



Appeal Decision

Site visit made on 18 June 2026

by C Billings BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11 August 2026

Appeal Ref: 6006953

Land West of Woodhill Road, Highley, Shropshire WV16 6HT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant outline planning permission.
 - The appeal is made by Mr Harry Scriven of Scriven Developments Ltd against the decision of Shropshire Council.
 - The application Ref is 25/02350/OUT.
 - The development proposed is residential development (Accessible Single Storey Dwellings) and Associated Works.
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Decision

1. The appeal is allowed and planning permission is granted for the residential development, (Accessible Single Storey Dwellings) and Associated Works, at land West of Woodhill Road, Highley, Shropshire WV16 6HT, in accordance with the terms of the application, Ref 25/02350/OUT, subject to the conditions in the attached schedule.

Preliminary Matters

2. The appeal is for outline planning permission for residential development, with all matters, including access reserved for future consideration. Paragraph 5 (3) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (the Order) says, "Where access is a reserved matter, the application for outline planning permission must state the area or areas where access points to the development proposed will be situated." While no fixed point of access is proposed as part of the appeal scheme, the evidence, including the Design and Access Statement, and indicative sketch plan show that a single point of access for vehicles would be from Woodhill Road whereby appropriate visibility splays could be achieved. I am satisfied that this meets the relevant requirements of the Order.
3. The submitted sketch plan (indicative), drawing no. SP1 is for illustrative purposes only and so, I have considered it on this basis.
4. A complete, dated planning obligation by way of a unilateral undertaking has been submitted with the appeal, which includes obligations for the provision of onsite affordable housing. The Council has had opportunity to comment on this as part of the appeal process. Additionally, the proposal is CIL (Community Infrastructure Levy) liable. I have determined the appeal having regard to such.

Main Issues

5. The main issues are:
 - whether the proposed development would be in a suitable location;

- the effect of the proposal on the character and appearance of the area, and;
- biodiversity.

Reasons

Location

6. The appeal site is outside the settlement boundary for Highley, on an unallocated site in the open countryside. Due to this, the proposal would not be in a suitable location, as it would conflict with Policies CS3 and CS5 of the Shropshire Local Development Framework: Adopted Core Strategy (March 2011) (CS) and Policies S9, MD1 and MD7a of the Shropshire Council Site Allocations and Management of Development (SAMDev) Plan (December 2015), which amongst other matters, restrict development in the open countryside and seek to focus development within settlements. Also, despite that the proposal would deliver on-site affordable housing and be CIL compliant, due to the conflict with Policy CS5, the proposal would conflict with Policy CS4 of the CS.
7. However, as undisputed by the main parties, the Council does not have a 5 year supply of deliverable housing land and the site is in a sustainable location in terms of distance to services and facilities. Additionally, the proposal would deliver affordable housing. Therefore, in view of this and that Policy MD3 of the SAMDev sets out that where settlement housing guidelines are not met, additional sites outside the settlement boundaries may be acceptable and so, there would be no conflict with Policy MD3 of the SAMDev.

Character and appearance

8. The appeal site is a gently undulating agricultural field within the open countryside. There is a substantial hedge along its Woodhill Road boundary, with houses opposite on the other side of the road. The boundary hedge creates an attractive, verdant edge to the settlement. To one side is a private access way to residential development that includes converted agricultural buildings that abut part of the rear boundary of the site. To the opposite side are Fir Tree Cottages, with their long rear gardens and open agricultural land beyond them, that rises up. At the rear of the appeal site, where it opens out into further agricultural land, the land dips and then rises again and there is a copse of trees. Therefore, in view of surrounding development and features, the appeal site is fairly enclosed to most of its boundaries.
9. There are views of the appeal site from neighbouring residential properties and other private land. Also, there are some more limited wider distance public views across adjoining land and property from a public footpath at the other side of the Fir Tree Cottages and a glimpsed view through a gap at the Fir Trees Cottage end of the site, from Woodhill Road. Although, generally, due to the substantial road frontage boundary hedge, views into the site are limited from Woodhill Road. Additionally, no public right of ways cross the appeal site and so, subject to the scale of development, new housing would not appear that prominent from public vantage points.
10. However, new housing within this open grazing land would inevitably urbanise and change its open, rural character. It would add built form, even if only single storey and low density, within otherwise open land. Additionally, the creation of a vehicular access, with associated visibility splays along Woodhill Road would create a break

in the existing frontage hedge and so, would change this strong verdant feature at the edge of the settlement. Consequently, the proposal would erode the green and open character of the appeal site at the settlement edge, harmful to the character and appearance of its immediate surroundings.

