

Planning, Taxi Licensing and Rights of Way Committee Report

Application No: P/2017/0700 **Grid Ref:** 304238.34 250319.23

Community Council: Builth **Valid Date:** 21/07/2017 **Officer:** Tamsin Law

Applicant: Mr & Mrs John Gerald Evans, Brentwood, Builth Wells

Location: Land on Brecon Road, Builth Wells, Powys, LD2 3DY

Proposal: Outline: Residential development, formation of vehicular access and infrastructure, and all associated works (some matters reserved)

Application Type: Application for Outline Planning Permission

The reason for the update

Further comments have been received from consultees and a third party.

Consultee Response

Powys Education

Apologies for the delay in responding but as there is spare capacity in both the primary and secondary schools in Builth, the Schools Service would not wish to request a S106 contribution in respect of this development.

Powys Ecologist

Thank you for consulting me with regards to the need for a Habitats Regulations Assessment to be undertaken in relation to planning application P/2017/0700 which concerns an Outline Application for a Residential development, formation of vehicular access and infrastructure, and all associated works (some matters reserved) at Land on Brecon Road, Builth Wells, Powys, LD2 3DY.

The proposed development is located approximately 796m from the River Wye SAC. The eastern boundary of the field proposed for development is formed by the Gloew Brook (approximately 125m east of the proposed works) which is a tributary of the River Wye SAC. Given the proximity of the proposed development to a tributary of the River Wye SAC the potential for the construction and operation phases of the development to result in a Likely Significant Effect to the River Wye SAC and/or it's associated features has been considered.

Having reviewed the information provided by the applicant as well as comments received from NRW it has been determined that the proposed development would not result in a likely significant effect to the River Wye SAC and/or it's associated features – I have attached a copy of the Screening Assessment for your records.

Habitats Regulations Assessment Screening Report

Natura 2000 Site for consideration	River Wye (Code UK0012642)
Plan or Project Name	P/2017/0700 - Outline: Residential development, formation of vehicular access and infrastructure, and all associated works (some matters reserved) at Land on Brecon Road, Builth Wells, Powys, LD2 3DY.
<i>Brief description of project or plan</i>	
<p>The application site comprises 1 no. field parcel extending to 2.3. hectares, located at OS grid reference SO0423850319. The site lies to the south of the residential estate at Brecon Road named Hillview.</p> <p>The planning application is an outline application with only the means of access to the site considered at this stage, all other matters will be considered at the Reserved Matters stage.</p> <p>Details concerning layout, scale, appearance and landscaping will all be reserved for approval via any subsequent Reserved Matters application. Notwithstanding this, the illustrative layout submitted with the application shows a development of approximately 40 dwellings along with associated car parking and landscaping, with an indicative mix of development:</p> <ul style="list-style-type: none">• 3 bed bungalow x 9• 2 bed semi-detached house x 10• 3 bed semi-detached house x 12• 4 bed detached house x 5• 5 bed detached house x 4 <p>It has been identified that the above mix has been developed to provide a variety of house types and sizes and in direct response to localized market demand.</p>	
Is the project or plan directly connected with or necessary to the management of the site?	No
Description of the Natura 2000 site:	

The River Wye, on the border of England and Wales, is a large river representative of sub-type 2. It has a geologically mixed catchment, including shales and sandstones, and there is a clear transition between the upland reaches, with characteristic bryophyte-dominated vegetation, and the lower reaches, with extensive *Ranunculus* beds. There is a varied water-crowfoot *Ranunculus* flora; stream water-crowfoot *R. penicillatus* ssp. *pseudofluitans* is abundant, with other *Ranunculus* species – including the uncommon river water-crowfoot *R. fluitans* – found locally. Other species characteristic of sub-type 2 include flowering-rush *Butomus umbellatus*, lesser water-parsnip *Berula erecta* and curled pondweed *Potamogeton crispus*. There is an exceptional range of aquatic flora in the catchment including river jelly-lichen *Collema dichotum*. The river channel is largely unmodified and includes some excellent gorges, as well as significant areas of associated woodland.

