

Report to: PLANNING COMMITTEE **Date of Meeting:** 2nd June 2021

Subject: [DC/2021/00466](#)
[Land West Of Formby By Pass And North Of Liverpool Road Liverpool Road Formby](#)

Proposal: Variation of condition 2 pursuant to planning permission DC/2018/00658 approved 27/3/2019 to amend the approved layout plan to allow the inclusion of a foul water pumping station

Applicant: Simon Artiss **Agent:** Mr Daniel Ramsay
Barratt Homes (A trading Turley
name of BDW Trading Ltd)

Ward: Ravenmeols Ward **Type:** Variation of condition

Reason for Committee Determination: Called in by Councillor Bennett

Summary

The proposed pumping station is needed to ensure that foul water can flow from the site into the wider foul drainage network, as initially proposed under the drainage strategy originally approved as part of the wider residential development.

The key issues for consideration relate specifically to the change proposed, that being the impact of the proposed pumping station on the living conditions of existing and future residents, character of the area, highway safety, loss of open space and flooding/drainage.

Overall it is considered that the development would be acceptable and in accordance with both the Neighbourhood Plan and the Local Plan.

Recommendation: Approve with Conditions, subject to an amendment to the Section 106 agreement attached to permission DC/2018/00658.

Case Officer Kevin Baker

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Application documents and plans are available at:

<http://pa.sefton.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QOOKK1NWHRC00>

Site Location Plan



Sefton Council



Reference: Map reference
Date: 21/05/2021
Scale: Scale: 1:5000
Created by: Initials

The Site

Housing Development site off Liverpool Road, Formby.

History

The land to which application relates is part of a wider allocation site as identified in the Sefton Local Plan.

In May 2018 a joint application was granted for a new vehicular and pedestrian access to enable a single access to be constructed to serve two residential developments (app.ref: DC/2018/00258). This has commenced on site.

Planning permission was granted in March 2019 for the erection of 304 dwellings (app.ref: DC/2018/00658). This relates to the larger eastern part of the allocation site which is currently under construction. It is this development to which this current application relates.

Planning permission was also granted in September 2019 for the erection of 68 houses (app.ref: DC/2018/00588). This relates to the western part of the wider allocation site and is yet to start.

Since the granting of the 2018 planning application for 304 homes, a number of applications have been submitted to the Council to discharge conditions and to allow works to commence on site. In addition, there have been two applications approved for non-material amendments to the planning permission which sought to amend the house type and roof construction on a number of plots (DC/2020/00095) and to reposition and amend house types and alter garages on some plots (DC/2020/01195).

A further non material amendment application was submitted in January 2021 to seek approval for a foul pumping station within the site. However, this application was refused as it was felt that the changes proposed were materially different to the originally approved scheme, albeit minor when considered against the wider proposals for the area. This decision resulted in the submission of this current application.

Consultations

Highways Manager

No objection

Environmental Health Manager

No objection subject to condition requiring a scheme of noise control for the pumping station and associated equipment.

Flooding and Drainage Manager

No comments.

Natural England

No comments.

United Utilities

No comments received.

Environment Agency

No comments received.

Neighbour Representations

Residents

Correspondence has been received from residents on Savon Hook, Fountains Way, Romsey Avenue, Monks Drive, Tintern Drive, Friars Walk, River Close, Phillip Lane, Abbots Close and Alt Road objecting to the proposal on the following grounds:

Living Conditions

- Lack of respect to residents
- Zero consideration of the environmental impact on existing or proposed housing
- Being built close to housing, should be further away closer to the by-pass
- Increase in smells
- Increase in noise
- Adds to the disruption and unfairness already caused by the development
- Will impact on general living environment
- Will cause noxious gases during maintenance
- No consideration towards welfare of people, what happens in the event of a spillage.
- Smells will create sickness
- Smell of sewage is not healthy
- No risk assessments have been carried out
- No consideration towards the Neighbourhood Plan
- Developers should come up with alternative solutions
- Dangerous smells can prevent people from opening windows, doors, enjoying their gardens, etc.
- No thought has been given towards the positioning
- The pump could explode if mismanaged
- Will impact on residents health
- Developer should reduce number of houses to allow pumping station to be built closer to the by-pass

