

LRE/957/65-X – Letcombe Laboratory

Re-development of site as a continuing care retirement community (Use Class C2), change of use of The Lodge to village shop, re-arrange access, car parking landscaping and ancillary development. Letcombe Laboratory, Letcombe Regis, Wantage.

LRE/957/64-CA – Letcombe Laboratory

Demolition of all buildings except The Lodge. Letcombe Laboratory, Letcombe Regis, Wantage.

1.0 The Proposals

- 1.1 Outline planning permission is sought for the erection of a care retirement community at Letcombe Laboratory, Letcombe Regis, the former Dow AgroSciences site. The application is in outline with only access and siting to be considered at this time. However, comprehensive illustrative plans clearly indicate the likely design and external appearance of the proposed buildings. The application site lies within the Letcombe Regis Conservation Area and is situated within the North Wessex Downs Area of Outstanding Natural Beauty. The Parish Church, opposite the site entrance, is a Grade II* Listed Building. The application site has an area of 4.79 hectares, however the redevelopment area constitutes 3.19 hectares in line with the size of the Second Deposit Draft Local Plan allocation.
- 1.2 The new care village comprises 60 care bedrooms, 50 care suites and 72 close care units, in the form of 2 bed apartments, in addition to a range of associated facilities including a restaurant and bowling green. The care bedrooms, care suites and indoor facilities are all provided in the central core building, with the close care units provided in blocks around the site, surrounded by communal gardens and parking courts. The application also involves the conversion of The Lodge building to a shop.
- 1.3 Vehicular access into the site is via the existing access adjacent to The Lodge. Layout plans and extracts of the illustrative elevations are attached at **Appendix 1**.
- 1.4 The conservation area consent application proposes the demolition of all buildings on the site apart from The Lodge. The site currently contains approximately 12,000 sq. m of Class B1 (office/research and development) floorspace which has lain vacant for approximately 4½ years. The existing buildings on the site include an extended former private Manor house, a converted stable block, post-war laboratory buildings, glass houses and other research and development buildings. All the buildings on the site, with the exception of the former stables and The Lodge, have previously been granted conservation area consent to be demolished.
- 1.5 The planning application has been submitted with a number of supporting reports including a Planning Statement, Transport Assessment, Sustainability Statement, Ecological Survey, Tree Survey, Architectural Appraisal, Archaeological Assessment, Landscape Assessment and a Flood Risk Assessment. All of these are available to be viewed on the planning file and on the Council's website. An extract from the applicant's Planning Statement describing the care village development is attached at **Appendix 2**.
- 1.6 Richmond Villages has an established retirement care village development in Nantwich which has been operating for over 10 years. In order to gain further knowledge of the type of development proposed at Letcombe Regis, Officers Grant Audley-Miller, Geraldine LeCointe and Parish Council Planning Consultant Jo Langdon visited the Nantwich site in April 2006. Officers will update Members regarding the site visit at Committee if required.
- 1.6 The applications have been brought to Committee at the request of the Committee Chairman because of the scale and sensitivity of the proposal and because of the Parish Council's objections to the scheme.