The Annex I habitats that are a primary reason for selection of the site are:

- Water courses of plain to montane levels with the Ranunculion fluitantis and Callitriche-Batrachion vegetation

Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:

- Transition mires and quaking bogs

The Annex II species that are a primary reason for selection of this site are:

- White-clawed (or Atlantic stream) crayfish
- Sea lamprey
- Brook lamprey
- River lamprey
- Twaite shad
- Atlantic salmon
- Bullhead
- Otter

Annex II species present as a qualifying feature, but not a primary reason for site selection:

- Allis shad

Vulnerability:

- Water quality impacts arising from changing agricultural land-use within the catchment are having direct and indirect effects on the SAC interests through effects of diffuse pollution such as nutrient run-off and increased siltation. The Countryside Council for Wales and Natural England are seeking to address such issues through improved targeting of existing and new agri-environment schemes and through improvements in compliance with agricultural Codes of Practice.
- Water quality is also affected by synthetic pyrethroid sheep-dips and by point-source discharges within the catchment. The impact of sewage treatment works on the SAC is being addressed through the Asset Management Plan process and review under the Habitats Regulations. Loss of riparian habitat is occurring as a result of changes in agricultural land-use practices and other factors, including riverside development and the loss of alder tree-cover through disease. These impacts and concerns over water quality will be identified and actions recommended within the joint The Countryside Council for Wales/Natural England Environment Agency conservation strategy for the river.
- Fishing activities are implicated in the decline of the salmon; initiatives such as the Wye Salmon Action Plan will help to address this issue.
- There is increasing demand for abstraction from the river for agriculture and potable water. The impact of this is still being investigated by the Environment Agency, but maintenance of water levels and flow will be addressed under the review of consents under the Habitats Regulations.
- Demand for increased recreational activities is a source of potential concern for the future. Regularisation of the functions of the competent authorities, currently being sought, should reduce the risk of damage to the SAC as a result of developments for such activities.
- Fish stocking can adversely affect population dynamics through competition, predation and alteration of population genetics and introduction of disease.
- Acoustic barriers (noise/vibration) – Shad and salmon can be affected by acoustic barriers and by high sediment loads, which can originate from a number of sources including construction works (piling, drilling)
- Artificial barriers restricting migration of allis and twaite shad.

Assessment Criteria

Describe the individual elements of the project (either alone or in combination with other plans or projects) likely to give rise to impacts on the European Site.

Construction activities at the site have potential to result in the release of materials which could result in pollution of the River Wye SAC.

Waste water generated by the proposed development if improperly managed could result in an impact to water quality of the River Wye SAC.

Increased levels of activity of at the site have potential to disturb mobile species for which the River Wye is designated e.g. Otter.

Describe any likely direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) on the Natura 2000 site by virtue of:

- Size and scale

The planning application is an outline application with only the means of access to the site considered at this stage, all other matters will be considered at the Reserved Matters stage.

Details concerning layout, scale, appearance and landscaping will all be reserved for approval via any subsequent Reserved Matters application. Notwithstanding this, the illustrative