Flooding and drainage

- Increased flooding
- Issue of foul water should have been addressed earlier in the process
- Will this cover the whole site or will there be a need for additional pumping stations
- Foul water would be directed to existing properties where there has already been a flooding issue.
- Would make more sense to locate pump close to main road closer to sewage works on Hoggs Hill Lane
- Impact on nearby schools and kids play areas

Other Matters

- Developer has failed on their legal duty on more than one occasion already
- Question why it was not included from the start.
- Pumping Station has already been constructed
- Reduction in house values

Formby Parish Council

Object on the following grounds:

- Although principle of a pumped system may have received support, location is absent from any drawings.
- Documentation is insufficient to determine the full impacts of the proposal. It is unclear how many properties will be served by the pumping station, whether to serve the first phase or entire site.
- Although there have been improvements in pumping stations, they are still prone to failure.
- No assessments have been given to the location and impacts on amenity.
- Adds additional risk to an existing problem
- Impacts on local and wider water course, ground water, open space and public footpath in the event of a failure. No assessment has been made or measures proposed.
- Increase smells from foul water has the potential to cause significant and adverse effect on residential amenity
- No consideration has been given to the *“likely magnitude of odour emissions, the likely meteorological characteristics at the site, the dispersion and dilution afforded by the pathway to the receptors, the resulting magnitude of odour that could result and the sensitivity of the receptors”* (IAQM Guidance on the assessment of odour for planning 2018).
- No attempt to quantify the harm or propose mitigation to reduce the harm to residential amenity or justify the proposed location of the pumping station
- Recommend that a different location be proposed

Councillors

Cllr Bennett has also called the application in due to harmful impact on residential amenity and poor design quality. Also considers that the application should state that it is for a pumping station, not a variation on the current consent.

Policy Context

The application site lies within an area allocated for housing in the Sefton Local Plan which was adopted by the Council in April 2017.

The Formby and Little Altcar Neighbourhood Plan was 'made' (i.e. adopted) on 21st November 2019 and carries full weight in decision making.

Assessment of the Proposal

This application seeks a material amendment to planning permission DC/2018/00658 for the inclusion of a proposed pumping station.

It is acknowledged that the applicant initially advised that the application was to relocate the pumping station from an approved location under the original permission. However, upon review of the approved scheme, have accepted that the original plans failed to include the location of the pumping station in error.

Notwithstanding this, the original application through the drainage strategy identified the need to connect to the existing foul drainage network, the proposal does not change this. The applicant has confirmed that the intention was always that the foul water would be accommodated by way of a pumping station, due to the flat topography of the site, along with fairly deep sewers. The pumping station will ensure that sewage can flow from the site into the wider foul drainage network.

The applicant has also advised that the location of the pumping station has been chosen, due to the identification of unexpected ground conditions to the west of the site, where the pumping station was initially planned to be located, and which would have required deep sheet piling, which would have to be installed using driven techniques. This would cause disturbance and disruption to existing residents. The proposed location is not subject to these ground conditions.

In terms of the key issues, the principle of the residential development and its impacts were considered and agreed in the granting of the previous permissions. Subsequently, the key issues for consideration relate specifically to the change proposed, that being the impact of the proposed pumping station on the living conditions of existing and future residents, character of the area, highway safety, loss of open space and flooding/drainage.

Impact on existing and future residents

The pumping station would be sited to the north western boundary of the site, adjacent to Savon Hook, on an area of land previously proposed as informal open space. The pumping station would be located within a fenced enclosure, with much of the equipment, including the storage tank, located underground.

