristics of the local area. As such it accords with the provisions of the Framework on good design and the Development Plan on the protection of the character and appearance of the area and the designated landscapes in which it is sited and abuts. For the reasons given above it is concluded that the appeal should be allowed.

S J Papworth

INSPECTOR

APPEARANCES

FOR THE LOCAL PLANNING AUTHORITY:

L Blaskett	Principal Planner Dover District Council
B Kachchhi	Planner Dover District Council

FOR THE APPELLANT:

R Hughes	Principal Partner Hughes Planning
R Hawkes	Director Hawkes Architecture
M Young	Partner Squires Young
D English	Appellant

INTERESTED PERSONS:

J Proctor	Neighbour
J Proctor	Neighbour
P Finch	Local Resident
J Bird	Local Resident

SCHEDULE OF CONDITIONS

1) The development hereby permitted shall begin not later than 3 years from the date of this decision.

2) The development hereby permitted shall be carried out in accordance with the following approved plans: 124_DR_PL_2020_A, 124_DR_PL_2021_A, 124_DR_PL_2022_A, 124_DR_PL_2023_A, 124_DR_PL_2024_A, 124_DR_PL_2025_A, 124_DR_PE_3035_A, 124_DR_EL_2200_A, 124_DR_PE_3036_A, 124_DR_EL_2021_A, 124_DR_PE_3037_A, 124_DR_PL_2022_A, 124_DR_PL_2023_A, 124_DR_DE_2300_A, 124_DR_PL_2026_A

3) No development shall take place until samples of materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

4) No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written specification and timetable which has been submitted to and approved in writing by the Local Planning Authority.

5) No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The said plan shall include details of: control of large vehicle

movements; loading and unloading of plant and materials; on-site parking for construction workers; hours of construction working; temporary lighting; measures to control the emission of dust and dirt during construction; and temporary hoarding/fencing. The approved Construction Management Plan shall be fully complied with throughout the construction period.

6) The approved refuse storage area, as shown on drawing number 124_DR_PL_2026_A, shall be provided before the dwelling is first occupied and shall thereafter be kept available for their approved purpose at all times.

7) No development shall take place until a scheme for the enhancement of biodiversity on the site, based upon the Preliminary Ecological Assessment at Land off The Leas, Kingsdown, Kent by Iceni Ecology, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall include a timetable for implementation. The development shall be carried out in accordance with the approved details and the approved timetable.

8) The areas shown on the approved drawing, 124_DR_PL_2024_A, as vehicle parking space and turning space shall be provided, surfaced and drained before the first occupation of the development, and shall be retained for that use thereafter whether or not permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking, and re-enacting that Order with or without modification).

9) No development shall take place until a drainage scheme detailing the proposed means of foul and surface water disposal or treatment and an implementation timetable has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme and timetable.

10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking or re-enacting that Order with or without modification), no development shall be carried out within Classes A, B, C, D and E of Part 1 of Schedule 2 of that Order and Classes A and C of Part 2 of Schedule 2 of that Order.

11) Before the access is first used a strip of land 2m in depth measured from the vehicular carriageway edge and running along the entire frontage of the shall be cleared of all obstruction in excess of 0.6m above carriageway level and thereafter the strip shall be so maintained at all times.

12) The development hereby permitted shall not be occupied until a landscaping scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The said scheme shall include: tree/hedge/shrub planting plans; written specifications; schedules of species, sizes and proposed numbers/densities where appropriate. Thereafter, the approved landscaping scheme shall be carried out fully within 12 months of the completion of the development. Any trees or other plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a

similar size and species unless the Local Planning Authority give prior written consent to any variation.

13) The approved development shall be carried out in such a manner as to avoid damage to the existing trees, including their root systems, and other planting to be retained by putting in place the following measures prior to commencement of the development:

i) All trees to be preserved shall be marked on site and protected during any operation on site by temporary fencing in accordance with BS 5837:2005 (or as may be subsequently amended). Such tree protection measures shall remain throughout the period of construction

ii) No fires shall be lit within the spread of branches or downwind of the trees and other vegetation;

iii) No materials or equipment shall be stored within the spread of the branches or root protection area of the trees and other vegetation;

iv) No roots over 50mm diameter shall be cut, and no buildings, roads or other engineering operations shall be constructed or carried out within the spread of the branches or root protection areas of the trees and other vegetation at any time;

v) Ground levels within the spread of the branches or root protection areas (whichever the greater) of the trees and other vegetation shall not be raised or lowered in relation to the existing ground level.

vi) No trenches for underground services shall be commenced within the root protection areas of trees which are identified as being retained in the approved plans, or within 5m of hedgerows shown to be retained without the prior written consent of the local planning authority. Such trenching as might be approved shall be carried out to National Joint Utilities Group recommendations.

These measures shall be retained as such for the duration of the construction period.

14) Prior to the commencement of development, details shall be submitted and approved in writing by the Local Planning Authority indicating the methodology and measures of the proposed energy and sustainability strategy as set out in the Design and Access Statement April 2015, updated to the point of submission of these details. The details shall include those of any boreholes for their effect on ground stability. Development shall not take place otherwise than in accordance with the approved details.