



Appeal Decision

Site visit made on 3 February 2026

by **P Brennan BSc (Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 04 March 2026

Appeal Ref: APP/H1840/W/24/3352245

Land at (Os 9406 4634), Allesborough Hill, Pershore WR10 2AA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr K Boulton against the decision of Wychavon District Council.
 - The application Ref is W/24/00151/FUL.
 - The development proposed is the construction of 3no. dwellings.
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Decision

1. The appeal is allowed and planning permission is granted for the construction of 3no. dwellings at Land at (Os 9406 4634), Allesborough Hill, Pershore WR10 2AA in accordance with the terms of the application, Ref W/24/00151/FUL, subject to the conditions in the attached schedule.

Preliminary Matters

2. The Council has amended the description of development from that seen on the application form to remove '*following Permission in Principle W/23/00862/PIP*'. I have adopted the revised description of the development from the decision notice in the heading above as the wording removed is not a description of development.

Main Issues

3. The main issues are:
 - The effect of the proposed development on the character and appearance of the area, with particular regard to the 'Wooded Estatelands' Landscape Character Area.
 - The effect of the proposed development on the living conditions of the occupiers of Holt Cottage, with particular reference to outlook, sunlight and daylight.
 - The effect of the proposed development on the natural environment including the Woodland Tree Preservation Order (TPO) and Biodiversity; and
 - Whether the proposed development has adequately addressed surface water flooding and flood risk.

Reasons

Character and appearance

4. The appeal site relates to a parcel of land accessed from the B4084, Worcester Road. The site has a varied topography due to its location on a hill which rises from the adjacent residential properties. Part of the site contains trees which are subject to a woodland TPO and has already been partially cleared as a result of an approved Felling Licence. The site is located on the edge of Pershore.
5. Worcester Road contains a mix of styles and ages of dwellings with a varying palette of materials. Many of the dwellings address Worcester Road in a linear pattern. However, pockets of development sit behind frontage development of Worcester Road, including Holt Cottage, on the neighbouring site. These residential developments form a varied pattern that forms a diverse character to the area. Most of the neighbouring residential development is two storeys in height, although several single storey properties are located on Worcester Road, further towards the centre of Pershore. The site, due to its location on the edge of Pershore and its undeveloped form, makes a positive contribution to the character and appearance of the area.
6. The appeal site is located on the edge of the 'Wooded Estatelands' Landscape Character Area (LCA), which extends far to the north, west and east of the appeal site. The LCA is on the edge of the Urban area, as identified within the Worcestershire County Council Landscape Character Assessment. The 'Wooded Estatelands' is characterised by a large-scale, wooded agricultural landscape of isolated brick farmsteads, clusters of wayside dwellings and occasional small estate villages.
7. Whilst the woodland area on the site contributes positively to the wider LCA, the site's location on the edge of the urban area does not accord with the LCA's general characteristics. The existence of a Felling Licence, and approval under reference 21/00314/TPO, allowed the removal of some 40 dead and dangerous trees within the woodland for effective management purposes, creating the proposed development plot. The provision of housing on the appeal site within the created developable area has previously been accepted following the approval of a Permission in Principle application for up to 4 dwellings (reference W/23/00862/PIP).
8. The proposed dwellings would be located into the depth of the site, but would all remain visible from Worcester Road. The adjacent Holt Cottage is located directly behind Abbots Holt and is barely visible from Worcester Road. The housing estates in Sheldon Close, Loughmill Road, Holloway Drive and Willow Close are also located behind existing frontage dwellings on this stretch of Worcester Road. As a result, the positioning of the proposed development on the appeal site would accord with the non-linear and ad-hoc spatial pattern of the area.
9. The proposed residential development would be a mix of two and three storey properties. Dwellings 1 and 2 would be located adjacent to the site entrance. Whilst part of the dwellings would be three storeys to utilise the existing site topography and accommodate integral garages, most of their scale would be two storeys. Dwelling 3 would be located towards the rear of the appeal site and would be two storeys with a cat slide roof and single storey elements adjacent to the boundary with Holt Cottage.