As the bulk of the pumping station would be located underground, it would not in itself present a physical impact on the living conditions of existing or future residents. The fencing would be visible from existing and future properties, however, the fencing would not be solid and would be of a location and height that would not appear dominant. Furthermore, the existing hedging and introduction of additional landscaping would help soften any potential impact on views both into and out of the site.

Concerns have been expressed regarding potential noise and odours caused by the pumping station. In addition, there are concerns regarding the harm in the event of a system failure.

In terms of noise, the pumping station would be located in excess of 25m from the nearest existing residential property and 20m from the nearest proposed residential property. It is acknowledged that pumping stations require mechanical equipment to operate which could create noise. However, given the scale of pumping station with the majority of mechanical part being located underground, it is considered that noise levels would be minimal. Notwithstanding this, the Council's Environmental Health Manager has advised that such matters could be addressed by condition to ensure the living conditions of existing and future residents is protected.

Regarding potential odours, by its very nature, there is the potential for harm to be caused to the living conditions of existing and future residents from inappropriate odours produced from the pumping station. However, it is not unusual for pumping stations to be used in residential developments to assist with foul drainage, as identified in the adjacent development site which also includes a pumping station close to residential properties. Furthermore, the applicant has advised that the pumping station would be adopted by United Utilities and designed in accordance with their guidelines and specifications, one of which requires the pumping station to be located a minimum of 15m from residential properties to minimise the impact of potential noise and odour.

As with odours, the applicant has advised that the pumping station has been designed to minimise the likelihood of a blockage or pump failure. This includes, but is not limited to, a 'telementary system' which would automatically alert the management operator (i.e. United Utilities) of any failures allowing emergency work to be carried out to prevent the build up of odours and potential spillages above ground.

It is considered the proposal would not cause harm to living conditions of neighbouring residents as a result of its physical appearance or impacts through potential noise or odours. The proposal would therefore comply with policy ESD2 (High Quality Design) of the Neighbourhood Plan and EQ4 (Pollution and Hazards) of the Local Plan.

Character of the area

As identified above, most of the proposal would be located underground. The most noticeable element of the proposal is the security fencing which, given it uses appropriate materials and existing/proposed landscaping, would not cause harm to the character of the area. This would comply with policy ESD2 (High Quality Design) of the Neighbourhood Plan in this regard.

Highway Safety

The proposed pumping station would not impact on vehicle or pedestrian movement in or around the site. Servicing vehicles would be able to access the pumping station from within the development site.

The proposed pumping station would not cause harm to highway safety and would therefore comply with policy ESD2 of the Neighbourhood Plan.

Loss of Open Space

It is acknowledged that the substation would be located on an area of open space/landscaping. The committee report for the original application acknowledged there was a shortfall in open space provision across the development as a whole. However, a financial contribution to support the improvement of off site open space and address the shortfall, was agreed through a Section 106 agreement and thus complied with Policy EQ9 of the Local Plan.

The proposed changes would reduce the area of open space by approximately 80 sq.m in this part of the site. Although the applicant has advised that there was always the intention to include a pumping station on site, this was not illustrated on the approved drawings. Had it been, the off site contribution could have been amended to address the further shortfall. Notwithstanding this, the applicant has agreed to amend the Section 106 agreement to account for this additional shortfall. This is considered acceptable given the nature of the open space.

Policy ESD6 (Green Infrastructure) of the Neighbourhood Plan, Policy EQ9 (provision of public open space, strategic paths and trees) of the Local Plan and its supporting guidance does not specifically account for such scenarios, but confirms that developments should provide 40 sq.m per newbuild home, or £2,200 per newbuild home where an off site contribution is accepted.

Given the site would see the loss of around 80 sq.m of open space, this would be equivalent to that required for 2 new build homes. An additional contribution, therefore, of £4,400 would be considered appropriate to address the proposed loss. This can be secured by amending the original s.106 agreement and would comply with Policy EQ9 of the Local Plan and ESD6 of the Neighbourhood Plan.