2.0 **Planning History**

- 2.1 The site has been the subject of over 60 applications but the bulk of these were made in connection with the previous employment use on the site and are not material to the consideration of these applications.
- 2.2 In August 2003 a full planning application was received for the redevelopment of the site for residential purposes. This included the conversion of the former stable building and the use of The Lodge as incidental office space. A total of 44 dwellings were proposed comprising 28 houses and 16 apartments. In March 2004, the Council resolved to grant permission for the development and the application was referred to the Secretary of State as a departure from the Development Plan and from the Residential Density Directive. The Secretary of State called-in the application on 11 May 2004 and an Inquiry date was set for 15 March 2005. However, prior to the Inquiry, the application (and thus the appeal) was withdrawn.
- 2.3 An application for conservation area consent to demolish all the buildings on the site, apart from the stable block and The Lodge, was also considered in March 2004. Members resolved to grant consent for the demolition, but the formal decision was not issued pending the call-in appeal. The decision notice was issued in early 2005 after the planning appeal was withdrawn.
- 2.4 In August 2005, an outline planning application was submitted for the redevelopment of the site for 99 dwellings (LRE/957/62-X). This application was recommended for refusal by your Officers, but before Committee could formally determine the proposal, the applicants appealed against non-determination of the application. The Committee resolved that it would have refused the application in December 2005. An Inquiry date has been set for October this year.
- 2.5 At the same time as applying for the 99 dwellings on the site, the applicants also made a conservation area consent application to demolish all the buildings on the site, apart from The Lodge. As conservation area consent had already been granted for the demolition of most of the buildings on the site, this application only effectively related to the old stable building. This application was also the subject of an appeal against non-determination after which the Committee resolved to refuse the application. This appeal will also be considered at the Inquiry in October.

3.0 **Planning Policies**

Adopted Local Plan

- 3.1 The application site is located within a Conservation Area adjacent to a Grade II* listed building and lies within an Area of Outstanding Natural Beauty. Historic Environment Policies HE1, HE2, HE5, HE6, HE9, HE15 and Countryside Policy C2 of the adopted Local Plan are therefore relevant.
- 3.2 Housing Policy H5 states that development in villages such as Letcombe Regis should be limited to infilling and minor development, the scale, layout and density of which should be compatible with the size, form and character of the village.
- 3.3 Policy NC2 relates to Nature Conservation and states that development which would result in harm to protected species should not be permitted unless these damaging impacts can be satisfactorily mitigated.

Deposit Draft Local Plan

- 3.4 As well as making a planning application for the residential re-development of the site in 2005, the applicants also made representations to the Local Plan and appeared at the Local Plan Inquiry in Summer 2005. The Second Deposit Draft Local Plan already identified the 3.19 hectare site for the erection of 44 dwellings, but the applicants promoted the site for 100

dwellings, this figure being more akin to the Government's Density Directive. The Inspector's report was received earlier this year and he recommended that the site be allocated for 100 dwellings within the same 3.19 hectare area. In doing so, he considered all the principal issues arising from such a development. This included the impact on the existing village, the highway network, the conservation area etc. After careful consideration, his recommendation was formally accepted by the Council on 14 June 2006.

- 3.5 Draft Historic Environment Policies HE1, HE2 and HE5 reiterate the need to preserve or enhance the character or appearance of conservation areas and preserve the setting of listed buildings.
- 3.6 General Strategy Policies GS1, GS2, GS7 and GS11 set out the framework for the provision of sustainable patterns of new development within the District, concentrating the majority of new development in the principal settlements. Other than on allocated sites, Housing Policy H11 requires development in villages such as Letcombe Regis to be limited to sites suitable for not more than 1 or 2 dwellings.
- 3.7 Policy NE5 reiterates adopted Policy NC2 in respect of the protection of protected species on development sites.

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- 3.8 General Policy G1 seeks to concentrate development in sustainable locations, making use of previously developed land and, in rural areas, provide limited development to support local communities. Policy G2 requires new development to be of an appropriate scale and type and be designed to reduce the need to travel. Policy G3 requires that new development be served by adequate infrastructure and other facilities.
- 3.9 Housing Policy H1 sets out the countryside strategy for the location of new housing and states that in small settlements and villages housing development should be limited to that required to meet local needs and support balanced communities. (The County Council's Strategic Planning Section's response to the application is attached at **Appendix 4**.)

