

DECISION DATE 23 July 2007	APPLICATION NO. 07/00556/OUT A18	PLANNING COMMITTEE: 8 October 2007
DEVELOPMENT PROPOSED OUTLINE APPLICATION FOR RESIDENTIAL USE (UP TO 440 DWELLINGS) INVOLVING THE RESIDENTIAL CONVERSION OF THE ANNEXE AND CAMPBELL HOUSE, DEMOLITION OF EXISTING BUILDINGS AND ASSOCIATED ACCESS, CAR PARKING AND LANDSCAPING		SITE ADDRESS LANCASTER MOOR HOSPITAL QUERNMORE ROAD LANCASTER LANCASHIRE LA1 3JR
APPLICANT: English Partnerships Arpley House 110 Birchwood Boulevard Warrington WA3 7QH		AGENT: GVA Grimley

REASON FOR DELAY

Awaiting consultation responses and amended proposals from applicant.

PARISH NOTIFICATION

N/A

LAND USE ALLOCATION/DEPARTURE

Lancaster District Local Plan - The site is allocated primarily as a Housing Opportunity Site by Policy P13. The Annexe building is also identified as a Business Opportunity Site by Policy EC17. The existing cricket ground and bowling greens are identified as Outdoor Playing space by Policy R1 and the east and north margins of the site are identified as Urban Green Space by Policy E29. SPG2 sets out a Development Brief for the site.

STATUTORY CONSULTATIONS

County Highways- No objection in principle, final observations on offsite investigation works and travel plan awaited and will be verbally reported to members.

County Planning - Conforms to Policy 12 of Joint Lancashire Structure Plan - but concerned about loss of historic landscape and trees. Requested £814k contribution to accessibility and a Travel Plan; £102.4k for a Children's Outreach Centre; £124.96k for Library Services; £211.2k for Waste Management and £260.92k for Youth and Community services. The total planning gain contribution requested = £1,513,480. A reduction in this contribution has been agreed to recognise the unusual costs associated with developing this site.

Environmental Health Officer - No objection in principle, subject to conditions regarding Air quality.

United Utilities - No objection.

Fire Services - No objection subject to separate system with surface water to soakaways or watercourse.

Lancaster Civic Society - No objection in principle, but concerned that the extent of enabling development must really be necessary and that the heritage asset must not be materially harmed by it.

Health Safety Executive - No objection.

English Heritage - No objection to the limited enabling demolition and proposed conversion of the Listed Building and no comment in respect of the enabling development within the grounds.

Environment Agency - No objection subject to conditions regarding regulation of surface water run off to existing flow rates preferably by a SUDS system; unexpected contamination and Japanese Knotweed control.

Conservation Officer - No objection, subject to the approval of details and the retention of the cricket pavilion if at all possible, a 'level 2' recording of all existing buildings and the re-use of the demolition stone in the new development.

National Grid (Gas) - No objection in principle.

North Lancs Bat Group - Observations awaited, any views will be reported at Committee.

Natural England - Observations awaited, any views will be reported at Committee.

County Ecologist - Observations awaited, any views will be reported at Committee.

Tree Officer - No objection in principle to revised proposals, further specific considerations needed at the detail stage.

Ramblers - No response received.

Policy - No response received.

Housing Policy Officer - No response received.

OTHER OBSERVATIONS RECEIVED

Several letters of objections have been received covering the following points:-

- Increased traffic and congestion on Grab Lane, Derwent Road, Ullswater Road and Quernmore Road.
- Loss of wild flora and fauna.
- Loss of rural outlook.
- Lack of affordable housing.
- No on site shop, school, healthcare or employment to reduce traffic generation.
- Ignores sustainable community agenda (mixed development).
- Conflicts with PPG13
- No trip generation mitigation proposals.
- Does not encourage walking, cycling or public transport.
- Building heights too high, will compromise the Listed Building.
- Traffic data collected at non representative times.
- No pedestrian/cycle links to local school.

One letter of support has been received subject to no significant loss of trees and no main access to the site via the Social Club.

REPORT

Introduction

This site was acquired in 2006 by English Partnerships, the National Regeneration Agency, as part of a land transfer between the Department of Health and the Office of the Deputy Prime Minister, involving the transfer of 96 former NHS hospital sites, in line with the government's policy to create sustainable communities and make the best use of surplus public sector land.

The buildings on the site have been unoccupied since 2000 and the NHS made two attempts to dispose of the site in 1998 and 2000, but there were no serious bidders in either case due to planning uncertainty and the cost of converting the Listed Annexe building.