10. Dwellings 1 and 2 would be greater in height than the prevailing development. However, the site is located towards the brow of Allesborough Hill on Worcester Road and therefore a greater height of dwelling positioned towards the site entrance utilising the site's topography and the adjacent hill is acceptable and follows the site's topography. As such, these would sit comfortably with the character and appearance of the area and would respond well to the site and locational characteristics. Consequently, the development would integrate effectively with its surroundings and would complement the character of the area. Whilst the proposed development would result in a minimal urbanising of the wider woodland site, this would not be as a result of the proposed height of the dwellings.
11. The design and materials of the proposed dwellings would be contemporary in nature and include a mixture of Cotswold stone, blackened larch cladding and anthracite standing seam coated steel roofs. The features would not be representative of the local residential vernacular, but would be natural materials, reflective of its wooded setting. Furthermore, the development would positively contribute to the overall quality of the area, would be visually attractive, would be innovative in design and of high quality. As such, the proposal would establish a strong sense of place. The proposed soft landscaping including the required replacement tree planting would assist in respecting the urban edge and rural setting and would enhance the LCA.
12. Accordingly, for the reasons given above, the layout, siting, design, and scale would respect the spatial pattern of the area; integrate with the landscape character; conserve the primary characteristics of the LCA and would provide high quality design. Consequently, I find no conflict with Policies SWDP21 and SWDP25 of the SWDP which, amongst other things, require high quality design and development that integrates effectively with its surroundings and landscape character, responds to surrounding buildings and has a scale, height and mass that is appropriate to the setting of the site.

Living conditions

13. Proposed Dwelling 3 would be sited adjacent to Holt Cottage and would sit in the same alignment, with the rear of both dwellings almost on the same building line. The finished ground level of the proposed dwelling 3 would however sit around 1.2 metres above the ground level of Holt Cottage.
14. The proposed dwelling has a cat slide roof and a single storey element, nearest to the shared boundary. The proposed dwelling would only have roof lights on this elevation, and these would serve a garage and utility at ground floor and two bedrooms and a stairwell at first floor. The two bedrooms in question would also have main windows that would be in the front and rear facing elevations.
15. A separation distance of around 5.25m would be provided between the side elevation of Holt Cottage and the side elevation of proposed dwelling 3. Holt Cottage also has a boundary fence of around 2 metres in height, which is in excess of the ground level difference between the appeal site and Holt Cottage. Given the land level differences, the design, siting and orientation of dwelling 3, the existing boundary fence and the provision of new hedgerow planting, the proposed development would not materially erode the outlook of Holt Cottage.

Dwelling 3 would also not overlook of Holt Cottage and no perception of being overlooked would occur.

16. Holt Cottage has an open plan multi-room with a ground floor, side window overlooking the appeal site. The room is also served by a bi-fold door/window. Furthermore, a significant area of woodland remains on the appeal site, beyond the location of dwelling 3, which would continue to restrict access to evening sunlight for the occupiers of Holt Cottage. As a result of the proposed siting of dwelling 3 and the 1.2m land level difference, Holt Cottage would experience only a modest reduction in evening sunlight. For similar reasons, any loss of daylight would be minimal.
17. I note the concerns raised regarding overlooking of properties in Sheldon Close. Proposed dwelling 3 would be closest to properties in Sheldon Close. Whilst the dwelling would have windows serving habitable rooms at ground and first floor in the rear elevation, these would look towards the existing woodland at the rear of the site. Consequently, only oblique views from these windows towards Sheldon Close could occur. However, due to the difference in land levels, existing tree coverage, and the separation distance, views would be minimal and largely over rooftops. As such, the proposal would not lead to an unduly harmful effect on existing occupiers because of overlooking.
18. For the reasons given above, the proposed development would not be unduly harmful to the living conditions of the neighbouring occupiers of Holt Cottage or residents in Sheldon Close. The proposed development would provide an adequate level of privacy, outlook, sunlight and daylight to occupiers of neighbouring residential properties and would not be unduly overbearing in accordance with the requirements of Criteria IV of SWDP Policy SWDP21.

Effect on the natural environment

Trees

19. The proposed site plan (p2023-028/04 Rev A) illustrates the existing trees and their root protection areas, the position of the proposed dwellings and those trees to be removed. This plan indicates that the proposed dwellings would be located outside of the root protection areas for the retained trees and are sited within the existing clearing on site. Based on the information before me, the proposed development would be unlikely to have a harmful effect on the retained woodland area.
20. I do however acknowledge that the proposed dwellings are close to the retained woodland. As a consequence, care would need to be taken during the construction of the dwellings to ensure that no trees within the woodland are harmed. Nonetheless, these matters could be covered by the imposition of planning conditions relating to tree protection, construction management, and drainage.
21. The dwellings have been designed to primarily face south towards Worcester Road. Dwelling 2 would have windows on the rear elevation facing north and into the retained woodland. These windows would serve a snug at ground floor and bedrooms 2 and 3 at first floor. Whilst they would overlook the retained woodland to the west, they would have a sufficient separation distance to minimise any loss of light to the habitable space of future occupiers. Also, whilst part of the private garden areas to dwellings 1 and 2 would be provided underneath the tree canopy,

most of the garden space would not. Consequently, the proposed development would not exacerbate any future pressure to remove trees from the woodland as a result of the siting of the dwellings and respective garden areas.