Central Government Policy

- 3.10 PPS1, PPG3, PPS7, PPS9, PPG13 and PPG15 are relevant to the consideration of this application. PPS1 (Delivering Sustainable Development) sets out the importance of providing new sustainable development. Paragraphs 30 and 31 of PPG3 (Housing) set out the criteria under which housing sites should be identified in local plans. PPS7, amongst other issues, sets out the need to protect the landscape in Areas of Outstanding Natural Beauty. Paragraph 41 of PPG13 (Transport) requires previously developed land in rural areas to be evaluated against paragraphs 30 and 31 of PPG3. Paragraphs 15 and 16 of PPS9 (Biodiversity and Geological Conservation) set out the requirement for local authorities to provide specific policies for the protection of protected species and their habitats in their local plans and that development which harms species and habitats should be refused, unless the need for the development outweighs that harm. PPG15 provides guidance on the quality and appropriateness of new development in Conservation Areas and that which affects the setting of listed buildings.
- 3.11 The application has been advertised as a departure from the Development Plan. However, Officer do not consider that the application needs to be referred to the Secretary of State as it is below the required thresholds and is not considered to significantly prejudice the implementation of the Plan.

4.0 **Consultations**

4.1 Consultees

- Letcombe Regis Parish Council – objects to both applications. See letter at **Appendix 3**.

- Oxfordshire County Council (Planning) – no objections. See **Appendix 4**.
- County Engineer – no objections. Letters attached at **Appendix 5**.
- Environment Agency – no objections in principle. See **Appendix 6**.
- Environmental Health – any planning permission should include a contaminated land condition.
- Consultant Architect and Architects Panel – support the proposal. See **Appendix 7**.
- Thames Water – Impact studies of the existing foul sewerage infrastructure will be required in order to determine new additional capacity and impact. The developer will be required to fund this. Surface water drainage will not be allowed to drain into foul sewer.
- Crime Prevention Design Advisor – no adverse comments.
- English Nature – no comments
- County Archaeologist – archaeological field evaluation has taken place. Recommends an archaeological condition is attached if planning permission is granted.
- County Ecologist – requires conditions regarding protected species and an ecology and landscape maintenance plan as part of a S106 Agreement.
- The Letcombe Brook Officer – See letter at **Appendix 8**.
- The Letcombe Conservation Group.
- Council's Drainage Engineer – no objection subject to conditions regarding drainage and maintenance of water course as part of the S106 Agreement.
- Council's Arboricultural Officer – no objection to trees to be felled.

4.2 Representations received from local residents are summarised as follows:

- 1 letter of objection – would prefer to see the site developed for housing rather than a retirement village as this would inject new life into the area with a wider age group.
- 5 letters stating that they (reluctantly) prefer the option of a retirement/care development to 100 houses given the inability of the village to absorb the latter.
- 2 letters of support subject to – the paddocks and land at Bassett Road remaining undeveloped, the nature trail transferred to an appropriate body to manage and maintain, the re-positioning of some of the proposed close care units. The development will meet a growing social need which will make a positive contribution to the village without having too extreme an impact on traffic.
- 1 letter in support of conservation area consent to demolish existing buildings.
- 5 letters of objection to the conservation area consent application summarised as follows: Demolition of the building is premature without a suitable alternative. Removal of buildings 35 and 36 (the green barn) would de-stabilize surrounding land and foundations. Giles Quarre's report in 2003 considered that the buildings should be retained.

5.0 **Officer Comments**

Introduction

- 5.1 The Letcombe Laboratory site is situated close to the heart of the village of Letcombe Regis, although it shares its western and southern boundaries with open countryside. The site was developed in the latter part of the last century for research and development purposes but is currently no longer in use.
- 5.2 Despite being so close to the centre of the village, the site is very well screened from public vantage points by thick vegetation along many of its boundaries. To the south of the site, the industrial buildings are situated on artificially lowered ground which has created a 3-4 metre high man-made 'escarpment' or berm on the most southerly and easterly boundaries of the site.
- 5.3 The proposed development comprises a large central core building with an internal courtyard and 10 terraces of apartment buildings. The core building houses the 60 care bedrooms, 50 care suites and the indoor care village facilities. The detached terraces provide the 2 bed close care apartment units. Many of the facilities required by care village residents will be provided on

site and a proportion of these, such as the shop and restaurant, will be available to existing residents in the village. Transport for residents is also provided, making the care village a much more sustainable option than private housing on the site.