Since that time the condition of the Annexe building has deteriorated considerably despite the efforts of the NHS and English Partnership, and the restoration and conversion of the building to new uses now represents considerable development challenges.

Following a review of the available options and soft market testing, English Partnership concluded that the most appropriate way of bringing the site back into productive use was through residential conversion of the Annexe building, cross subdivided by the development of the adjoining land for residential purposes, broadly in line with the Council's long standing development brief for the site set out in Supplementary Planning Guidance (SPG) Note 2 to the Lancaster District Local Plan and originally adopted in 1998.

The application therefore seeks to obtain an Outline Planning Permission for three elements in order to remove the planning uncertainty surrounding the site and improve the chances of a successful disposal to the private sector. Following any such approval, English Partnership will seek a development agreement with a developer or consortium of developers to ensure the delivery of the scheme in accordance with English Partnership's "exacting" residential development quality standards.

The Site and its Surroundings

The site is located on the very eastern fringe of Lancaster approximately 1.5 miles from the City Centre to the west, on the north side of Quernmore Road, from which it is accessed. The site is generally bounded by stone walls and mature trees and hedgerows and covers an area of approximately 16 hectares.

To the east of the site lies an unsurfaced but walled field access track with open agricultural pastures beyond, extending north, east and south east to the nearby M6 motorway and then beyond into the rising land of an open, drumlin field, pastoral landscape.

To the south and on the same side of Quernmore Road lies an area of land owned by the Hospital Trust, comprising a Social Club, a bowling green and Primary Care Trust Offices, while on the south side of the road lies an extensive area of recently developed housing within the grounds of the original Lancaster Moor Hospital grounds.

To the west lie areas of play fields, open ground and immature woodland with a cemetery, the Ridge Lea Hospital and Lancaster Farm Young Offenders Prison beyond.

The site falls significantly from west to east and is dominated by the massive Listed Annexe building. This is prominently located on the high ground at the western side of the site, with commanding views towards the east and high visibility from the M6, Quernmore Road and the rising land in that direction. A further 10 former hospital buildings are grouped within the western side of the site, to the north of the Annexe. These are mostly of stone under slate construction, date from the early 1900's and are relatively uninspired traditional designs. The best and most prominent of these is Campbell House which frames

the northern side of the open, eastern foreground to the Annexe. The eastern side of the site consists mostly of grassed areas, incorporating a discussed cricket pitch, and a large open space.

The whole site contains a large number of mature trees, but the heaviest concentrations and the oldest and largest trees are located around the buildings. There is also an area of dense, immature woodland in the north east corner of the site. A blanket Tree Preservation Order No. 381 (2006) covers the site and all of its trees.

Access to the site is through two road junctions onto Quernmore Road, one at each end of the site frontage and a pedestrian access in the centre of the frontage. Two main access roads run through the site either side of the Annexe building and a network of smaller roads give access to the other buildings. None of these are adequate at present to serve a major residential development on the site and the access junction with Quernmore Road presently has poor visibility.

The boundary wall along the Quernmore Road frontage, its railings, gates, gateposts and steps forming the original entrances to the Annexe building are also separately Listed at Grade II status.

Planning History

The main building on this site was constructed in 1882 as an Annexe to the Lancaster Moor Psychiatric Hospital located on the opposite side of Quernmore Road. The palisade walls and gates on the Quernmore Road frontage date from 1883. When psychiatric use of the hospital ceased, the site was used as a general hospital until vacated by the NHS in 2000. In its heyday the site cared for over 3000 patients at any one time and employed around 2000 people.

There have been a number of previous applications relating to its former use. These were largely for minor alterations and are not considered to be of relevance to the consideration of this application.

In 1999 an outline application was submitted on behalf of the NHS for the redevelopment of the site for predominantly residential uses. The scheme involved the creation of between 300 to 400 dwellings, with the areas attached for new housing broadly similar to those proposed in this application. The Annexe was to be converted to housing and Campbell House to a club house to replace the existing facility on the adjacent Hospital Trust land. The remaining buildings were to be demolished to make way for the new development while a woodland area at the north end of the site and the cricket pitch were to remain as amenity space. The proposals also earmarked land for a primary school and a small scale retail use.

