



Appeal Decision

Site visit made on 17 April 2025

by **A Price BSc MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 30 May 2025

Appeal Ref: APP/H0520/W/24/3355469

Brampton Park, Buckden Road, Brampton, Huntingdon PE28 4NG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 (as amended) for the development of land without complying with conditions subject to which a previous planning permission was granted.
 - The appeal is made by Matlock Homes Ltd against the decision of Huntingdonshire District Council.
 - The application Ref is 24/00372/S73.
 - The application sought planning permission for 'Phased residential development comprising the erection of 30 new dwellings. Conversion of former Officers' Mess into a single dwelling with internal and external alterations; Conversion of Gatehouse into a single dwelling including internal alterations; alteration and repair works to listed garden wall and access, parking, landscaping, demolition and associated works' without complying with condition 2 attached to planning permission Ref 18/02661/S73 (an amendment to an earlier permission).
 - The condition in dispute is No 2 which states that: 'The development hereby permitted shall be carried out in accordance with the approved plans listed in the table above.'
 - The reason given for the condition is: 'For the avoidance of doubt to ensure that the development is carried out in accordance with the approved plans.'
-

Decision

1. The appeal is allowed and planning permission is granted for Phased residential development comprising the erection of 30 new dwellings; conversion of former Officers' Mess into a single dwelling with internal and external alterations; conversion of Gatehouse into a single dwelling including internal alterations; alteration and repair works to listed garden wall and access, parking, landscaping, demolition and associated works at Brampton Park, Buckden Road, Brampton, Huntingdon PE28 4NG, in accordance with the application 24/00372/S73 without compliance with condition number 2 previously imposed on planning permission Ref 18/02661/S73 and subject to the conditions appended to this decision.

Preliminary Matters

2. The description of the development used above is taken from the original permission under 15/02016/FUL, amended by 18/02661/S73. This has been used as there is no description of development on the decision notice for this appeal or that of Ref 18/02661/S73.
3. The proposed development relates to the settings of listed buildings. Accordingly, I have had special regard to the desirability of preserving the listed buildings or their settings or any features of special architectural or historic interest which they may possess, as required under section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act).

4. Matters have been raised relating to unauthorised works, including in relation to trees. I have determined this appeal based on the plans before me. Any works carried out not in accordance with approved plans would be a matter between the Council and appellant.

Background

5. The appeal site forms part of a wider residential development known as Brampton Park. A planning application for the erection of 30 dwellings and the conversion of buildings was approved under 15/02016/FUL. This was amended under reference 18/02661/S73 to allow for changes to the originally approved phasing plan. That permission (18/02661/S73) was subsequently amended under 20/00192/NMA to allow for non-material amendments.
6. The scheme has been implemented. Of the 30 dwellings approved on the site, 16 have been completed (known as the Estate Workers Cottages, positioned within the Walled Garden). It is the parcel of land which would contain the remaining 14 dwellings that this appeal relates to (phases 5 and 6 of the previously approved Phasing Plan).
7. The appellant wishes to vary condition 2 previously imposed under 18/02661/S73 to make changes to dwellings within phases 5 and 6. The changes principally involve:
- Plots 1 and 2: the addition of rooms at roof level, including roof windows;
 - Plots 3 and 8: enlarged ground floor and the addition of rooms at roof level, including roof windows;
 - Plots 9, 10, 11, 12, 13 and 14: the addition of rear wings.

Main Issues

8. The main issues are:
- whether varying condition 2 would preserve the settings of nearby Grade II listed buildings; and
 - the effect that varying condition 2 would have on the living conditions of the future occupiers of the 14 dwellings, with particular regard to the provision of external amenity space.

Reasons

Heritage – special interest and significance

RAF Brampton Number 1 Officers Mess (hereafter referred to as ‘Brampton Park House’)

9. Brampton Park House¹ lies to the immediate east of the appeal site. It is a large Grade II listed building, originating in around 1821, extended, partially rebuilt and altered over time. Despite these alterations, the listed building maintains a strong architectural form and presence.