11. The Landscape and Visual Sensitivity Assessment (LVSA) (2018) produced for the draft local plan for the District has been adopted by the Council. This includes the appeal site as part of a much larger 'Highley C' area. As a whole, the Highley C area is assessed as having medium-high landscape and high visual sensitivity for new housing. However, the appellants' Landscape & Visual Impact Statement (LVIS) (dated 11 December 2025), is focused on the appeal site, which comprises a small portion of the wider area considered in the LVSA.
12. The LSVA considers the effect of development within the whole Highley C area on the Shropshire Hills National Landscape (SHNL). The special qualities of the SHNL include rolling landform and panoramic views. From the site specific LVIS and my site observations, the appeal site is a fairly small and enclosed field, set at a lower land level compared to the rising agricultural land further to the north and west. Also, existing surrounding development and the nearby woods create a degree of separation between the appeal site and the wider area of Highley C.
13. The substantial frontage hedge, lower and less undulating topography of the appeal site, means there are limited views of the site from Woodhill Road and across it towards the Shropshire Hills National Landscape (SHNL). Also, while there are some views towards the SHNL from within the appeal site and from the public footpath network nearby, they would not be harmfully affected by the proposed development. Additionally, the development of the appeal site for housing would not erode the overall field pattern of the area, interrupt any connections between ancient woodlands and, there are no public rights away crossing or immediately adjacent to the appeal site. Furthermore, subject to the layout and design of the new development, including the position and design of the access, it is likely that much of the frontage hedgerow would be retained.
14. On wider views from the nearby public footpath network, including the footpath beyond Fir Tree Cottages, the proposed residential development would be seen against the backdrop of existing houses along and leading from Woodhill Road, which are predominately two stories high with pitched roofs. Also, subject to retention of most of the boundary hedgerow and additional planting, which could be secured as part of the landscaping scheme for the development, it would ensure suitable mitigation and allow transition from the more built up urban development form along Woodhill Road towards the open countryside. This would appropriately facilitate a soft edge to the appeal scheme, without harming the character and appearance of the wider open countryside.
15. Therefore, taken individually, the appeal site has a low-medium landscape and visual sensitivity for housing and so, it does not make a strong contribution to the overall landscape merits of the wider area Highley C, as identified on the LSVA, or the special qualities and setting of the SHNL. In view of this, together with the topography and enclosed site context, the proposed residential development, subject to its scale and form, could be successfully assimilated within the appeal site without harmfully affecting the wider landscape character and visual sensitivity of the area, including skyline views of and the overall setting of the SHNL. Therefore, subject to landscaping, the scale, form and layout of the new residential

development, which would be appropriately considered and controlled at reserved matters, it would not have a harmful effect on the character and appearance of the wider landscape.

16. Fir Trees Cottages are non-designated heritage assets. They are a terraced row of three separate dwellings converted from a previous Methodist Chapel in the early 1900s. They are constructed from stone with slate hipped roofs. The cottages have front and rear main elevations facing toward the fields on with either side, including facing toward the appeal site. Each dwelling has a long garden, with their rear boundaries aligning with that of the appeal site. There are strong definitive boundary treatments around the cottages, including hedgerows to their field boundaries. Therefore, the significance of these non-designated heritage assets is their historical use and external materials and their plot arrangement, including long enclosed gardens and fairly open, verdant surrounding context.
17. The proposed development would not negatively affect the historic use or external shape and materials of the cottages, nor would it diminish the boundaries and plot arrangement of the cottages, including their long gardens. Therefore, subject to the layout and landscaping of the proposed development, including a landscape buffer to the side of the cottages, to maintain the open aspect to the side of them, the proposal would not harm the significance and setting of these adjacent non-designated heritage assets. An appropriate landscape buffer could be appropriately secured by condition.
18. The Council has referred to some appeal examples, including ref APP/L3245/W/24/3355634 at Land on the south side of Manor Court, Uffington, Shrewsbury for a single dwelling; ref 6002113 at Land off Terrick Road, Whitchurch for outline planning permission for some 42 dwellings; and, ref APP/L3245/W/25/3363184 at Land adjacent to Dalesford, Cardingmill Valley for one dwelling. Even though copies of these appeal decisions have been provided, I have not been given any substantive information in relation to these examples.
19. However, even though they were all dismissed and related to residential development in the countryside, from the Inspectors decisions provided, they relate to development in different locations with different site contexts. For example, the Manor Court and Terrick Road developments were dismissed due to harm caused to the setting of listed buildings and in the Dalesford example, the Inspector found harm in relation to a Conservation Area and National Landscape within which the appeal site was located. Therefore, I have determined the appeal case based on its own merits.
20. Having regard to the above, while I find no harm would be caused to the wider landscape character and appearance, the proposal would have a harmful effect on the character and appearance of the appeal site itself and its immediate surroundings. In such regard, the proposed development would conflict with Policies CS5 and CS6 of the CS, which amongst other matters, require development to maintain and enhance the character of the countryside.
21. However, the proposal would not conflict with Policy CS17 of the CS or Policies MD2 and MD12 of the SAMDev, as the proposal would not harmfully affect Shropshire's environmental assets, including the setting of the SHNL.