22. Tree removal on site has been allowed under a Felling Licence, which is an independent and separate process to that of gaining planning permission and/or a TPO consent. As the felling of trees has already taken place, the carrying out of development that is authorised by the approval of full planning permission would not be an exception to the felling licence requirements and cannot be applied retrospectively. The details of the Felling Licence indicate that 1100 stems of field maple, woody shrubs, hazel, birch, whitebeam and rowan per hectare are required to be planted on the land within part of the red line site boundary. Once tree felling has commenced, the felling licence and its requirements cannot be amended or withdrawn. Failure to comply with restocking conditions can lead to enforcement action by the Forestry Commission and the grant of planning permission does not override the need to restock. However, in some cases, an alternative restocking condition on an approved felling licence may be agreed by the Forestry Commission.
23. I acknowledge the Council's concerns regarding the Felling Licence and its restocking requirements and that this does not just relate to replacement trees. I also note that the Forestry Commission has not objected to the proposed development. The submitted Green Infrastructure drawing (p2023_028/13 Rev A) indicates areas within the red line boundary where new planting would occur and includes significant hedgerow planting which could include a proportion of the required trees.
24. The felling licence is a material consideration, and no detailed landscaping plan or specification is before me to indicate that the requirements of the licence can be met. However, I also note that an alternative restocking condition could be agreed with the Forestry Commission should the development restrict the restocking as previously agreed. Consequently, with mitigation secured through conditions, there would be some landscaping and tree enhancement.
25. Accordingly, the felling licence is of moderate weight, and I am satisfied that an approval of planning permission would have only a modest effect on the significance of the licence and its restocking requirements. The proposed development would have limited harm on the existing trees within and adjacent to the red line site boundary which are to be retained, and planning conditions could be used to mitigate the limited harm identified.

Biodiversity

26. Biodiversity has also been raised within the Council's evidence in relation to the tree replacement and the requirements of the Felling Licence. The application was submitted before the statutory requirement for a 10% Biodiversity Net Gain (BNG) for minor developments was imposed. Whilst it is acknowledged that BNG does not apply, the Council considers that evidence has failed to be provided to illustrate that the proposal would lead to no net loss as the requirements of the Felling Licence cannot be counted towards a biodiversity gain.
27. SWDP Policy SWDP22 requires development to enhance biodiversity and conserve on-site biodiversity corridors and networks. This requirement is also echoed within paragraph 180 of the Framework. A preliminary ecological

appraisal (PEA) has been undertaken which has assessed and surveyed the appeal site for protected species and birds. Whilst no further surveys are recommended, the appraisal provides recommendations regarding ecology and the site development. The proposed site plan (p2023_028/04 Rev A) indicates several bird and bat boxes to be provided within the existing trees on site alongside the provision of swift, house sparrow and bat boxes on the dwellings. I am satisfied that the biodiversity enhancements required through SWDP Policy SWDP22 can be achieved on site and can be secured alongside the recommendations of the appraisal through planning conditions.

Natural environment conclusion

28. Following the felling of trees on the appeal site under a Forestry Commission Felling Licence, the proposed development would have a limited harmful effect on the natural environment including the Woodland Tree Preservation Order (TPO) and biodiversity which would be mitigated with enhancement measures secured by conditions that would significantly benefit the natural environment on the appeal site.
29. I acknowledge that all the trees required to be restocked as part of the Felling Licence may not be able to be located on the site as identified within the licence because of the proposed development. However, when the proposal is assessed against the policies of the SWDP before me, there would be no conflict. As such, whilst the Felling Licence is a material consideration, it is not of sufficient weight to outweigh the policies of the SWDP.
30. Consequently, the proposal accords with Policies SWDP22 and SWDP25 of the SWDP. These policies, amongst other things, seek development that would preserve and enhance ancient woodlands and veteran trees and where required, would provide compensatory mitigation measures on site.