Drainage

The proposed pumping station would support the foul drainage system for the site and would not impact on the surface water drainage. The proposal would see the removal of an attenuation basin, as originally proposed under the approved drainage strategy, but would introduce additional swales to ensure the principles of the drainage strategy are maintained and that the site or surrounding area does not flood. Full details of the proposed swales can be secured by planning condition to ensure compliance with Policy F1 (Avoiding Increased Flooding and Flood Risk), F2 (Flood Risk Assessments and scheme Design) and F3 (Reduced Surface Water Discharge) of the Neighbourhood Plan.

Other matters

Many residents have questioned why the pumping station cannot be located elsewhere within the site, further away from existing properties. Whilst the applicant has not explained why the pumping station cannot be located further away, they have explained the need for it and the reasons for choosing the proposed location. It is the responsibility of the Council to assess the acceptability of the location chosen.

Concerns have been expressed regarding the impact of the proposed pumping station on house prices. This is not a material consideration.

Conclusion

The proposed pumping station is needed to ensure that foul water can flow from the site into the wider foul drainage network, as initially proposed under the drainage strategy originally approved as part of the wider residential development.

The pumping station would be a relatively minor alteration to the wider residential development which was approved in 2019. It would not harm the living conditions of existing or future residents and would be acceptable in design terms. The development would not increase flood risk above that which was agreed under the original permission and would be acceptable in highway safety terms. The pumping station would result in the loss of some informal open space within the new residential development, however, the developer has agreed to provide an off-site financial contribution to compensate for the loss. This would be secured through an amendment to the original Section 106 agreement.

Overall it is considered that the development would be acceptable and in accordance with both the Neighbourhood Plan and the Local Plan.

Recommendation - Approve with Conditions, subject to an amendment to the Section 106 agreement attached to permission DC/2018/00658.

Approved Plans

- 1) The development hereby granted shall be carried out strictly in accordance with the plans and documents listed below:

Drawing no. BH/LRF/SMP/01 Rev A2 Composite Site Layout
Drawing no. BH/LRF/SMP/03 Rev A2 Site Layout Sheet 2 of 2
Drawing no. 433/ED/02 Rev.K Engineering Layout Sheet 1
Drawing no. 433/ED/17 Rev.E Pumping Station Civils Only

and those identified on application DC/2018/00658.

Reason: To ensure a satisfactory development.

Before the Development is Commenced

- 2) Should any changes be made to the phasing plan agreed under application DC/2019/00798, then an updated phasing plan must be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development on any subsequent phase.

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

Reason: To ensure a satisfactory development.

- 3) Prior to the construction of external elevations above finished floor level of the first 15 dwellings in each phase, the finished levels shall be subject to a topographical survey to be submitted to and approved in writing by the Local Planning Authority. The results of these surveys shall confirm that the FFL of those plots are constructed to the levels agreed by condition 20 and no further construction above FFL of external elevations of dwellings on those plots shall take place until approval is given as required above. In the event that the submitted surveys fail to confirm the FFL correspond to the levels as approved, or are not within 100mm of those levels, a new planning application(s) shall be submitted for those plots to which the variation relates.

Reason: This matter is fundamental in order to safeguard the living conditions of nearby occupiers, to safeguard the character and appearance of the area and ensure satisfactory drainage.