Biodiversity

22. The mandatory 10% increase for Biodiversity Net Gain is applicable to the proposed development. Under the statutory framework, every grant of planning permission is deemed to have been granted subject to the conditions that the biodiversity gain objective is met. Article 7 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, sets out the minimum information required where a proposal would be subject to the biodiversity gain condition. The appellant has set out that the development will be subject to the deemed biodiversity gain condition and, that they would submit a Biodiversity Gain Plan and Habitat Management and Monitoring Plan prior to commencement of development, thereby securing any on-site gains for 30 years.
23. Details of the pre-development biodiversity values of the appeal site, with completed metric calculations has been provided. On the basis of the information submitted and that the appeal proposal is for an outline residential scheme, with all matters reserved, with no fixed layout and number of housing units proposed and, that the site is of a reasonable size, on balance, it would likely be possible to successfully discharge the biodiversity gain condition in this instance. Therefore, subject to a condition to ensure the development delivers on-site biodiversity net gain and, the monitoring of it via securing a Habitat Management and Monitoring Plan prior to commencement of any development, the proposal would be in accordance with Schedule 7A of the Town and Country Planning Act 1990.
24. Interested parties have raised concerns about the impact on local wildlife and that the boundary hedge is important habitat for wildlife. However, the findings of the preliminary ecological appraisal (PEA) do not identify likely harm would be caused to protected species. Therefore, without substantive evidence to the contrary and subject to condition, as recommended within the (PEA), including precautionary working methods for certain species and replacement hedgerow planting, the proposal would not cause harm to local wildlife or their habitats.
25. In view of the above, the proposal would not have an unacceptable effect on biodiversity and so, there would be no conflict with Policy CS17 of the CS, which amongst other matters, requires development to contribute to local distinctiveness, having regard to the quality of Shropshire's environment, including biodiversity. Also, there would be no conflict with Policy MD12 of the Shropshire Council Site Allocations and Management of Development (SAMDev) Plan (December 2015), which requires, amongst other matters, that proposals do not have a significant adverse effect on biodiversity.

Other Matters

26. As of the 31 March 2026 the Council has 4.61 years deliverable housing land supply. Therefore, paragraph 11 (d) applies. The appeal proposal would deliver a number of additional houses and so, make a meaningful contribution towards meeting the district's housing land supply, supporting the governments agenda to boost housing numbers. This weighs significantly in favour of the development.
27. Highley is identified as a Market Town/Key Centre, where within the settlement boundary, sustainable development is supported by Policy CS3 of the CS. Even though outside the settlement boundary, the appeal site is close to its edge and there is a bus route along Woodhill Road, with facilities and services within reasonable walking and cycling distance from it. Therefore, as undisputed by the

Council, the appeal site is in a sustainable location, with accessible services and facilities via a variety of transport modes. I give significant weight to this.