Surface water drainage

31. The submitted Water Management Plan (WMP) (p2023-02/11 Rev A) identifies that soakaways with soakaway crates are proposed to be used on site alongside the use of permeable materials for driveways and areas of hard landscaping. I note that the Council's drainage engineer considers that further details are required regarding surface water drainage as the site's location is known to be heavy clay with little to no infiltration.
32. The WMP addresses the issue of clay soil and identifies that in clay areas where the ground does not soakaway efficiently, intercept rainwater drains into a rainwater harvesting tank for each dwelling would be provided. Whilst this partially addresses the concerns raised by the Council, the WMP fails to address if and how surface water from the permeable driveways and hard landscaped areas will be prevented from discharging onto adjacent lower land. I am however satisfied that there is sufficient space within the appeal site for surface water to be suitably captured to prevent flooding to the adjacent residential properties. Whilst the details before me in the WMP are limited, a detailed surface water drainage strategy that fully addresses the site conditions could be addressed through the imposition of a suitable condition.
33. Consequently, the proposal would accord with the requirements of SWDP Policy SWDP29, which requires proposals for development to demonstrate through a

water management statement that site drainage, surface water and run off can be managed through a sustainable drainage system.

Other Matters

34. In reaching this view I have considered the representations made by third parties, including those by Pershore Town Council in objection to the proposal. These, in addition to the main issues, included concerns relating to highway safety, and emergency access, and whether further housing is required and whether it meets the required mix. These factors are not in dispute between the main parties and were addressed in the Officer's Report, with the Council concluding that there would be no material harm in these regards. I have also considered these matters, and am satisfied that, no substantiated evidence has been submitted that would lead me to a different view.
35. In terms of concerns raised regarding construction disruption, presumably in relation to noise and disturbance, the site is accessed directly from Worcester Road and is therefore relatively well contained. Furthermore, the works would be temporary in nature. Due to the separation distance between the site and neighbouring properties, noise and disturbance would be modest only and could be adequately controlled through a construction management plan condition.

Conditions

36. I have considered the suggested conditions against the tests in the Framework and the advice in the Planning Practice Guidance (the PPG). I have made such amendments as necessary to comply with those documents and in the interests of clarity, precision and simplicity.
37. I have imposed the standard conditions relating to the commencement of development [1] and approved plans [2]. I have also imposed conditions relating to foul and surface water drainage [3] to ensure that the site is adequately and appropriately drained, and construction management [4] to ensure that construction of the development has minimal impact on the surrounding occupiers and road users.
38. Due to the importance of the adjacent woodland and the proximity of the dwellings alongside any ecological implications from the development, it is necessary to impose conditions relating to foundation design [5], a construction environmental management plan [6], details of where excavated material will be stored on site and to what height [7] and the requirement for protective fencing around the trees, hedges and woodland floor plants to be retained [8] to ensure that the existing habitat on site, and adjacent, is protected.
39. The approved plans specify the materials to be used in vague terms. Whilst the appellant considers the condition required by the Council to be onerous, the success of the development will depend on the exact materials and detailing required regarding their installation. Consequently, I have imposed a materials condition [9] to ensure that the materials used, and their installation are appropriate for the level of high design quality specified in relation to the woodland site and surroundings.
40. Ecology conditions requiring the details of bat and bird boxes [10], a landscape and ecological management plan following occupation [11], the laying out of the

Green Infrastructure [12] submission and approval of replacement landscaping [13] and a lighting plan [14] are necessary to avoid disturbance to bats as a protected species and to secure and manage the ecological enhancements to the site. Whilst bat and bird boxes are indicated on the house plans (06, 07 and 08), no further details have been provided. Consequently, details of these are required and a condition is therefore necessary. Whilst the appellant considers the landscape and ecology management plan condition to be covered under other conditions, I consider this a necessary post occupation requirement to ensure that the onsite habitats are maintained and managed.

41. A condition relating to the proposed car parking, access and turning areas [15] is necessary in the interests of highway safety. A condition requiring details of renewable or low carbon energy generating facilities to be incorporated [16] is also necessary to ensure that the benefits to the scheme are achieved in line with the climate change objectives of the Framework.
42. Given the proposal's contemporary design and that further extensions under permitted development could reduce the quality of the development alongside the requirement to protect the adjacent trees covered by the TPO, it is necessary to remove permitted development rights with respect to Classes A to D (inclusive) [17].
43. The Council also requested conditions relating to electric vehicle charging points and cycle storage. I have not attached these conditions. The provision of electric vehicle charging points for new dwellings is required under Building Regulations and sufficient space for cycle storage is shown within the garages of dwellings 1, 2 and 3 on the house plans (06, 07 and 08) to accommodate such a requirement.