- 5.4 The application site does not include the lake or the majority of the length of the Letcombe Brook which adjoins the site - however, these areas are within the ownership of the applicant. Much of the land to the south of allocated site is to be transferred to BBOWT as a nature reserve and public access is to be provided to this land through the application site.
- 5.5 The site is not only well treed on its boundaries, but there are also many trees within the site. Some of these are proposed to be felled as part of the scheme, but these are trees of lesser quality and the Council's Arboricultural Officer has no objection to their loss.
- 5.6 A total of 105 car parking spaces are proposed to serve the care bedrooms, suites and close care units and associated functions.
- 5.7 Concern has been expressed by the Parish Council and others that the development extends beyond the boundaries of the previously developed land on the site and the emerging Local Plan allocation. The applicant has revisited the scheme and has confirmed by way of an amended plan that the totality of the scheme will fall within the allocated site. This plan is included at **Appendix 1**.
- 5.8 The main planning considerations of these applications are considered to be:
- i) the principle of the development in light of current planning policy;
 - ii) the scale of the development in the context of Letcombe Regis;
 - iii) the design and layout of the scheme and its impact on the character of the Conservation Area and Area of Outstanding Natural Beauty;
 - iv) the impact of the development on the local highway network;
 - v) the impact of the development on protected species and habitats;
 - vi) the impact of the development on adjacent residential properties;
 - vii) the impact of the demolition of the stable building on the Conservation Area.

Principle of Residential Development

- 5.9 The application site is previously developed land (PDL) and it is Government policy to encourage such sites to be re-developed for housing rather than developing green field sites. In this instance, as described in Section 3 above, the Local Plan Inspector considered that the redevelopment of the application site for 100 houses was appropriate, given the existing use of the site and notwithstanding other material considerations, such as the size and scale of the development in comparison with the existing village, and the impact of the development on the existing highway network. His considered recommendation to allocate the site for 100 dwellings has been accepted by this Council and, consequently, this development needs to be considered against the agreed modification to this allocation.
- 5.10 In this context, your Officers do not raise any objection to the principle of a Class C2 (Residential Institutions) Use rather than a Class C3 (Residential Dwellings) development on the site, and it is interesting to note that no objections to the scheme have been received from the County Council's Strategic Planning Section.

Scale of Development

- 5.11 The impact of the scale of the development on the existing village of 212 dwellings is an important consideration. However, this now also needs to be considered against the potential impact of 100 new dwellings on the site.

- 5.12 Scale can be defined in two ways: (i) the comparative scale of the development in relation to the existing development on the site, the existing village and proposed housing allocation and (ii) the physical scale of development.
- 5.13 The proposed development results in an overall reduction in the amount of buildings and hardstanding on the site, but notwithstanding this, in the context of a village the size of Letcombe Regis, the site is obviously significant. The impact of the proposed care village, therefore, needs to be judged not only against the potential impact of the Class B1 use of the site being re-activated but also the proposed allocation of the site for 100 dwellings. However, the likelihood is that the site would only come forward for housing rather than commercial purposes in the future.
- 5.14 If a development of 100 houses was broken down as comprising of 20 x 1 bed units, 30 x 2 bed units, 30 x 3 bed units, 10 x 4 bed units and 10 x 5 bed units (as an average), this would equate to 260 bedrooms being provided on the site. The proposed care village provides 254 beds plus 15 key worker flats. Therefore, in terms of bed spaces, the two schemes may not be significantly different. However, there is a difference in the amount of traffic generated by the two schemes. The care village will generate considerably fewer car movements through the village than a scheme for 100 houses (or a Class B1 use). The care village also provides many of the facilities required by its residents and thus is less likely to put an unacceptable strain on the village's existing sparse facilities.
- 5.15 In respect of the physical scale of the development, the proposed scheme involves the construction of a large building on the site. This is shown to be a tall 2½ storey building - however, for the reasons set out in paragraph 5.16 below the illustrated design and external appearance of this building and the other buildings on the site are considered acceptable and Officers have no objection to the scheme in terms of the illustrated scale of the buildings.