¹ List Entry Number: 1130219

10. The special interest and significance of the listed building is largely derived from its historic and architectural interests. Important contributors in these regards are its powerful and attractive presence within its grounds, its surviving historic fabric and chequered history, including during the two world wars and more recently associated with an RAF base. It is of group value with the nearby coach house and stables.
11. Pertinent to the appeal, in relation to the settings of listed buildings and the contribution they make to the special interest and significance of assets, I have had regard to the definition of setting within the National Planning Policy Framework (the Framework).
12. The remains of the once open and landscaped grounds of the building have an historic, visual and functional connection with the heritage asset. These grounds form the asset's immediate setting and it is from here that the asset is best appreciated. Beyond this, the surrounding area is made up of predominantly contemporary residential development. Key views of the asset are possible from Central Avenue. This surrounding area forms the asset's wider setting.
13. The more recent development which now surrounds the asset has compromised both the immediate and wider setting to a degree. Whilst the asset might once have formed a very prominent and imposing building from further afield, set within designed gardens and viewed across undeveloped land, the tightly packed residential development has altered how the asset is experienced and moderates the contribution this setting makes to its special interest and significance. Accordingly, the immediate and wider setting, which includes the appeal site, now makes only a limited contribution to the asset's special interest and significance.

RAF Brampton Former Coach House and Stables at Number 1 Officers Mess ('hereafter referred to as Coach House and Stable Block')

14. The Coach House and Stable Block² lie between the site and Brampton Park House. The buildings form a Grade II listed building, originating in around 1825, altered over time, and constructed of yellow brick laid in a Flemish bond with a tiled roof over.
15. The special interest and significance of the listed building is largely derived from its historic and architectural interests. Important contributors in these regards are its surviving historic fabric, the use of traditional building methods and materials and its physical and functional association with the nearby Brampton Park House.
16. The setting of the Coach House and Stable Block is, by reason of its proximity and historic relationship, similar to that of Brampton Park House. As set out above, more recent development has compromised the setting to a degree, altering how the asset is experienced and moderating the contribution the setting makes to its special interest and significance. Accordingly, the setting of the asset, which includes the appeal site, makes only a limited contribution to the asset's special interest and significance.

² List Entry Number: 1317555

Heritage – appeal proposal and effects

17. The appeal proposals seek to make some modifications to the previously approved scheme at the same site (limited to phases 5 and 6 only). The principal modifications are set out above.
18. I have considered the detailed design and layout of the dwellings, including their altered footprints and massing relative to previous schemes. When considered in the context of those previously consented schemes, the changes could not reasonably be described as significant. I note that some direct sightlines of the historic Walled Garden would become more limited, particularly from Central Avenue as a result of changes to dwelling sizes. However, this would not be to a significant degree relative to the previous consent, with a good level of intervisibility remaining through those enlarged but previously approved structures.
19. Whilst some changes would undoubtedly occur, these would not undermine the open character, quality or experience of the appeal site, or that of the wider Brampton Park site. The ability to read the site as a whole, including an understanding of the historic functional connection between the ancillary listed buildings and the main house, would not be diminished. The proposed dwellings would remain adequately subservient to their surroundings and of a high quality. Ultimately, the proposed development would preserve the special interest of the listed buildings and their settings and would not result in harm to their significance.
20. I accept that the detailed design of the original scheme was likely subject to considerable negotiation with urban design officers and others. However, a change to it is not automatically equal to harm.
21. Overall, I conclude that the proposed development would preserve the Grade II listed buildings, Brampton Park House and Coach House and Stable Block, their setting, and any features of special architectural or historic interest which they possess, in accordance with the requirements of Section 66(1) of the Act and the relevant provisions within the Framework which seek to conserve and enhance the historic environment. The proposed works would also accord with the relevant provisions of Policies LP11, LP12 and LP34 of Huntingdonshire's Local Plan (LP), which in summary seek that development responds positively to its context, including the historic and built environment and conserves heritage assets and their settings.
22. As I have identified no harm to the significance of these designated heritage assets, it is not incumbent on me to consider any wider public benefits that the proposals may bring under this main issue.