28. The appeal site is in flood zone 1, with a low probability of flooding and as it is under 1 hectare, a flood risk assessment is not necessary. Therefore, while local residents refer to surface water flooding and drainage constraints within the village and, there may be a broken pipe on the site, subject to appropriate drainage facilities for the new development, secured by condition, the proposal would not cause harmful flooding or drainage issues.
29. The appeal site is not within a Conservation Area and the nearest designated listed buildings are some distance away, with intervening development between and so, there would be limited possible intervisibility to and from designated heritage assets. Also, the significance of the listed buildings referenced within the Highley area is their architectural design and detailing. As a consequence, the proposed housing development, by virtue of its proximity and lack of intervisibility with nearby listed buildings, would not harm the setting or significance of these listed buildings.
30. Highley is likely to be a Saxon settlement, which was occupied throughout the medieval period and so, there is a possibility for previously buried archaeological remains within the appeal site. The Council's archaeological advisor sets out that there is potential for unrecorded activity relating to Medieval and Roman periods within the site. Therefore, while the desk based assessment undertaken sets out that archaeological potential is low, it would be appropriate and necessary for further site investigations to be carried out and any archaeological remains found, appropriately recorded. A pre-commencement condition requiring further investigations and recording if remains are found, would appropriately ensure no harm is caused to archaeological interests.
31. There would likely be some disruption and noise caused by the construction of the new development. Although, this would be short term and could be appropriately managed by a construction management plan condition, including in relation to construction vehicle movement and parking. Furthermore, in view of the likely scale of the development and without any substantive evidence about air quality concerns, it is unlikely that the proposal would have a harmful effect on air quality.
32. Access to the development is a reserved matter, although it would be from Woodhill Road at some point along it. The appeal site is not that large and the envisaged scale of development not substantial. Also, Woodhill Road is a fairly straight main road in front of the appeal site. Therefore, suitable details could be agreed to ensure a safe means of access and that parking is provided within the new development for its future occupiers. Consequently, it is unlikely that the proposed development would cause unacceptable highway safety and traffic congestion problems, which would harmfully affect the free flow of traffic on the highway or cause highway safety issues by way of increased road accidents.
33. Previous pre-application advice given by the Council and the previous application for residential development within the appeal site relate to different proposals. Furthermore, national planning policy has been revised and the Council's housing land supply position has changed since such times. Therefore, I have determined the appeal proposal having regard to its own merits, including the evidence provided, and current national policy.

Planning Balance

34. There would be conflict with policies within the CS and SAMDev in regard to restricting development within the open countryside. Also, there would be some localised harm caused to the character and appearance of the appeal site and immediate area by building on open land. Therefore, in such respect, the proposal would conflict with the development plan as a whole.
35. However, it is undisputed that paragraph 11d) is engaged in this instance, as the Council cannot demonstrate a 5 year supply of housing land, having a current supply of 4.61 years. Albeit not that below the 5 year supply requirement, this shortfall weighs significantly in favour of the proposal, particularly as a number of new houses would be delivered as part of the scheme. Therefore, the proposal would make a meaningful contribution towards the governments objective of significantly boosting the supply of homes. This weighs significantly in favour of the proposal.
36. Aligned with the Shropshire Local Development Framework Type and Affordability of Housing Supplementary Planning Document (SPD) (September 2012) and requirements of Policy CS11 of the CS, the completed planning obligation includes that 20% of the dwellings will be affordable, including 70% for rent and 30% as intermediate or other affordable housing. This would help contribute towards identified housing needs in the area for affordable housing. Therefore, I give significant weight to these economic and social benefits.
37. Also, the proposal would provide some social and economic benefits through its construction and occupation, including supporting local businesses and services. Although, as the construction benefits would only be short-term, I give these benefits moderate positive weight.
38. While the proposed development would be outside the settlement, it would be adjacent to it and so, is in a sustainable location with regard to access to services and facilities by various means of transport. I give significant positive weight to this.
39. Due to the size of the site and that vegetation is mostly to its peripheries, it would be possible to retain and enhance most of the existing landscaping and provide the required biodiversity enhancement. Also, the development would not involve the loss of high grade agricultural land or harm the setting of the nearby Shropshire Hills National Landscape.
40. While it is intended that the development would be for bungalows, with age 50+ and less mobile residents, no substantive evidence has been provided to demonstrate this would meet a particular identified need within the local area. Also, the sketch plan showing the new dwellings would be bungalows is indicative only and, no restrictions by way of an obligation or condition has been proposed to restrict their design and occupation. Therefore, I give neutral weight to these matters.
41. In the absence of any Framework policies that protect areas or assets of importance that provide a strong reason for refusal, I have considered the proposal against paragraph 11 d) of the Framework, with particular regard to key policies for directing development to sustainable locations, making effective use of land, SBC housing and providing affordable homes and other social and economic benefits.