Design and Layout of Scheme

- 5.16 The scheme has received the support of the Conservation Officer, the Council's Consultant Architect and the Architect's Panel. The scale of the central core building is considered to have been dealt with well because the bulk of the building is broken up with varying ridge heights and designs. The close care apartments are provided in detached terraces which have been designed to look like terraces of houses rather than flats. The level of detailing and proposed materials are all considered to be of a very high quality and this is borne out by the quality of the existing Richmond Village development at Nantwich, Cheshire, and the new development being constructed at Painswick, Gloucestershire.
- 5.17 The design and external appearance of the development, as illustrated, is considered to preserve and enhance the character and appearance of the conservation area and not cause harm to the character of the North Wessex Downs Area of Outstanding Natural Beauty.

Highway Considerations

- 5.18 The highways authority initially objected to the proposal for 99 dwellings on the application site, but have since withdrawn this objection. As Class C2 uses are generally recognised as particularly low generators of traffic it is understandable that the highways authority has raised no objection to the development in respect of traffic generation. The table on page 2 of its letter attached at **Appendix 5** shows the comparative daily traffic flows for the care village, the historic and 'built out' Dow Agrosociences use, the 2004 scheme for 44 dwellings, and 100 dwellings on the site. It is clear from this table that the care village use generates much less traffic than any of the other uses.
- 5.19 The highways authority's letter also makes reference to car parking on the site and that the provision of 105 car parking spaces is excessive. This level of car parking is approximately half that which would be required for 100 houses on the site and Officers consider that this level

seems reasonable for the proposed development in this village location. It is also noted that the highways authority do not recommend refusal of the application on this basis.

Protected Species

- 5.20 The Letcombe Brook adjoins the site and runs through it for a short length. The Brook contains and supports a number of protected species and there is also evidence of bats and badgers on the site (although the badger sett has not been used for 12 months.)
- 5.21 The applicants have undertaken badger, bat, crayfish and water vole surveys. The bat survey was undertaken of buildings on the site and found evidence of Brown Long-eared and Pipistrelli bats. A DEFRA license is required to carry out any works which affect bat habitats and this requires suitable mitigation measures to be undertaken. This license will only be granted once planning permission has been attained. In this instance, new bat boxes are proposed within the new development and the existing buildings will only be demolished once they are all deemed to be clear of bats. A bat survey of the trees to be felled which have the potential to support bat roosts has been requested by the County Ecologist and the Letcombe Brook Officer and this is currently being discussed with the applicant.
- 5.22 Water vole and crayfish surveys have been undertaken along the length of the Brook beside the application site and although neither species were found, this part of the Brook has the potential to provide a habitat for both. A further crayfish (and other fish) survey will be undertaken in July 2006. Conditions requiring mitigation/enhancement works for the Brook to protect/enhance the watercourse and habitat along with the provision of bat boxes are recommended should permission be granted.
- 5.23 The badger sett on the site has been unused for 12 months and the sett has been closed under the supervision of an experienced ecologist in line with guidance from English Nature. If development does not commence within 12 months, the site will be visited to check whether badgers have returned.
- 5.24 A condition is also recommended to ensure that any trees to be felled do not affect nesting birds.
- 5.25 The scheme also proposes the transfer of land to the south of the application site to BBOWT (the local wildlife trust) who would maintain and manage the area as a nature reserve.

Adjacent Residential Properties

- 5.26 With regard to the development's effect on adjoining properties residential amenity, the proposed development is considered to have little impact. However, because of existing land levels, the properties closest to South Street may have the potential to be overly dominant should the existing boundary screen be lost in the future. An illustrative cross-section of this part of the site is attached at **Appendix 9** which indicates that this relationship will be acceptable, particular with the retention of the boundary trees and hedges.