	<p>layout submitted with the application shows a development of approximately 40 dwellings along with associated car parking and landscaping, with an indicative mix of development:</p> <ul style="list-style-type: none"> • 3 bed bungalow x 9 • 2 bed semi-detached house x 10 • 3 bed semi-detached house x 12 • 4 bed detached house x 5 • 5 bed detached house x 4 <p>The application site comprises 1 no. field parcel extending to 2.3. hectares, located at OS grid reference SO0423850319.</p>
<ul style="list-style-type: none"> • Land-take 	<p>No land take is required from the River Wye SAC.</p>
<ul style="list-style-type: none"> • Distance from the Natura 2000 site or key features of the site 	<p>The proposed works are located approximately 796m from the River Wye SAC. The eastern boundary of the field proposed for development is formed by the Gloew Brook (approximately 125m east of the proposed works) which is a tributary of the River Wye SAC.</p> <p>A Preliminary Ecological Assessment of the site was undertaken by Turnstone Ecology Ltd in March 2014 and April 2016, no evidence of otter was found during the survey, the brook was considered unlikely to be suitable for foraging but could be used during movements between optimal breeding and foraging habitats. The habitats directly affected by the proposed development are not considered suitable to support mobile features of the River Wye SAC e.g. Otter.</p>
<ul style="list-style-type: none"> • Resource requirements 	<p>There will be no resources taken from the River Wye SAC.</p>
<ul style="list-style-type: none"> • Emissions (disposal to land, water, air) 	<p>Construction activities have the potential to release materials that if not properly managed could enter the River Wye SAC including sediments and fuel from machinery used.</p> <p>A Drainage Strategy Report by CB3 Consult Ltd dated 14/08/2017 has been submitted with the application. This report identifies the proposed drainage strategy for the development as:</p> <p>Foul drainage – An onsite foul pumping station will be required. A gravity foul drainage network in the adoptable estate road which will drain to the new pumping station, which will then pump to the public sewer.</p> <p>Surface water – soakaway tests undertaken in June 2017 indicated that ground conditions at the site generally will support infiltration methods of disposal of surface water from the proposed development. The surface water drainage strategy presented in the Drainage Strategy Report is therefore private plot infiltration, and an attenuated highway drainage outfall to the Gloew Brook – this arrangement is one option of several to illustrate viability for development of the site.</p> <p>A surface water removal scheme has been identified to enable capacity in the local DCWW infrastructure. The scheme has</p>

	been approved in principle by DCWW for the purposes of planning, and scheme details will be provided as part of information to clear drainage-related planning conditions.
<ul style="list-style-type: none"> Excavation requirements 	<p>There will be no excavation requirements within the River Wye SAC.</p> <p>There will be excavations requirements in relation to the proposed development. These works will be located approximately 796m from the River Wye SAC. The eastern boundary of the field proposed for development is formed by the Gloew Brook (approximately 125m east of the proposed works) which is a tributary of the River Wye SAC.</p>
<ul style="list-style-type: none"> Transportation requirements 	There will be no transportation requirements from the River Wye SAC.
<ul style="list-style-type: none"> Duration of construction, operation etc. 	<p>Construction is likely to commence once Reserved Matters have been approved and following discharge of any pre-commencement planning conditions.</p> <p>It is anticipated that operation of the development will continue for the lifetime of the site.</p>
<ul style="list-style-type: none"> Other 	N/A.
<i>Describe any likely changes to the site arising as a result of:</i>	
<ul style="list-style-type: none"> Reduction of habitat area 	The proposed development will not result in a reduction in the habitat area of the River Wye SAC
<ul style="list-style-type: none"> Disturbance to key species 	<p>The proposed development is located approximately 796m from the River Wye SAC. The eastern boundary of the field proposed for development is formed by the Gloew Brook (approximately 125m east of the proposed works) which is a tributary of the River Wye SAC.</p> <p>A Preliminary Ecological Assessment of the site was undertaken by Turnstone Ecology Ltd in March 2014 and April 2016, no evidence of otter was found during the survey, the brook was considered unlikely to be suitable for foraging but could be used during movements between optimal breeding and foraging habitats. The habitats directly affected by the proposed development are not considered suitable to support mobile features of the River Wye SAC e.g. Otter.</p> <p>It is therefore considered that the proposed development would not result in significant negative impacts through disturbance to key species for the River Wye SAC.</p>
<ul style="list-style-type: none"> Habitat or species fragmentation 	<p>The proposed development is located approximately 796m from the River Wye SAC. The eastern boundary of the field proposed for development is formed by the Gloew Brook (approximately 125m east of the proposed works) which is a tributary of the River Wye SAC.</p> <p>A Preliminary Ecological Assessment of the site was</p>