Conclusion

44. For the reasons given above, the proposal would comply with the development plan as a whole.
45. There are no other material considerations, including the Framework that indicate to me, that planning permission should be withheld. Having considered all other matters raised, I therefore conclude that the appeal should be allowed.

P Brennan

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with drawing numbers:
 - P2023_028/05 Rev A - Location Plan
 - P2023_028 / 01 - Survey (by Ad Horner)
 - P2023_028/04 Rev A - Proposed Site Plan
 - P2023_028/06 - House 1 Plans and Elevations
 - P2023_028/07 - House 2 Plans and Elevations
 - P2023_028/08 - House 3 Plans and Elevations
 - P2023_028/09 - Proposed Sections B-B & C-C
 - P2023_028/10 - Vision Splays
 - P2023_028/011 Rev A - Water Management Plan
 - P2023_028/12 - Boundary Fences
 - P2023_028/13 Rev A - Green infrastructure
 - P2023_028/14 - House 2 & 3 Privacy Explained
 - Preliminary Ecological Appraisal 2023.162 V1.0
 - Planting and Maintenance Schedule for 5-year period, inside Out Architecture + Interiors Ltd.
 - Energy Statement, AddisonRees Planning Consultancy Ltd.
- 3) No development shall take place until full details of all foul and surface water drainage systems to serve the development have been submitted to and approved in writing by the local planning authority. The surface water drainage scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development. The submitted details shall:
 - i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters.
 - ii) include a timetable for its implementation; and,
 - iii) provide, a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The development shall be carried out in accordance with the approved details. The sustainable drainage system shall be managed and maintained

thereafter in accordance with the approved management and maintenance plan.

- 4) No development shall take place until a Construction Management Plan (CMP) has been submitted to and approved in writing by the local planning authority. The CMP shall include the following details: -
- a) details to minimise the impact of noise, vibration and dust from construction, demolition and site clearance activities and the traffic associated with this development, including a scheme for vehicle wheel cleaning and other measures to ensure that vehicles leaving the site do not deposit mud or other detritus on the public highway. The CMP shall broadly accord with BS 5228 - 1&2:2009 +A1:2014 (Code of practice for noise and vibration control on construction and open sites) and the WRS Demolition and Construction Guidance.
 - b) details of site operative parking areas, material storage areas, and the location of site operative facilities (offices, toilets etc).
 - c) restrictions on burning.
 - d) details in relation to the prevention of pollution of waterways.
 - e) construction exclusion zones to prevent soil compaction in areas to be planted and remediation proposals for any soil compaction which does occur.
 - f) a strategy for the handling and storage of topsoil; and
 - g) a management strategy and proposals for the minimisation of construction waste.

The measures set out in the approved Plan shall be carried out and complied with in full during the construction of the development hereby approved. Site operatives' parking, material storage, and the positioning of operatives' facilities shall only take place on the site in locations approved in writing by the local planning authority.

The CMP should generally comply with the requirements of Worcestershire Regulatory Services Code of Best Practice for Demolition and Construction Sites 2nd Edition September 2020 and the Construction Logistics and Community Safety (CLOCS) Standard www.clocs.org.uk/clocsworks.

- 5) No development shall take place until details of foundation design to take account of existing trees, future tree planting and tree removal have been submitted to and approved in writing by the local planning authority. The development shall thereafter take place in accordance with the approved details.
- 6) No development shall take place (including any ground works, demolition, or clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall be based on the recommendations made in the Preliminary Ecological Appraisal 2023.162 V1.0 by Worcestershire Wildlife Consultancy, and shall include the following:
- a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones."

- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person; and
- h) Use of protective fences, exclusion barriers, and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

- 7) No development shall take place until details of locations on the application site where any excavated material will be deposited and the depth of excavated materials compared to existing land levels, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme.
- 8) All the trees, hedges and any woodland floor plants and shrubs shown on the proposed site plan [P2023_028/04 Rev A] as "to be retained" and any trees whose canopies overhang the site shall be protected by strong fencing, the location and type to be previously approved in writing by the local planning authority. The fencing shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made.

[In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars.]

- 9) No development above ground level shall take place until details/samples of all external facing materials have been submitted to and approved in writing by the local planning authority. The details shall include:
 - a) type, colour, texture, size, coursing, finish, jointing and pointing of any brickwork/stonework.
 - b) type, colour, texture, size, and design of roofing materials.
 - c) a precise specification of the proposed external render or plaster, including any decorative panels or patterns and detailed specification of the mix, the number of coats and surface finish to be used.
 - d) detailed specification of the new weatherboarding showing the dimensions, profile and a description of the stain or paint finish to be applied to the boarding.
 - e) details of the timber framing including joint details and methods of infilling.