42. Consequently, I find that the adverse impacts of granting permission would not significantly or demonstrably outweigh the benefits when assessed against the policies of the Framework as a whole. Therefore, the presumption of sustainable development applies.

Conditions

43. The main parties have had opportunity to comment on conditions and I have considered any comments made. Having regard to the advice in the Planning Practice Guidance and the Framework, in the interests of certainty, conditions are needed to clarify the reserved matters, the approved plan and the timescales for seeking approval and commencing works on the development. However, as the Sketch Plan is for indicative purposes only, I have not included this as an approved plan.
44. To protect the character and appearance of the surrounding area and setting of the non-designated Fir Tree Cottages, conditions are needed to specify the level of detail of hard and soft landscaping required at the reserved matters stage and in relation to tree and hedge protection and replacement planting measures. Although, it would not be necessary or reasonable to specify the width of the landscape buffers needed, as it would depend on the scale, form and layout of the development and the design and height on planting of any landscaping.
45. As noted above, to protect, enhance and maintain biodiversity interests, conditions are necessary to require BNG and working method statements for certain species. For similar reasons, a condition is needed to ensure a sensitive lighting design strategy for the site in the interests of protecting bats. Although, I have no substantive evidence to justify the need for a specific number of bat and bird boxes to make the development acceptable, and so I have not included such condition.
46. To protect existing and future residents against flooding and the appropriate provision of drainage for the development, conditions are needed to require, agree, implement and retain suitable surface and foul water drainage schemes and the connection to the foul drainage infrastructure.
47. As a heritage impact assessment (HIA), albeit brief, was submitted with the application, it would not be reasonable or necessary to require the submission of a further HIA for the development proposal via condition.

Conclusion

48. In view of the above, the presumption in favour of sustainable development applies and indicates that a decision should be taken other than in accordance with the development plan taken as a whole in this case.
49. Accordingly, subject to conditions, the appeal should succeed.

C Billings

INSPECTOR

See Overleaf for Schedule of Conditions

Schedule of Conditions

1. Details of the access, appearance, landscaping, layout and scale, ("the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.
2. Application/s 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 hereby permitted shall take place not later than two years from the date of approval of the last of the reserved matters to be approved.
4. The development hereby permitted shall be carried out in accordance with the Location Plan ID CM-00315343.
5. The first reserved matters application shall include details of the site access and off-site highway works. The details shall include:
 - a) details of the design and geometry of the site access junction;
 - b) appropriate visibility splays in both directions;
 - c) parking and turning spaces for all dwellings, to include annotated drawings that indicate the internal dimensions of garages;
 - d) visitor parking spaces;
 - e) turning facilities within the site for delivery, refuse and emergency vehicles, with vehicle tracking shown;
 - f) dimensioned carriageway and footway widths;
 - g) details of any off-site highway works including footway provision improvements and bus stop enhancements;
 - h) details of the construction and implementation programme for any access and highways works;The approved access and off-site highway works shall be implemented in full prior to the first occupation of any dwelling, in accordance with the agreed details and programme of implementation and, shall thereafter be retained for the lifetime of the development.
6. The first reserved matters application shall include a specification for all site infrastructure, including any areas of landscaping, open space, and areas of hard and soft landscape, based on a landscape-led design. The information shall include:
 - a) details of trees and hedgerow shrubs to be planted, including species, locations or density and planting pattern, type of planting stock, size at planting, means of protection and support, planting period and date of completion, and measures for post planting maintenance and replacement of losses, prepared in accordance with British Standard 8545: 2014 Trees: from Nursery to Independence in the Landscape ' Recommendations, or its current version;

- b) details of the specification and location of any barriers to be installed prior to commencement of development (and / or any other measures to be taken), for the protection of ground reserved for the planting identified in a) above);
- c) the retention and enhancement of existing boundary vegetation, demonstrating connectivity with new landscape features and enhancing the existing on-site green infrastructure;
- d) mitigation planting for any section of roadside hedgerow lost as a consequence of the creation of a site access;
- e) a native landscape buffer along the western and northern boundaries of the site, with no built development, fencing or private curtilage encroaching into structural landscape buffers;
- g) details of all hard surfacing materials, with specific regard to be paid to sensitive boundary treatments and,
- h) an implementation programme for any infrastructure and landscaping.