	<p>undertaken by Turnstone Ecology Ltd in March 2014 and April 2016, no evidence of otter was found during the survey, the brook was considered unlikely to be suitable for foraging but could be used during movements between optimal breeding and foraging habitats. The habitats directly affected by the proposed development are not considered suitable to support mobile features of the River Wye SAC e.g. Otter.</p> <p>It is therefore considered that the proposed development would not result in significant negative impacts through habitat or species fragmentation in relation to key habitats and species for the River Wye SAC.</p>
<ul style="list-style-type: none"> • Reduction in species density 	<p>The proposed development is located approximately 796m from the River Wye SAC. The eastern boundary of the field proposed for development is formed by the Gloew Brook (approximately 125m east of the proposed works) which is a tributary of the River Wye SAC.</p> <p>A Preliminary Ecological Assessment of the site was undertaken by Turnstone Ecology Ltd in March 2014 and April 2016, no evidence of otter was found during the survey, the brook was considered unlikely to be suitable for foraging but could be used during movements between optimal breeding and foraging habitats. The habitats directly affected by the proposed development are not considered suitable to support mobile features of the River Wye SAC e.g. Otter.</p> <p>It is therefore considered that the proposed development would not result in significant negative impacts through reduction in density of key species for the River Wye SAC.</p>
<ul style="list-style-type: none"> • Changes in key indicators of conservation value (water quality etc.) 	<p>The proposed development is located approximately 796m from the River Wye SAC.</p> <p>The following information has been provided as part of the application as mitigation in relation to the proposed development:</p> <p>A Preliminary Ecological Assessment of the site was undertaken by Turnstone Ecology Ltd in March 2014 and April 2016, the recommendations included within this report include recommendations regarding protection of the watercourse during construction phase of the development.</p> <p>A detailed Pollution Prevention Plan produced by CB3 Consult dated 06/10/2017 has been submitted with the application. The measures identified in the submitted pollution prevention plan are considered to be appropriate, acceptable and in line with national guidance on this matter.</p> <p>A Drainage Strategy Report by CB3 Consult Ltd dated 14/08/2017 has been submitted with the application. This report identifies the proposed drainage strategy for the development as:</p> <p>Foul drainage – An onsite foul pumping station will be required. A gravity foul drainage network in the adoptable</p>

	<p>estate road which will drain to the new pumping station, which will then pump to the public sewer.</p> <p>Surface water – soakaway tests undertaken in June 2017 indicated that ground conditions at the site generally will support infiltration methods of disposal of surface water from the proposed development. The surface water drainage strategy presented in the Drainage Strategy Report is therefore private plot infiltration, and an attenuated highway drainage outfall to the Gloew Brook – this arrangement is one option of several to illustrate viability for development of the site.</p> <p>A surface water removal scheme has been identified to enable capacity in the local DCWW infrastructure. The scheme has been approved in principle by DCWW for the purposes of planning, and scheme details will be provided as part of information to clear drainage-related planning conditions.</p> <p>It is therefore considered that the development will not result in significant negative impacts to key indicators i.e. water quality of the River Wye SAC.</p>
<ul style="list-style-type: none"> • Climate change 	<p>No changes to the River Wye SAC are considered likely from the proposed development as a result of climate change.</p>
<p><i>Describe any likely impacts on the European Site as a whole in terms of:</i></p>	
<ul style="list-style-type: none"> • Interference with the key relationships that define the structure of the site 	<p>No impacts considered likely.</p>
<ul style="list-style-type: none"> • Interference with key relationships that define the function of the site 	<p>No impacts considered likely.</p>
<p><i>Indicate the significance as a result of the identification of impacts set out above in terms of:</i></p>	
<ul style="list-style-type: none"> • Loss 	<p>Not Significant</p>
<ul style="list-style-type: none"> • Fragmentation 	<p>Not Significant</p>
<ul style="list-style-type: none"> • Disruption 	<p>Not Significant</p>
<ul style="list-style-type: none"> • Disturbance 	<p>Not Significant</p>
<ul style="list-style-type: none"> • Change to key elements of the site 	<p>Not Significant</p>
<p><i>Describe from the above those elements of the project or plan, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts is not known.</i></p>	
<p>Having reviewed the information submitted regarding the proposed development and measures that will be implemented to prevent potential impacts to the River Wye SAC and its associated features it is considered that the proposed development would not be likely to result in a significant negative impact to the River Wye SAC either alone or in combination with other plans or projects.</p>	