During Building Works

- 4) Within 1 month of the date of this decision, a Construction Environmental Management Plan (CEMP) must be submitted to and approved in writing by the Local Planning Authority. The approved CEMP shall be adhered to throughout the construction period. The CEMP shall include phase specific details of:
 - The proposed times construction works shall take place
 - Details of temporary construction access
 - The parking of vehicles of site operatives and visitors
 - Loading and unloading of plant and materials
 - Storage of plant and materials used in constructing the development
 - The location of the site compound
 - Suitable wheel washing/road sweeping measures
 - Describe all of the measures which will be adopted during construction to minimise the risk of disturbance to qualifying species using adjacent functionally linked land to the European Sites.
 - Submission of the piling methodology during the construction

- Appropriate measures to control the emission of dust and dirt during construction
- Appropriate measures to control the emission of noise during construction
- Appropriate measures to control fuel and oil spillages during construction
- Details of the acoustic fencing to be installed on site boundary during construction
- Details of all external lighting to be used during the construction
- The name and contact details of person(s) accountable for air quality and dust issues
- A programme for issuing information on construction activities to residents that border the site
- Details of the days/hours when construction activities will take place
- Nonbreeding bird survey of the surrounding area prior to commencement of any percussion piling carried out during the period September to March (inclusive)
- A Site Waste Management Plan, including a scheme for recycling/disposal of waste resulting from the demolition and construction works

The details approved above shall be implemented throughout the period of construction unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of amenity, highway safety and amenity.

5) Within 1 month of the date of this permission, a scheme including full construction details, phasing and timetable of works for the site access on Liverpool Road and the following off-site improvement works has been submitted to and approved in writing by the Local Planning Authority:

- The widening of the north side of Liverpool Road on the eastbound approach to the roundabout at the Formby Bypass together with associated carriageway markings and traffic signs.
- Removal of the existing zebra crossing on Liverpool Road (north of Alt Road) and replacement with a new traffic signal controlled Toucan/Puffin crossing;
- The installation of flush kerbs and tactile paving at the following locations:-

Across Savon Hook opposite no.3/5 Savon Hook;

Across Savon Hook at Monks Drive (North);

Across Savon Hook at Monks Drive (South);

Across Monks Drive at Alt Road (North);

Across Monks Drive at Alt Road (South);

Across Alt Road at Liverpool Road;

Across access to shops at Liverpool Road;

Across Cheapside at Liverpool Road;

Across Coronation Avenue at Liverpool Road;

Across Phillips Lane at Liverpool Road.

Across Alt Road south of Fountains Way;

Across access to Redgate Community Primary School at Regate, and;

Across Crown Close at Coronation Avenue.

- The upgrade of Altcar Footpath No.8 between Liverpool Road and the Formby Bypass to a surfaced path with street lighting and minimum width of 3.0m;
- A scheme of works at the following bus stop locations:-
 - Liverpool Road (south side) New bus stop construction of a new lay-by with access kerbs, raised footway area and enhanced carriageway markings and the provision of a new shelter;
 - Liverpool Road (north side) Existing bus stop install access kerbs, raised footway area and enhanced carriageway markings and the provision of a new shelter;
 - Alt Road (outside no. 71/73) Existing bus stop install access kerbs, raised footway area and enhanced carriageway markings; and,
 - Alt Road (outside no. 17/19) Existing bus stop install access kerbs, raised footway area and enhanced carriageway markings.
- Design details of the emergency access onto Savon Hook including a no waiting at any time restriction (Traffic Regulation Order)

The works must be carried in accordance with the approved details and the agreed phasing and timetable.

Reason: In the interests of highway safety and the satisfactory development of the site.

- 6) a) Within 1 month of the date of this permission, details of the proposed surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The details shall be in accordance with the Surface Water Drainage Strategy detailed in the submitted Flood Risk Assessment and Drainage Strategy (June 2018 Issue 12] approved under application DC/2018/0068 and the amended plans hereby approved. The approved details, shall be implemented and maintained for the duration of the development.
- b) In accordance with the recommendations of the approved Flood Risk Assessment ground levels across the site are to be raised to a minimum of 4.5m AOD.

Reason: To ensure satisfactory drainage facilities are provided to serve the site.

- 7) a) Within 1 month of date of this decision, a scheme of investigation into the surface water sewer overflow in the north-western corner of the site, and details of any necessary mitigation measures identified shall be submitted to and approved in writing by the local planning authority.
- b) The details approved in a) shall be carried out in full.