- f) external joinery details along with architectural details of the proposed external finishes, heads, sills, position in wall reveal and any surrounding dressings (elevational drawings at a minimum scale of 1:20 and vertical sectional drawings at minimum scale of 1:2).
- g) details of external doors/garage doors including information on finish; and
- h) details of hardstanding.

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

- 10) No development above ground level shall take place until details of a bat roosting feature and bird boxes shall be submitted to and approved in writing by the local planning authority. The details to be submitted shall include an implementation timetable. The features shall be provided in accordance with the approved details and in accordance with the approved timetable.
- 11) Prior to occupation of the development hereby approved, a landscape and ecological management plan (LEMP) shall be submitted for approval. The content of the LEMP shall include the following:
 - a) Description and evaluation of the features to be managed.
 - b) Ecological trends and constraints on site that might influence management.
 - c) Aims and objectives of management.
 - d) Appropriate management options for achieving aims and objectives.
 - e) Prescriptions for management actions.
 - f) Preparation of a work schedule, including an annual work plan capable of being rolled forward over a five-year period and for a minimum of 30 years thereafter.
 - g) Details of the body or organisation responsible for implementation of the plan.
 - h) On-going monitoring and remedial measures.

The plan shall also set out where the results of the monitoring show that conservation aims and objectives of the LEMP are not being met, how contingencies and/or remedial action identified, agreed, and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The LEMP will be implemented in accordance with the approved details.

- 12) Prior to occupation of the development hereby approved, the land shown on the approved plan as P2023_028/13 Rev A entitled 'Green infrastructure' shall be laid out in accordance with the details shown on the approved plans and thereafter maintained for the life of the development.
- 13) Prior to occupation of the development hereby approved a scheme of landscaping shall be submitted to and approved in writing by the local planning authority. This landscape scheme shall provide for maximum biodiversity design and shall include: -

- a) a plan(s) showing details of all existing trees and hedges on the application site. The plan should include, for each hedge, the accurate position, and species,
- b) a plan(s) showing the layout of proposed tree, hedge and shrub planting and grass areas.
- c) a schedule of proposed planting - indicating species, sizes at time of planting and
- d) numbers/densities of plants
- e) a written specification outlining cultivation and other operations associated with plant and grass establishment.
- f) a schedule of maintenance, including watering and the control of competitive weed growth, for a minimum period of five years from first planting.

All planting and seeding/turfing shall be carried out in accordance with the approved details in the first planting and seeding/turfing seasons following the completion or first occupation/use of the development, whichever is the sooner.

The planting shall be maintained in accordance with the approved schedule of maintenance. Any trees or plants which, within a period of five years from the completion of the planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of equivalent size and species.

- 14) Prior to occupation of the development hereby permitted, a lighting plan for the operation phase of development, shall be submitted to and approved in writing by the local planning authority. All lighting should be designed in accordance with Bat Conservation Trust / Institution of Lighting Professionals Guidance Note 08/18 Bats and artificial lighting in the UK. Submitted lighting plans should be accompanied by contour diagrams that demonstrates minimal levels of lighting on receptor habitats, including trees and hedges. Development shall be carried out in accordance with the approved details prior to occupation and shall be retained thereafter.
- 15) Prior to occupation of the development hereby approved, the access, turning area and parking facilities for the parking of 9 cars at a gradient not exceeding 1 in 8 as shown on the approved site plan shall be provided on site. This arrangement shall thereafter be retained for the lifetime of the development.
- 16) Prior to occupation of the development hereby permitted, details of renewable or low carbon energy generating facilities to be incorporated as part of the development shall be submitted to and approved in writing by the local planning authority. The details shall demonstrate that at least 10% of the predicted energy requirements of the development will be met through the use of renewable/low carbon energy generating facilities. The details to be submitted shall include: -
 - a) the overall predicted energy requirements of the approved development.

- b) the predicted energy generation from the proposed renewable/low carbon energy measures; and an implementation timetable for the proposed measures.

The approved facilities shall be installed prior to occupation of the development and shall be maintained in accordance with the approved details for the life of the development.

- 17) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking, re-enacting, substituting, amending, extending, consolidating, replacing or modifying that Order), no development falling within Classes A, B, C or D of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) other than those expressly authorised by this permission shall be constructed on the application site.

End of conditions