<i>Outcome of screening stage (delete as appropriate)</i>	Not Likely to be Significant Effects
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	Author
<i>Name</i>	Rachel Probert
<i>Organisation</i>	Powys County Council
<i>Date</i>	04/12/2017
<i>Signature</i>	

Representations

An additional representation has been received since the application was published and it appended to this report.

Officer Appraisal

River Wye SAC

The additional comments received from Ecology confirm the stance set by Natural Resources Wales that the development will not have a likely significant effect on the River Wye SAC. As such the application fundamentally complies with the relevant policies within the Powys UDP, TAN5 and Planning Policy Wales.

Third Party Representation

The additional comments received raise concerns regarding neighbour amenity, biodiversity, highway safety, trees and the principle of development. These issues have all been covered in the original report.

Agricultural Land Classification

New agricultural land classification predictions were released by Welsh Government on the 26th November 2017. This classified the land of the application as grade 3b and 4 and therefore is not classified as the best and most versatile agricultural land. As such, it is considered that the loss of this land for residential development would not be contrary to policy ENV1, Planning Policy Wales or Technical Advice Note 6,

RECOMMENDATION

Although it is noted that the proposed development is a departure from the adopted development plan, considerable weight must be given to the need to increase housing land supply. The proposed development is for the provision of 40 dwellings in a sustainable location. It is considered that the material consideration of the lack of housing land supply within the county warrants the approval of this development contrary to the provisions of the development plan. Consideration has been given to all material planning matters and it is

considered that all issues can be adequately dealt with through the imposition of conditions or through planning obligations.

The recommendation is one of conditional approval subject to a Section 106 agreement to secure amenity space provision within the application site in accordance with fields in trust standards within 3 months from date of the committee meeting. If an agreement is not signed within the specified time period, it is recommended that delegation be given to the Lead Professional for Development Management to determine the application.

Conditions

1. Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
2. Any application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.
3. The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
4. Prior to commencement of development the development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of TAN 2 or any future guidance that replaces it. The scheme shall include:
 - i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 30% of housing units/bed spaces;
 - ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
 - iii) the arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing (if no RSL involved)];
 - iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.
5. The affordable dwelling/s shall have a maximum gross floor area of 130 square metres (measured internally and including garages where designed as an integral part of the dwelling) and notwithstanding the provisions of schedule 2, part 1, classes A, B, C and E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), the affordable dwelling shall not be subject to extensions, roof alterations and buildings other than those expressly authorised by the reserved matters approval.