Demolition of Stable Building

- 5.27 Notwithstanding the previous resolution to refuse conservation area consent for the demolition of the stable block, your Officers, including the Conservation Officer raise no objection to consent now being granted because there is an acceptable scheme on the table for the redevelopment of the site. The stable building is still considered to be of some individual merit, but this alone is not considered justification for refusing consent. It is, therefore, recommended that consent be granted.

6.0 **Section 106 Contributions**

6.1 The County Council, Parish Council, Letcombe Brook Officer and BBOWT (the Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust) have all requested contributions through a Section 106 agreement.

6.2 The County Council has requested the following contributions:

- £40,000 towards local public transport
- £19,000 towards the library function (£14,026 for infrastructure and £4,980 for core book stock)
- £75,000 (£3,000 per annum for 25 years) for the Wantage Independent Advice Centre (which provides a bespoke travel service)
- £500.00 – Administration/monitoring fee

6.3 The Parish Council request the following:

- £120,000 towards the village hall
- £30,000 towards the recreation ground pavilion
- Land to extend the village's cemetery

6.4 The Letcombe Brook Officer has requested £2,500 for an interpretation board/scheme for the site.

6.5 The applicants have agreed to the transfer of land to the south of the site as a nature reserve to BBOWT with a single payment of £200,000.

6.6 Attached at **Appendix 9** is the applicant's response to these proposed contributions (Savills letter dated 15 June 2006) and you will note that they have queries in respect of the County and Parish Council's requested contributions. These issues are being discussed and an update will be given at the Meeting.

7.0 **Recommendation**

7.1 (i) *Outline planning application (LRE/957/65-X) - that the planning application be delegated to the Chief Executive in consultation with the Chairman of the Development Control Committee to permit subject to a Section 106 agreement in respect of contributions to the local bus services, library service, the provision of interpretation boards/leaflets on the site, contributions to the Parish Village Hall, Parish recreation ground pavilion, and burial ground; the transfer of the nature reserve to BBOWT and a landscape and ecological management plan, and subject to the following conditions:*

1. *TL2 Time Limit - Outline Application*
2. *OL3 Standard Outline Condition (Excluding Siting and Access)*
3. *The development hereby permitted shall not be occupied until the construction of the roads serving the development, including access junction, footways and verges, has been undertaken in accordance with the standard specification of the Highway Authority.*
4. *Prior to development commencing drainage details, incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, shall be submitted to and approved by the local planning authority, and the scheme shall subsequently be implemented in accordance with the approved details before the development is completed.*
5. *No development approved by this planning permission shall be commenced until:*

- a) *A desktop study has been carried out which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. And using this information a diagrammatic representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced.*
 - b) *A site investigation has been designed for the site using the information obtained from the desktop study and any diagrammatic representations (Conceptual Model). This should be submitted to, and approved in writing by the LPA prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:*
 - *a risk assessment to be undertaken relating to groundwater and surface waters associated on and off the site that may be affected, and*
 - *refinement of the Conceptual Model, and*
 - *the development of a Method Statement detailing the remediation requirements.*
 - c) *The site investigation has been undertaken in accordance with details approved by the LPA and a risk assessment has been undertaken.*
 - d) *A Method Statement detailing the remediation requirements, including measures to minimise the impact on ground and surface waters, using the information obtained from the Site Investigation has been submitted to the LPA. This should be approved in writing by the LPA prior to that remediation being carried out on the site.*
6. *Upon completion of the remediation detailed in the method statement a report shall be submitted to the LPA that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.*
 7. *The construction of the foul drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority before the development commences.*
 8. *No soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed 2 metres in depth below existing ground level. No soakaways shall be constructed in contaminated ground. Any SuDs from car or lorry parking areas would need to incorporate suitable measure for the protection of water quality, this is likely to include measures to mitigate the discharge of hydrocarbons to ground or surface water. Details of treatment techniques are outlined in Ciria Report C609.*
 9. *Prior to commencement of development a planting scheme and ecological management plan for the lake margins and Letcombe brook, shall be submitted to, and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with a programme for planting and maintenance related to stages of completion of the development.*
 10. *A buffer zone alongside the Letcombe Brook shall be established in accordance with the ecological management plan. Details of the buffer zone shall be submitted to and approved in writing by the Local Planning Authority before the development commences and thereafter permanently retained.*