Living conditions

23. The proposed changes to the scheme would mean that 13 of the 14 dwellings yet to be constructed would have reduced garden areas.
24. LP Policy LP12 (L) sets out that public and private amenity spaces should be clearly defined and designed to be inclusive, useable, safe and enjoyable. However, there is no reference to specific external space requirements within any policy or guidance that is before me. The Council states that on other major sites, a minimum area of 50sqm of private amenity space is required for 3 bedroom dwellings, with 60sqm required for 4 bedroom dwellings. As the Council

acknowledges, the guidance does not specifically relate to the appeal site. Therefore, there is some uncertainty as to the basis for applying this standard here. Whilst I have taken this aspect into consideration, I have afforded it only limited weight.

25. The Council's concern in respect to the overshadowing of the garden of Plot 14 is noted. However, this is in part due to the appeal site's specific characteristics, with Plot 14 adjoining the historic wall of Brampton Park House and estate workers cottages. On this basis, I find the garden area, which is set out as being of an adequate size, to be acceptable.
26. Based on the submitted evidence, the proposed development would appear to provide an acceptable standard of accommodation for the future occupants of each dwelling, with reasonable garden areas.
27. Overall, I conclude that the proposed development would provide an appropriate standard of accommodation for future occupiers, compliant with the relevant provisions of LP Policy LP12. This policy, in summary, seeks to ensure that adequate outdoor space is provided. This is in a similar vein to the provisions of the Huntingdonshire Design Guide.

Conditions

28. Planning Practice Guidance makes clear that decision notices for the grant of planning permission under section 73 should restate the conditions imposed on earlier permissions that continue to have effect. This is for the purpose of clarity.
29. The Council has provided a list of those conditions, which the appellant has had sight of. They raise no comments. These conditions have been adapted where relevant to accommodate the changes to the scheme or the previous approval of conditions. In the event that any other conditions have been discharged, that is a matter which can be addressed by the parties.
30. As the original development has commenced, there is no requirement to impose the standard time limit condition. In respect of Condition 2, this has been re-imposed with the inclusion of updated plans, illustrating the changes proposed and relevant only to the scheme before me (phases 5 and 6). This is for the purpose of clarity.
31. Additional conditions relating to landscape management, obscured glazing and bike storage have been suggested by the Council for clarity and in the interests of living conditions following scheme amendments. I have imposed these. Planning Practice Guidance states that in granting permission under section 73, new conditions may be imposed provided that they do not materially alter the development that was subject to the original permission and are conditions that could have been imposed on that original permission. I am satisfied that the proposed conditions would meet those requirements. Moreover, the appellant has had the opportunity to review them and has raised no comment.

Conclusion

32. For the reasons set out above, I conclude that the appeal is allowed.

A Price INSPECTOR

SCHEDULE OF CONDITIONS

- 1) The development hereby permitted shall be carried out in accordance with the approved plans listed below:

HM142-P01 (Site Plan as proposed)
HM142-P02 (Plots 3, 4, 5, 6, 7 & 8)
HM142-P03 (Plots 1 & 2)
HM142-P04 (Plots 9 & 14)
HM142-P05 (Plots 10, 11, 12, 13)
HM142-P06 (Refuse and Bike Storage)
B23108/401 (Planting)
B20026/402 (Planting)
2252-KC-XX-YTREE-TCP01 Rev 0 (Tree Constrains Plan)
2252-KC-XX-YTREE-TPP01 Rev 0 (Tree Protection Plan)

- 2) The development shall be undertaken in phases in accordance with the phasing set out on Drawing No. 17357/1253 (received 13 December 2018) for application 18/02661/S73 unless an alternative phasing plan is submitted to and agreed in writing by the Local Planning Authority.