The key concerns that prevented this scheme from securing planning permission related to the proximity of the animal rendering plant at Nightingale Hall Farm. The odours associated with the plant were considered to present a significant threat to residential amenity, to the extent that acceptable living standards may have been unachievable. These concerns were to some extent ameliorated by a landmark legal ruling in 2004 that placed liability for any loss of amenity due to odour from the rendering plant with its operator. However, by this time the ownership of the site was in the process of being passed from the NHS to the OPDM and was in such a state of flux that no instruction could be given to further revise the proposals to take account of changed circumstances over the life of the application. This application has not progressed further and was therefore effectively abandoned at the time.

In 2006 the animal rendering plant closed due to extensive fire damage and a subsequent Outline Permission No. 06/00661/OUT for the redevelopment of that site for residential use has been granted. It would appear unlikely therefore that the previous odour issues will re-emerge.

The Proposed Development

This proposal is an outline application for the residential conversion of the historic Annexe building and Campbell House and the construction of new build residential dwellings across the northern section of the site. This would involve up to 440 units, including the conversions. Access would be from Quernmore

Road via the upgrading of the existing junctions and routes into the site. The scheme includes the retention and restoration of the cricket pitch and the woodland at the northern end of the site.

The application includes access as a detailed matter, but all other matters are reserved for future consideration. As well as detailed plans relating to the site access junctions, plans have also been submitted defining the area proposed for development and the areas of landscape to be retained. An illustrative master plan for the layout of the site and feasibility proposals showing the likely form the conversions would take (and identifying those parts of the buildings that would need to be demolished), have also been submitted.

A separate Listed Building application for the detailed alterations to the historic boundary wall, gates and railings to facilitate access junction improvements has also been submitted and appears elsewhere on this schedule.

The proposals for the Annexe building indicate that its historic character would be enhanced by the selective demolition of later additions that currently detract from its appearance and the opening up of the central courtyard. In addition, the imposing central hall would be restored to accommodate ancillary uses. The proposal also indicates that some selective demolition at the rear of Campbell House will also be necessary to make it suitable for residential conversion.

The illustrative master plan indicates that the new dwellings would be built on the northern section of the site on land vacated by the demolition of existing buildings, the open land at the north east side of the site and on a small section of overgrown filled land, in the north east corner of the site adjacent to Moor Lane.

The application suggests that the scheme is likely to incorporate a mix of residential dwellings, ranging from 1 and 2 bedroomed apartments to family homes with the Annexe building being converted predominantly into flats and townhouses and the more family orientated dwellings being incorporated within the new build housing. However, a finalised plan for the mix of dwelling types and designs would be submitted as part of a reserved matters application.

The illustrative master plan and the Design and Access Statement describe indicative storey heights and densities for the new build areas. Buildings to the north of the Annexe, adjacent to the western boundary of the site would be likely to consist of a higher number of storeys to take advantage of the contours of the site, the screening afforded by the very large trees in this area and the proximity to the playing field, open land and woodland to the west. Further down the slope to the north and east, new dwellings would be of lower density, with fewer storeys and would more likely to take the form of more traditional family homes facing out towards the surrounding countryside. The master plan also indicates proposals to provide for pedestrian access at various points and an illustrative network of pathways and cycle ways to facilitate pedestrian movement through the site.

The upgrading of the site accesses would include the provision of mini roundabouts at each one, together with improved visibility which will further calm traffic speeds and improve highway and pedestrian safety. However, to make room for these improvements a limited number of mature trees will need to be removed. The historic gates, walls and railings at the western access and the wall at the eastern access will also need to be repositioned slightly but revised proposals for the layout of both of these have reduced their impacts and the impacts upon associated trees considerably.

The application proposes that a high quality public realm will be encouraged throughout the development. The majority of existing mature trees will be retained and incorporated within the scheme, and additional trees will be planted at locations throughout which will more than compensate for any necessary losses. In addition, the majority of the wooded area at the northern end of the site will be retained and enhanced. Detailed landscaping proposals would however form part of any reserved matters application.

Site Specific Planning Policies

Within the Lancaster District Local Plan there are a number of site specific policies which relate to this site and these are set out below:-

The majority of this site benefits from a long standing designation within the majority of this Local Plan under Policy H3 as a "Housing Opportunity Site". This policy recognises that residential uses are likely to predominate in any redevelopment of the site and that ancillary buildings to the hospital may need to be demolished. Policy concerns relating to the operation of the animal rendering plant have been overtaken by events as has the requirement for a 1 form entry primary school.