Reason: To identify opportunities to reduce flood risk elsewhere in accordance with the NPPF.

- 8) Within 1 month of the date of this permission, details of the implementation, maintenance and management of the approved sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include: i) phasing plan ii) a timetable for its implementation, and iii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime. The sustainable drainage system shall be implemented and thereafter, managed and maintained in perpetuity in accordance with the approved details.

Reason: To promote sustainable development, in order to secure proper drainage and to manage risk of flooding and pollution.

- 9) Foul and surface water shall be drained on separate systems.

Reason: To ensure satisfactory drainage facilities are provided to serve the site

- 10) The development shall be implemented in accordance with the level details approved under application DC/2019/00936.

Reason: To ensure a satisfactory development and in the interest of visual and residential amenity.

- 11) The tree protection measures outlined in the approved Arboricultural Impact Assessment (Arboricultural Report 5900.01.001 June 2018) shall be implemented in full.

Reason: To prevent damage to trees.

- 12) No tree felling, scrub clearance, hedgerow removal, vegetation management and / or ground clearance are to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all trees, scrub, hedgerows and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval.

Reason: To prevent damage to trees.

- 13) The development shall be carried out in accordance with the approved boundary treatment details in drawing nos. BH/LRF/BTP/08 (1 of 2) and BH/LRF/BTP/08 (2 of 2). No dwelling shall be occupied until the approved boundary treatments for that property have been implemented.

Reason: In the interests of visual amenity.

- 14) The scheme of glazing approved under application DC/2019/00798 shall be implemented in full.

Reason: In the interests of amenity of future occupiers.

- 15) The development shall be carried out in accordance with the approved Noise Impact Assessment Report (Ref. no. 70025112-001 June 2018). The acoustic barriers in appendix C shall be implemented in full and retained thereafter.

Reason: In the interests of amenity of future occupiers.

- 16) The employment charter/code agreed under application DC/2019/00936 shall be implemented in full.

Reason: To ensure the provision of locally accessible employment opportunities.

Before the Development is Occupied

- 17) a) Details of electric vehicle charging points (minimum one per dwelling) must be submitted to and approved in writing by the Local Planning Authority.

b) No dwelling shall be occupied until the electric vehicle charging point for that dwelling has been installed and is operational in accordance with the approved details.

The approved infrastructure shall be permanently retained thereafter.

Reason: To facilitate the use of electric vehicles and to reduce air pollution and carbon emissions.

- 18) Prior to the occupation of the 50th dwelling access to into the western part of the housing allocation MN2.17 must be implemented in accordance with Drawing no. A099083-P013 Rev F Proposed Site Access Arrangement Signalised (Appendix F of Transport Assessment Ref. A099083).

Reason: To ensure the delivery of the wider housing allocation MN2.17 of the Appendix 1 of the Sefton Local Plan.

- 19) Before any individual dwelling is occupied all of the necessary areas required for vehicle parking, turning and manoeuvring for that individual dwelling must be laid out, demarcated, levelled, and drained in accordance with the approved plans and retained thereafter for that specific use.

Reason: In the interests of highway safety.

- 20) No part of the development shall be brought into use until visibility splays of 2.4 metres by 25 metres at junctions within the site have been provided clear of obstruction to visibility at or above a height of 0.6 metres above the carriageway. Once created, these visibility splays shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In the interests of highway safety.

- 21) Prior to the occupation of any dwellings within a phase a validation report demonstrating that the drainage scheme has been carried out in accordance with the approved Flood Risk Assessment , Drainage Strategy (June 2018 Issue 12] and details approved under condition ? for that phase shall be submitted to and approved in writing by the Local Planning Authority.

The approved works shall be retained as such thereafter.

Reason: To ensure adequate provision is made for the management of surface water and sewage disposal.