6. No development shall commence until a scheme for the reduction of the speed of traffic travelling past the new access has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in strict accordance with the approved scheme.
7. Prior to any works being commenced on the site the applicant shall submit and have approved in writing by the local planning authority full engineering details for the new footway along the B4520 which shall link into the existing footway at the Hill View estate to the north of the site.
8. Prior to the occupation of any dwelling the footway, referred to above, shall be fully completed to the written approval of the local planning authority and retained for as long as the development hereby permitted remains in existence
9. The gradient from the back of the footway/verge to the vehicle parking areas shall be constructed so as not to exceed 1 in 15 and shall be retained at this gradient for as long as the dwellings remain in existence.
10. No other development shall commence until provision within the curtilage of the site for the parking of all construction vehicles together with a vehicle turning area has been completed. This parking and turning area shall be constructed to a depth of 0.300 metres in crusher run or sub-base and maintained free from obstruction at all times such that all vehicles serving the site shall park within the site and both enter and leave the site in a forward gear for the duration of the construction of the development.
11. The centre line radii of all curves on the proposed estate road shall be not less than 20 metres.
12. The gradient of the access road shall be constructed so as not to exceed 1 in 30 for the first 10 metres measured from edge of the adjoining carriageway along the centre line of the access and shall be retained at this gradient for as long as the development remains in existence.
13. No building shall be occupied before the estate road carriageway and one footway shall be constructed to and including binder course level to an adoptable standard including the provision of any salt bins, surface water drainage and street lighting in front of that building and to the junction with the county highway.
14. The estate road carriageway and all footways shall be fully completed, in accordance with the details to be agreed in writing by the Local Planning Authority, upon the issuing of the Building Regulations Completion Certificate for the last house or within two years from the commencement of the development, whichever is the sooner. The agreed standard of completion shall be maintained for as long as the development remains in existence.
15. No other development shall commence until the access has been constructed so that there is a clear visibility splay from a point 1.05 metres above ground level at the centre of the access and 2.4 metres distant from the edge of the adjoining carriageway, to points 0.26 metres above ground level at the edge of the adjoining carriageway and 77 metres distant in each direction measured from the centre of the access along the edge of the adjoining carriageway. Nothing shall be planted, erected or allowed to grow on the area(s) of land so

formed that would obstruct the visibility and the visibility shall be maintained free from obstruction for as long as the development hereby permitted remains in existence.

16. Before any other development is commenced the area of the access to be used by vehicles is to be constructed to a minimum of 410mm depth, comprising a minimum of 250mm of sub-base material, 100mm of bituminous macadam base course material and 60mm of bituminous macadam binder course material for a distance of 10 from the edge of the adjoining carriageway. Any use of alternative materials is to be agreed in writing by the Local Planning Authority prior to the access being constructed.

17. Prior to the occupation of the any dwelling, provision shall be made within the curtilage of the site for the parking of not less than one car per bedroom to a maximum of three spaces excluding any garage space provided. The parking areas shall be retained for their designated use in perpetuity.

18. The width of the access carriageway, constructed as Condition 16 above, shall be not less than 5.5 metres and shall be maintained at this width for as long as the development remains in existence.

19. Prior to the beneficial use of the new access any existing means of access shall be stopped up, in materials to be agreed in writing by the Local Planning Authority and this shall be retained for as long as the development is in existence.

20. Upon formation of the visibility splays as detailed in 15 above the centreline of any new or relocated hedge should be positioned not less than 1.0 metre to the rear of the visibility splay and retained in this position as long as the development remains in existence.

21. The area of each private drive and any turning area is to be metalled and surfaced in bituminous macadam, concrete or block pavements, prior to the occupation of that dwelling and retained for as long as the development remains in existence.

22. No storm water drainage from the site shall be allowed to discharge onto the county highway.

23. No development shall commence on site until a comprehensive surface water strategy has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the removal of existing surface water from the offsite public sewerage network as outlined in the Drainage Strategy Report ref C915. No dwellings shall be occupied until the agreed scheme has been completed.

24. Prior to the commencement of development a Construction Method Statement shall be submitted to and agreed in writing by the Local Planning Authority in respect of the control of noise and dust during the landscaping and construction phases.

25. All works and ancillary operations which are audible at the site boundary shall be carried out only between the following hours:

0800 - 1800 hrs Monday to Friday

0800 – 1300 hrs Saturday

At no time on Sunday and Bank Holidays

Deliveries to and removal of plant, equipment, machinery and waste, including soil, from the site must also only take place within the permitted hours detailed above.

26. Prior to the commencement of development an external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

27. No development or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.

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

29. Prior to the commencement of development a method statement for the mitigation measures identified within Section 4. of the Preliminary Ecological Assessment Report shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in strict accordance with the approved details.