11. *Prior to commencement of development a further survey for Water Voles shall be undertaken and submitted to the local authority for approval and any mitigation required carried out in full and permanently retained.*
12. *Prior to commencement of development a method statement shall be submitted and approved by the Local Authority, detailing the phasing of development and pollution prevention measures in order to safeguard protected species in the Brook. Once approved the development shall only be carried out in accordance with the Method Statement.*
13. *MC34 Contaminated Land*
14. *RE22 Floor/Slab Levels (Dwellings)*
15. *RE8 Submission of Drainage Details (Surface Water and Foul Sewage)*
16. *LS11 Protection of Trees/Hedges during Building Operations*
17. *MC20 Amended Plans*
18. *No development shall take place within the area indicated until the applicant or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.*
19. *Notwithstanding the submitted details, the existing boundary walls and those around the tennis court shall be permanently retained on site and where appropriate incorporated into the redevelopment scheme.*
20. *The 15 key worker accommodation units proposed shall be occupied by staff working at the care village and for no other occupants.*
21. *There shall be no development beyond the boundaries of the development site allocated in the Second Deposit Draft Local Plan.*
22. *Prior to work commencing on site, details of the location of all public access routes across the site shall be submitted to, and approved in writing by, the District Planning Authority. Thereafter, public access shall only be made available via the approved routes.*
23. *The development shall not start until a scheme for the management of the existing boundary hedgerows on the site has been submitted to, and approved in writing by, the District Planning Authority. The approved scheme shall be carried out in accordance with the submitted details thereafter.*
24. *Prior to work commencing on site details of the proposed bat boxes and their locations shall be submitted to, and approved in writing, by the District Planning Authority. All boxes will be provided on the site prior to the occupation of the development hereby permitted.*
25. *Prior to work commencing on site an Implementation Scheme for the felling of the trees on the site as indicated on approved plan no. 0280.1.7 (June 06) shall be submitted to, and approved in writing, by the District Planning Authority.*
26. *Prior to work commencing on site, full details of the proposed remodelling of the Letcombe Brook including works to the lake off-line and the desilting of the lake shall be submitted to, and approved in writing by, the District Planning Authority. These works shall be carried out in full prior to the occupation of the development hereby permitted.*

27. *Prior to work commencing on site, a scheme to control all public access in the immediate vicinity of the Brook and lake shall be submitted to, and approved in writing by, the District Planning Authority. This scheme shall include the exclusion of all public access to the west of the Brook and lake and shall be implemented in full prior to the occupation of the development hereby permitted.*
28. *Prior to work commencing on site full details of the mitigation measures proposed for water voles, white clawed crayfish, other fish and other protected species on the site including full details of the treatment of the banks of the Letcombe Brook, lake and new channel shall be submitted to, and approved in writing by, the District Planning Authority in accordance with that outlined in the Ecological and Landscape Management Plan produced by Adams Habermehl and Angela M Walker dated 23 May 2006. All the approved mitigation measures shall be carried out in full prior to the occupation of the development hereby permitted.*
- (ii) *Conservation Area Consent (LRE/957/66-CA) – that consent be granted subject to the following conditions:*
1. *TL4 Time Limit -Listed Building/Conservation Area Consent*
 2. *The stable building shall only be demolished once the implementation of the redevelopment of the site has been secured and confirmed in writing to the District Planning Authority.*
- (iii) *In the event that the Section 106 agreement is not completed by 6 July 2006, that the planning application be delegated to the Chief Executive in consultation with the Chairman of the Development Control Committee to refuse on the grounds that the development has not secured the necessary measures required to mitigate the impact of the proposed development.*