The approved landscaping works shall be carried out in accordance with the approved details before any part of the development is first occupied, in accordance with the agreed implementation programme. The completed scheme shall be managed and/or maintained in accordance with the approved scheme of management and/or maintenance.

7. Before the development is first occupied, a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the local planning authority. All landscaping shall be managed in accordance with the approved landscape management plan.
8. No development shall take place, including the creation of any access or site clearance works, until a tree survey, an Arboricultural Impact Assessment, an Arboricultural Method Statement and a Tree Protection Plan prepared in accordance with British Standard 5837: Trees in relation to design, demolition and construction- Recommendations (or in an equivalent British Standard is replaced) have been submitted to and approved in writing by the local planning authority. The scheme for the protection of retained trees shall be carried out as approved.
9. Any protective fencing required in accordance with the approved details submitted for the purposes of condition 8, shall be erected before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained in situ until all equipment, machinery and surplus materials have been removed from the site. No equipment or machinery shall be stored, no fires lit, the ground levels shall not be changed and no excavation shall be undertaken within any agreed protective areas throughout the construction period of the development.
10. No development shall take place until a detailed surface and foul water drainage scheme for the development has been submitted to and approved in writing by the Local Planning Authority. This shall include details for its subsequent implementation and its management and maintenance for the lifetime of the development. The development shall be carried out in accordance with the

approved scheme and details and the drainage shall thereafter be retained for the lifetime of the development.

11. No development shall take place, including any works of demolition or site clearance, until a Construction Management Plan (CMP) has been submitted to, and approved in writing by the local planning authority. The CMP shall provide for: the parking of vehicles of site operatives and visitors; loading and unloading of plant and materials; the location of any site compound; storage of plant and materials used in constructing the development; wheel washing facilities; measures to control the emission of dust and dirt during construction including road sweeping measures; delivery, demolition and construction working hours; and, a routing plan for construction traffic. The approved CMP shall be adhered to throughout the construction period for the development.
12. No development shall take place until: (i) An archaeological Written Scheme of Investigation (WSI) been submitted to and approved in writing by the local planning authority; and (ii) Any necessary safeguarding measures to ensure the preservation in situ of important archaeological remains and/or further archaeological investigation and recording identified in the WSI have been undertaken in accordance with a specification and timetable that shall first have been submitted to and approved in writing by the local planning authority. The development should be carried out in accordance with the approved details within the WSI.
13. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan has been submitted to, and approved in writing by, the local planning authority and including:
 - a) a non-technical summary;
 - b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 - c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 - d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and,
 - e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.

Notice in writing shall be given to the Council when the HMMP works have started. No development shall take place until:

- (a) the habitat creation and enhancement works set out in the approved HMMP have been completed; and
 - (b) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.
- The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

14. No development shall take place until a precautionary working method statement has been submitted to and approved in writing by the local planning authority. This shall include details in regard to the recommendations for construction works, as set out within the Preliminary Ecological Appraisal by Arbtech, dated 23 September 2024 for reptiles, badgers and hedgehogs. The development shall be carried out in accordance with the approved details throughout the construction period of the development.
15. Any vegetation removal associated with the development shall be undertaken outside the bird nesting season, including not between 1st March to 31st August.
16. No dwelling shall be occupied until its access, parking and turning areas have been provided in accordance with the approved details.
17. No dwelling shall be occupied or other building brought into use until details of the design and locations of bat and bird boxes to be provided have been submitted to and approved in writing by the local planning authority. The approved bat and bird boxes shall be installed in accordance with the agreed details and maintained thereafter for the lifetime of the development.
18. Prior to the installation of any external lighting, full details including height, design, location, intensity and shall be submitted to and approved in writing by the local planning authority. The lighting scheme shall be designed taking account of the advice on lighting set out in the Bat Conservation Trust's Guidance Note GN08/23: Bats and Artificial Lighting At Night, GN01/21: The Reduction of Obtrusive Light and Guidance Note 9/19: Domestic exterior lighting: getting it right. The lighting shall be carried out in accordance with the approved details and thereafter retained for the lifetime of the development.

End of Schedule