- 3) No development above slab level shall take place in each phase until details of the external materials to be used have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

- i. a brick panel of 1m² erected on site illustrating brick, brick bond and mortar colour;
- ii. details of type, colour and texture of all materials to be used for the roof and walls of the dwellings;
- iii. details of rainwater goods including colour;
- iv. details and materials for the greenhouse and gardeners storage area including colour (within Phase 3);
- v. details and materials (including colour) for the construction of dormer windows;
- vi. details of doors, windows (including method of opening), soffits and fascias.

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

- 4) No development above slab level shall take place in each phase until architectural details have been submitted to and agreed in writing by the Local Planning Authority. The details shall include the following:

- window and door reveals and cills;
- location of all meter boxes and colour.

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

- 5) No development above slab level shall take place in each phase until full details of hard landscaping have been submitted to and approved in writing by the Local Planning Authority. Hard landscaping details shall include full details of all brick wall construction, brick colours and brick type, full details and specification for all hard surfaces including manufacturer, size, type and colour as appropriate, demarcation of parking spaces within car courts, boundary treatments and boundary gates. Details of water access for the greenhouse and potage garden (Phase 3) shall also be provided. The works shall be carried out as approved prior to the occupation of the dwelling to which they relate.

- 6) No development above slab level in each phase shall take place until details of soft landscape works for that phase have been submitted to and approved in writing by the

Local Planning Authority. These details shall include:

- i) planting plans and written specifications including cultivation;
- ii) schedules of plants and trees including species, sizes and number/density;
- iii) a method statement and construction detail for all tree pits within and adjacent to compacted hard surfaces, sub-bases and walls (providing for a soil volume of between 6m³ and 15m³ for each tree depending on species);
- iv) a dimensioned and fully specified construction drawing, and details of how foundations and services will be protected from possible root damage;
- v) implementation and management programme.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any tree or plants which within a period of 5 years from the first occupation of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

- 7) Development in Phases 5 and 6 shall be undertaken in complete accordance with the recommendations of the Tree Survey and Impact Assessment prepared by Keen Consultants (February 2024). No development or other operations shall commence on site until the existing trees and hedgerows to be retained have been protected in accordance with the Tree Protection Plan (Drawing no. 2252-KC-XXYTREE-TPP01Rev0). The erection of fencing and the installation of ground protection for the protection of any retained tree or hedge shall be carried out before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations. The fencing and ground protection shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority. No existing trees, or hedges within the site that are shown as being retained on the approved plans shall be felled, uprooted, damaged or destroyed, cut back in any way or removed without the prior written approval of the Local Planning Authority. Any trees, or hedges removed without such approval or which die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species in the next available planting season, unless the Local Planning Authority gives written approval to any variation.
- 8) No development (excluding demolition) shall commence in each phase of development until:
- i) a plan showing the extent of the road network within the site which is to be adopted by the local highway authority; and
 - (ii) a scheme for the construction and long term management of any development roads, parking courts and footpaths/cyclepaths which are not to be publicly adopted has been submitted to and approved in writing by the Local Planning Authority.

The scheme submitted under (ii) shall include:

- road and footway cross-sections showing their construction;
- details of lighting (identify illumination levels within those areas and the style of any lighting columns and luminaires to be used);

- the provision to be made for access to these roads by local authority refuse collection vehicles or alternative arrangements for collection.