The Annexe building itself and the immediately adjacent land is also designated as a "Business Opportunity site" under Policy EC17, within which the Council will permit office development as part of a mixed use development. This is intended as a permissive policy, additional to the housing opportunity designating to give flexibility.

The cricket pitch within the site, the bowling green on the adjacent Hospital Trust land and the Council owned playing field to the west of the site are all designated "Outdoor Playing Space" under Policy R1, whereby the retention of facilities is promoted and strict criteria is placed on any redevelopment unless there are exceptional circumstances.

The wooded shelter belt to the north of the cricket pitch, the eastern margin and the wooded area at the northern end of the site, together with the Council owned open space and woodland adjacent to the north west of the site are designated as "Urban Green Space" under Policy E29. This policy seeks to protect these areas from development and secure their enhancement where appropriate.

Policy E47 designates Quernmore Road as an "Access Corridor" within which the Council will only permit proposals that enhance the local environment and retain existing landscape features wherever possible.

The open countryside between the eastern boundary of the site and the M6 motorway is designated as an area of "Key Urban Landscape" under Policy E31, within which the landscape will be conserved and important natural features safeguarded. Development will only be permitted which preserves the open nature of the area and the character and appearance of its surroundings. This land is also designated as a "Woodland Opportunity Site" by Policy E27 of the Plan.

Policy H10 (Affordable Housing) states that the Council will seek to ensure that up to 20% of new dwelling completions on this identified development site are affordable.

Policy T9 (providing for buses in new developments), makes specific reference to this site requiring that the road layout within any development should allow for the operation of a full bus service through the site, on either an existing or planned route.

Policy E28 (Woodland in New Housing Areas) requires that development at Lancaster Moor Hospital North should ensure that areas of woodland are included as part of the overall development and states that development will not be permitted which does not:- incorporate sufficient new woodland planting to achieve an attractive transition between town and country; softens the landscape impact of the proposed development; secure adequate amenity areas for local residents; protect and enhance nature conservation interests and; provide a framework for the safeguarding of the existing mature trees.

Policy R16 (Primary and Secondary Schools) states that development proposals for the Lancaster Moor Area must contain provision for a primary school. However, this requirement has since been overtaken by events and such need is no longer perceived by the Education Authority to exist in this locality.

SPG2 (Lancaster Moor Development Brief June 1998) is the adopted development brief for this site and the Lancaster Moor South site, which has already been developed, as well as the Hospital Trust land on the north side of Quernmore Road which lies outside the boundary of this application. At the time of its incorporation into the present Local Plan, it was given the caveat that due to changes in circumstances

since its original adoption it is recognised that aspects of the document will by now be out of date. Nevertheless this document still provides the Council's adopted general guidance for the development of this site, the aim of which is to provide a new use for the main buildings, protect their setting, and retain an attractive edge to the built environment.

In respect of outline proposals for this site, the brief identifies the Annexe building, Campbell House and De Vitre House as contributing to the overall character of the area and earmarks them for retention. The open land to the Annexe and Campbell House is identified as being suitable for development but the cricket pitch and bowling green to the east of the Annexe building should be retained as amenity space. The redevelopment of the Annexe site should maintain the building's historic character and appearance and new buildings within the site should be designed to an appropriately high standard and reflect the design advice within the Local Plan. It goes on to identify Quernmore Road as having sufficient capacity to accommodate likely traffic flows from the site. However, developments that could significantly increase traffic volumes within the area will be required to provide suitable road safety measures at Lancaster Royal Grammar School, on Quernmore Road, to the west.

Other General Planning Policies

There are also a number of general policies within the Local Plan that are of relevance to the consideration of this proposal as set out below:-

Policy H1 (New Residential Development and Land Recycling) outlines the Council's commitment to provide at least 50% of new dwellings on previously developed land or through the conversion of existing buildings. Planning permission for large residential developments will only be granted on accessible and Brownfield sites.

Policy H12 (Layout, Design and the Use of Materials) stipulates that schemes should exhibit a high standard of design, layout and landscaping and use materials and features which are appropriate to, and retain the distinctive local identity of their surroundings.

Policy H13 (Sustainable Living) requires that the housing proposals have full regard for energy efficiency, waste reduction and recycling considerations and that on out of centre sites, a net density of at least 30 dwellings per hectare is achieved.

Policy T1 (The City Council's Transport Strategy) underlines the council's commitment to reduce the dependency on the private car and maximise opportunities to use other means of transport.

Policy E13 (Trees and Woodland) seeks to prevent development which would result in an adverse effect or loss of significant trees or areas of woodland.