30. No development shall take place, nor any site clearance, until there has been submitted to and approved in writing by the local planning authority details of a scheme for the protection of trees and hedgerows shown to be retained on the drawing entitled 'Illustrative Layout Only'. The approved scheme shall be carried out throughout the course of the development and shall include:

a) a plan showing the position of every tree and hedgerow on the site and on land adjacent to the site (including street trees) that could influence or be affected by the development, indicating which trees are to be removed;

b) and in relation to every tree identified a schedule listing:

- information as specified in paragraph 4.4.2.5 of British Standard BS5837:2012 - Trees in Relation to Design, Demolition and Construction - Recommendations;

- any proposed pruning, felling or other work;

c) and in relation to every existing tree identified to be retained on the plan referred to in (a) above, details of:

- any proposed alterations to existing ground levels, and of the position of any proposed excavation, that might affect the root protection area;

- all appropriate tree and hedgerow protection measures required before and during the course of development (in accordance with BS5837:2012).

d) areas of existing landscaping to be protected from construction operations and the method of protection.

31. The works at the site must be undertaken in accordance with the Pollution Prevention Plan (Pollution Prevention Plan, CB3 Consult, Ref. C914/PPP dated October 2017).

Reasons

1. To enable the Local Planning Authority to exercise proper control over the development in accordance with Section 92 of the Town and Country Planning Act 1990.
2. Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
3. Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
4. To ensure that a proportion of affordable housing is sought in accordance with Policy HP7 of the Powys Unitary Development Plan (2010).
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6. In the interest of highway safety in accordance with policy GP4 of the Powys Unitary Development Plan (2010) and Technical Advice Note 18: Transport (2007).
7. In the interest of highway safety in accordance with policy GP4 of the Powys Unitary Development Plan (2010) and Technical Advice Note 18: Transport (2007).
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20. In the interest of highway safety in accordance with policy GP4 of the Powys Unitary Development Plan (2010) and Technical Advice Note 18: Transport (2007).
21. In the interest of highway safety in accordance with policy GP4 of the Powys Unitary Development Plan (2010) and Technical Advice Note 18: Transport (2007).
22. In the interest of highway safety in accordance with policy GP4 of the Powys Unitary Development Plan (2010) and Technical Advice Note 18: Transport (2007).
23. To ensure that the proposed drainage systems for the site are fully compliant with regulations and are of robust design in accordance with UDP Policy DC13.
24. In order to protect the amenity of neighbouring properties during construction in accordance with UDP policy GP1.
25. In order to protect the amenity of neighbouring properties during construction in accordance with UDP policy GP1.

26. To ensure that any external lighting does not impact on any protected biodiversity features in accordance with TAN5 and UDP policies ENV4, ENV5, ENV6 and ENV7.
27. To comply with Powys County Council's UDP Policies SP3, ENV2, ENV3, ENV4, ENV5, ENV6 and ENV7 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 9, November 2016), TAN 5: Nature Conservation and Planning and the Environment (Wales) Act 2016.
28. To comply with Powys County Council's UDP Policies SP3, ENV2, ENV3, ENV4, ENV5, ENV6 and ENV7 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 9, November 2016), TAN 5: Nature Conservation and Planning and the Environment (Wales) Act 2016.
29. To comply with Powys County Council's UDP Policies SP3, ENV2, ENV3, ENV4, ENV5, ENV6 and ENV7 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 9, November 2016), TAN 5: Nature Conservation and Planning and the Environment (Wales) Act 2016.
30. To ensure that trees and hedgerows are protected and retained during the construction of the site in accordance with policy ENV8 of the Powys Unitary Development Plan (2010) and Technical Advice Note 10: Tree Preservation Orders (1997).
31. To comply with Powys County Council's UDP Policies SP3, ENV2, ENV3, ENV4, ENV5, ENV6 and ENV7 in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 9, November 2016), TAN 5: Nature Conservation and Planning and the Environment (Wales) Act 2016.