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

- 9) No development shall take place in each phase until details of the finished floor level of all buildings and associated external ground levels have been submitted to and approved in writing by the Local Planning Authority. Development shall be implemented in accordance with the approved details.
- 10) Prior to the first occupation of any building the roads and footways shall be constructed to at least binder course surfacing level from the dwelling to the adjoining county road.
- 11) Unless otherwise agreed in writing by the Local Planning Authority, the construction of the development hereby approved shall be undertaken in accordance with the Construction Environmental Management Plan agreed under application reference 16/80106/COND for the wider development of the RAF site under application 15/00643/OUT.
- 12) The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) Addendum dated October 2015, ref. 1323-3.1 FRA, compiled by A E Designs Ltd, and the following mitigation measures detailed within the FRA:
 - Finished floor levels will be set no lower than 11.55m above Ordnance Datum (AOD).
- 13) Development shall not begin in phases 5 and 6 until a detailed surface water drainage scheme and Permeable Paving Hard Surfacing Plan for the site, based on the agreed Flood Risk Assessment Compliance Statement (Project no: 46004, dated September 2016), has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details before the development is completed.
- 14) Details for the long term maintenance arrangements for any parts of the surface water drainage system which will not be adopted (including all SuDS features) shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the units hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.
- 15) A: Site Investigation Information
No development shall take place in each phase until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:
 - (i) details of previous land uses;
 - (ii) a site investigation survey of the extent, scale and nature of contamination;
 - (iii) an assessment of the potential risks to:
 - human health
 - property*
 - adjoining land

- groundwaters and surface waters
- ecological systems
- archaeological sites and ancient monuments.

* Property (existing or proposed) includes buildings, crops, livestock, pets, woodland and service lines and pipes

B: Submission of Remediation Scheme

Where contamination is found which poses unacceptable risks, as determined by the local planning authority in its response to (A), no development shall take place in that phase until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (i) an options appraisal and remediation strategy;
- (ii) remediation objectives and remediation criteria;
- (iii) remediation works to be undertaken;
- (iv) a verification scheme providing details of the data that will be collected in order to demonstrate that the works set out in (iii) have been completed and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The scheme should be designed to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use.

C: Implementation of Approved Remediation Scheme

Where a detailed remediation scheme has been required and approved under (B), no occupation of any part of the permitted development which has been identified in the scheme as being subject to contamination for that phase shall take place until the approved scheme has been implemented and the verification report, including the results of sampling and monitoring carried out in accordance with the approved verification scheme to demonstrate that the site remediation criteria have been met, has been submitted to and approved in writing by the Local Planning Authority. The report shall, if required by the local planning authority, also include a reassessment of the long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The long-term monitoring and maintenance proposals shall be implemented as finally approved.

D: Reporting of Unexpected Contamination

If, during development, contamination not previously identified is found to be present at the site:

- (i) it shall be reported to the local planning authority within 1 working day;
- (ii) no further development (unless otherwise agreed in writing by the local planning authority) shall be carried out until site investigations have been carried out and a remediation strategy has been submitted to and approved in writing by the local planning authority detailing how this unsuspected contamination will be dealt with;
- (iii) the remediation strategy shall be implemented as approved;
- (iv) no occupation of any part of the permitted development identified in the remediation strategy as being affected by the previously unidentified contamination shall take place until:

- a. the approved scheme has been implemented in full and any verification report required by the scheme has been submitted to and approved in writing by the local planning authority;
 - b. if required by the local planning authority, any proposals for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action have been submitted to and approved in writing by the local planning authority.
 - (v) the long-term monitoring and maintenance plan shall be implemented as approved.
- 16) Notwithstanding the provisions of Class F, Part 1, Schedule 2 of the Town and County Planning (General Permitted Development) Order 2015 (or any Order revoking or reenacting that Order, with or without modification), no hard surfaces, other than that approved, shall be constructed within the curtilage of any dwelling forward of its principal elevation or side elevation where it fronts a public realm area.
- 17) Development shall be carried out in accordance with the recommendations of the Bat Roosting Impact Assessment - ELMAW Consulting - November 2015 unless otherwise agreed in writing by the Local Planning Authority.
- 18) The development hereby approved shall be carried out in accordance with the Ecological Enhancement Scheme [ELMAW report 'Heritage Application Brampton Park' updated September 2017] which was received 22 September 2017.
- 19) No development shall take place in each phase until a Detailed Waste Management and Minimisation Plan (DWMMP) shall be submitted to and approved in writing by the local planning authority. The DWMMP shall include details of:
- a) construction waste infrastructure including a construction material recycling facility to be in place during all phases of construction;
 - b) anticipated nature and volumes of waste and measures to ensure the maximisation of the reuse of waste;
 - c) measures and protocols to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site;
 - d) any other steps to ensure the minimisation of waste during construction;
 - e) the location and timing of provision of facilities pursuant to criteria a/b/c/d;
 - f) proposed monitoring and timing of submission of monitoring reports;
 - g) the proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development;
 - h) a RECAP Waste Management Guide toolkit shall be completed, with supporting reference material;
 - i) proposals for the management of municipal waste generated during the occupation phase of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable material; access to storage and collection points by users and waste collection vehicles.
- The Detailed Waste Management and Minimisation Plan shall be implemented in accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority.
- 20) Notwithstanding the provisions of the Town and County Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order, with or without modification), no buildings, structures or works as defined within Classes A-E of