Policy E32 (Demolition of Listed Buildings) states that demolition of all or part of a Listed Building will only be permitted where it can be demonstrated that rehabilitation is impracticable, and that reasonable attempts here been made to find viable new uses.

Policy E33 (Alterations and Extensions to Listed Buildings) states that alterations to the exterior of a Listed Building which would have an adverse effect on the special architectural or historic character or interest of the buildings or their surroundings will not be permitted. However, the policy justification recognises that many listed buildings can sustain some degree of sensitive alteration or extension to accommodate new uses.

Policy E34 (Listed Buildings at Risk) encourages appropriate new uses for Listed Buildings at risk, where this would secure the future of the building and retain its historic and architectural integrity.

Policy R11 (Open Space and Children's Play Areas in New Housing Areas) requires developers to provide open space and playgrounds in accordance with adopted standards. Developments of 20 or more family dwellings should contain at least 15 square metres of useable and conveniently located open space per dwelling, within which 4 square metres per dwelling should be surfaced and equipped for the

needs of pre school children. Developments of 40 or more family dwellings should also provide 11 square metres per dwelling of grassed kickabout areas suitable for all year round use in an appropriate location.

SPG 16 (The Phasing of New Residential Development December 2004), sets out the current position with regards to housing supply in Lancaster. The guidance sets down strict evidence for the development of new residential schemes and unless there are exceptional circumstances residential development will only be permitted in accordance with a well established sequential approach favouring the most sustainable located brownfield sites first. Sites considered to be high priority exceptions to this approach include heavily contaminated sites and those that provide the means to restore and bring into beneficial use an important historic building at risk.

SPG 10 (Affordable Housing March 2002) This guidance has now been almost completely overtaken by events since its adoption and the majority of its advice is of little relevance to current circumstances. However, further to information on housing needs provided by the Council's Housing Needs Study, the Council's current practice is to require the provision of 30% of new dwellings in each major development to be of affordable rented tenure through a registered social landlord. Only in exceptional cases will such provision be accommodated off site.

SPG 12 (Residential Design Code June 1998) sets out the general design principles for new residential development and focuses mainly on the detail design issues of housing layouts and the appearance of individual buildings, which would all be considered in more depth at the reserved matters stage. Of greater relevance to this application is the suggestion that housing schemes should be designed to minimise their impact on the surrounding area, and protect and retain features such as trees, hedges and ponds. All new developments should be screened from sources of noise such as roads and railways.

Issues and Considerations

This is a very important landmark building on the Lancaster skyline and creates an impression of the city from the M6 motorway. Its restoration is justified as a Category A Scheme under SPG 16.

This scheme, as submitted, essentially follows the Council's adopted design guide for the site, taking into consideration the changes in circumstances since its adoption. It follows on from and develops the scheme originally submitted by the NHS in 1999, to reflect current planning concerns and the rapidly increasing costs involved in the restoration and conversion of the annex building. As such, these proposals are the result of two years continuous consultation and negotiation with your Planning Officers and Officers from the County Council.

It is considered that the submitted scheme conforms with the thrust of the policy framework set out above and meets most of the detailed policy requirements relevant to an outline application.

There are however a number of areas where the scheme has not been able to meet these requirements due to the growing financial burden of preserving the annex building and Campbell House. These principally relate to the accessibility of the site and the need for investment in public transport services and off-site related infrastructure, the provision of affordable housing and recent requirements to contribute to other community services.

These concerns are fully recognised by the applicant but they have to be balanced against the wider considerations relating to the successful redevelopment of the site. In this respect it is considered that the priority must be to bring the Listed Annex and Campbell House buildings back into viable use and to do so will require a very high level of investment.

It has always been recognised that this investment could only be delivered by means of cross-subsidisations from the residential development of the wider site and that the scale of development proposed would not relate directly to the level of cross subsidy required. The scale of the development now proposed in this application is considered by both the applicant and your Officers to be the maximum that this sensitive site could appropriately accommodate, bearing in mind all of its many constraints. Given this finite limit to the level of cross subsidy available for the restoration of the existing buildings,

English Partnership's process of developing this scheme continually raised concerns that any additional cost burden upon the development could render the whole scheme unviable and discourage the private sector from becoming involved.