- 22) Prior to the occupation of the first 15 dwellings in each phase the levels of gardens, adjacent highways and other public areas shall be subject to a topographical survey to be submitted to and approved in writing by the Local Planning Authority. The results of these surveys shall confirm that the levels of those plots and adjacent areas are constructed to the levels approved under condition 20. In the event that the submitted surveys fail to confirm the levels correspond to the levels as approved, or are not within 100mm of those levels, a new planning application(s) shall be submitted for those plots to which the variation relates.

Reason: This matter is fundamental in order to safeguard the living conditions of nearby occupiers, to safeguard the character and appearance of the area and ensure satisfactory drainage.

- 23) a) No part of the development shall be occupied until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:
- i. A statement setting out the design objectives and how these will be achieved;
 - ii. earthworks showing existing and proposed finished levels or contours;
 - iii. means of enclosure and retaining structures;
 - iv. other vehicle and pedestrian access and circulation areas;
 - v. hard surfacing materials;
 - vi. minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, etc.);

- vii. water features;
- viii. Details of soft landscape works. This shall include planting plans; written specifications; including cultivation and other operations associated with plant and grass establishment; schedules of plants noting species, plant supply sizes and proposed numbers/densities where appropriate.
- ix. Details of hedgerow to be retained and associated protection measures; where practicable details of existing boundary hedgerow to be translocated; details of any new hedgerow to be planted; and where practicable the infilling of gaps in existing boundary hedgerows identified as being retained.
- x. an implementation programme including a phasing plan of the works.

Any landscaping and/or replacement planting shall include small seed bearing species which encourage red squirrels and discourage grey squirrels.

b) The hard and soft landscaping shall be implemented in accordance with the approved programme under (a) above.

c) Any trees or plants that within a period of five years after planting, are removed, die or become seriously damaged or defective shall be replaced with others of a species, size and number as originally approved in the first available planting season unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure an acceptable visual appearance to the development.

- 24) Prior to the occupation of any dwelling, a landscape and habitat management plan, including management responsibilities and maintenance schedules for all landscaped areas (other than privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any successors to the original body responsible for its implementation shall be notified to the Local Planning Authority in writing within one month of any such change occurring.

Reason: To ensure an acceptable visual appearance to the development over a longer term period.

- 25) Prior to the occupation of any dwellings full details of an information pack to be provided informing residents of the presence and importance of the designated nature sites, and how residents can help protect them shall be submitted to and approved in writing by the Local Planning Authority. The agreed information must be provided on first occupation of each dwelling.

Reason: To mitigate recreational pressure on the designated coast.

- 26) Prior to the occupation of any dwellings full details of the following mitigation measures and suitable alternative natural green space measures shall be submitted to and approved in writing by the Local Planning Authority:
- Provision of leaflet in sales packs of proposed new dwellings which will include information on European sites, including a Responsible Users Code;
 - Provision of informal dog walking / walking / jogging route within the site
 - Provision of a connections through to existing dog-walking field to the north of site
 - Sign posting scheme for availability of dog walking / recreation routes to be provided on site and within information packs
 - On-site signage the availability of recreational facilities and routes on-site and off-site

The agreed measures must be implemented in full prior to the occupation of the last dwelling.

Reason: To mitigate recreational pressure on the designated coast.

- 27) No dwellings shall be occupied until a scheme for the provision of bird boxes and details of fencing allowing for movement of wildlife (i.e. hedgehogs), including their phasing and timing for their implementation has been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with those details.

Reason: To secure biodiversity enhancement.

- 28) A scheme of noise control for the foul water pumping station and associated equipment must be submitted to and agreed in writing with the Local Planning Authority. The approved scheme must be installed before the pumping station becomes operational and retained thereafter.

REASON: To protect the amenity of neighbouring residents.

Ongoing Conditions

- 29) The provisions of the Full Travel Plan approved under application DC/2019/00798 shall be implemented and operated in accordance with the timetable contained therein.

Reason: In the interests of ensuring sustainable choice of travel.