Part 1, Schedule 2 shall be erected or undertaken for plots 9-30 hereby permitted.

- 21) Notwithstanding the provisions of Class A, Part 2, Schedule 2 of the Town and County Planning (General Permitted Development) Order 2015 (or any Order revoking or reenacting that Order, with or without modification), no gates, fences, walls or other form of enclosure, other than that approved shall be erected within the curtilage of any dwelling forward of its principal elevation or side elevation where it fronts a public realm area.
- 22) Notwithstanding the provisions of the Town and County Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order, with or without modification), no enclosure or infilling of the fronts of the car-ports hereby approved shall take place without the prior written consent of the Local Planning Authority.
- 23) Prior to the occupation of plots 15-30 the repair works to the walled garden shall be carried out in accordance with the details shown on Drawing No. 17357/1195, Drawing No. 17357/1196 and Drawing No. 17357/1197A unless otherwise agreed in writing by the Local Planning Authority.
- 24) No demolition or construction activities, including deliveries, shall be undertaken before 07.00 or after 19.00 Monday to Friday inclusive, before 07.00 or after 1330 on Saturdays, or at any time on Sundays or Public Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 25) Fire hydrants shall be provided in accordance with 9684_400_Brampton Park, Wyton Airfield, Huntingdon_2 of 3 – received 4th June 2019 as part of application reference 19/80182/COND. In accordance with the Covering Letter (received 21st October 2019) the fire hydrants shall be installed at the same time as the mains water supply works. The fire hydrants shall be connected prior to the occupation of dwellings and thereafter retained in accordance with the approved details in perpetuity.
- 26) Notwithstanding the details submitted no development above slab shall take place in Phases 5 and 6, until full details of the location, size (including capacity), design and appearance (including materials) of the cycle storage facilities has been submitted to and approved in writing by the Local Planning Authority. The approved cycle storage facilities shall be provided for all plots in all phases before the dwelling it serves is first occupied and thereafter retained for that purpose in perpetuity.
- 27) The bin collection points shown on Refuse & Bike Storage Drawing No. P06 (dated 13.11.2023) shall be provided prior to the occupation of the dwellings hereby permitted unless otherwise agreed in writing by the Local Planning Authority
- 28) No dwelling shall be occupied until the access to the parking provision and the parking for that dwelling (including parking spaces within garages, cart sheds and parking courts) has been provided. The access and parking areas shall thereafter be kept available for the parking and manoeuvring of vehicles for the lifetime of the development.
- 29) Notwithstanding the details submitted, Phase 5 shall not be occupied until the secondary window serving bedroom 3 on the northern elevation of plots 10 and 13 have been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity) and apart from any top hung vent, shall be fixed shut or have restrictions to ensure that the windows cannot be opened more than 45 degrees beyond the plan of the adjacent wall. The glazing and opening restrictions shall thereafter be

retained in accordance with the approved details.

30) No development above slab level shall take place until a Landscape Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan shall include, but not be limited to:

- (a) Long term design objectives;
- (b) A programme of implementation;
- (c) Management responsibilities including replacement of dead or dying plants;
- (d) Maintenance schedules for all landscape areas other than privately owned domestic gardens.

The Landscape Management Plan shall be carried out as approved.