In order to address these outstanding concerns and further mitigate the impact of the development on the surrounding area the applicant has managed to secure the use of part of EP1 Regional First-Time-Buyers Initiative allocation to provide 20% of FTBI units on each phase of the scheme. This would produce a total of 88 FTBI units if 440 dwellings are provided by the whole development and would need external funding to subsidise house prices to qualifying key workers and qualifying groups by up to 50%, without affecting the return to the developer and therefore the viability of the scheme. It is considered that in the circumstances of this ease, when combined with the significant planning gain of restoring the historic buildings, this proposal can be accepted. Members should however be aware that this is a low cost market housing scheme rather than true affordable housing and that the subsidy/discount does not pass to subsequent purchasers.

In the response to highway and transport issues raised by the Highway Authority and local residents further traffic data has been assembled and modelled. This has added further validation to the conclusions and recommendations of the submitted Transport Assessment that the volume of traffic associated with the proposals can be adequately accommodated on the local road network subject to the improvements to the Quernmore Road/Derwent Road junction.

After further discussions with City and County Planning Officers, English Partnerships have agreed to provide a £500,000 commuted sum to be ring fenced for use in relation to the following:

- (a) The provision or enhancement of a bus service linking the development with Lancaster City Centre, including increased peak hour services and potential evening and Sunday services.
- (b) New cycle/footpath routes linking the site to the Nightingale Hall Farm development and onwards to the Derwent Road and Crag Road.
- (c) A 20mph limit road safety scheme in the East Road area in the vicinity of the Grammar School.

In addition to the above the applicant has submitted a Travel Plan Framework as part of the application. This framework document would inform the preparation of a detailed Travel Plan at the reserved matters stage and identifies a service of measures that should be implemented. It also makes a commitment to a Travel Plan Coordinator being in place to deal with the preparation, management and monitoring of the plan. This, alongside the measures that will be involved in implementing the Travel Plan represents a significant cost to the development. Together with the commuted sum referred to above and the identified works of off-site highway improvement it is considered that the application makes a sustained commitment to addressing the accessibility issues identified and satisfies the requirements of the Council's Transport Strategy as set out in Policies T1 and T9 of the Local Plan.

As an outline proposal with all matters except for the site access reserved for subsequent detailed approval, it is considered that this scheme will achieve the objectives set out in the primary objections set out in the Council's Brief and satisfy the thrust and spirit of all those adopted policies which are still of relevance. Furthermore it is considered that this scheme provides the best chance that is likely to be available to secure the restoration and continued maintenance of the historic listed annexe building and Campbell House, which are such prominent, important and memorable Lancaster landmarks.

For those reasons therefore it is considered that the proposal should be supported subject to a Section 106 obligation relating to:

- 1) Phasing of conversion works
- 2) Development by an SPV company which binds all parties to deliver
- 3) Off site highway improvements
- 4) Travel Plan and commuted sum for cycle way and public transport improvements
- 5) Landscaping and public open space
- 6) First time buyer's initiative

HUMAN RIGHTS IMPLICATIONS

This application has to be considered in relation to the provisions of the Human Rights Act, in particular Article 8 (privacy/family life) and Article 1 of the First Protocol (protection of property). Having regard to the principles of proportionality, it has been concluded that there are no issues arising from the proposal which appear to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

RECOMMENDATION

That **SUBJECT TO THE SUBMISSION OF AN APPROPRIATELY NEEDED SECTION 106 OBLIGATION, FINAL COMMENTS FROM THE HIGHWAY AUTHORITY AND ECOLOGY CONSULTEES, OUTLINE PERMISSION BE GRANTED** subject to the following conditions;

1. Standard Outline Permission.
2. Amended proposals.
3. Development in accordance with approved proposals.
4. Reserved matters to be submitted and approved.
5. No demolition other than that specified or to be agreed.
6. All demolished materials to be shall be retained and reused.
7. Equipped play facilities to be provided within the site.
8. Arboriculture Implication Assessments to be agreed for each phase.
9. Scheme for the future management and maintenance of the centre section, tower and main hall of the annexe building to be agreed.
10. Separate drainage systems- foul to public sewer, surface water to soakaways and/or watercourses using the SUDS principle.
11. Programme of building recording of all buildings on site.
12. Japanese Knotweed control.
13. Unexpected land contamination condition.
14. Cricket pavilion to be retained unless otherwise agreed in writing by the local planning authority.
15. Scheme for off site highways work to be agreed.
16. Scheme for off site highway works to be completed in a timescale to be agreed in writing by the local planning authority.
17. All new build designs to respect the setting of the Listed Building in their form and materials and the local distinctiveness of the area.
18. As may be further requested by consultees.