

## Appendix B

### **Segregation fencing and vehicular access gates between the existing Hydrotherapy Pool building and the Pears Centre site at Former RNIB Pears Centre for Specialist Learning, Wheelwright Lane, Ash Green, Bedworth. CV7 9RA**

**NBB/20CC005**

#### **Planning Conditions**

1. The development hereby approved shall be commenced no later than three years from the date of this permission.

**Reason:** To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the details shown on the following drawings and documents:
  - (a) The application form, dated 14 August 2020
  - (b) Location Plan, Drawing No. 122407/HP Fen/05, dated August 2020
  - (c) Proposed Site Block Plan, Drawing No. 122407/HP Fen/02, dated August 2020
  - (d) Proposed Part Site Block Plan, Drawing No. 122407/HP Fen/03, dated August 2020
  - (e) Proposed 358 Mesh Fencing, Drawing No. 122407/HP Fen/04, dated August 2020
  - (f) Design and Access Statement, Revision A, dated 20 October 2020

and any samples or details approved in accordance with the conditions attached to this permission, except to the extent that any modification is required or allowed by or pursuant to these conditions.

**Reason:** In order to secure a satisfactory standard of development.

3. Following installation of the fencing hereby permitted, the Pears Centre shall not be used unless arrangement for on-site parking have been approved by the County Planning Authority and implemented.

**Reason:** To avoid the loss of car parking provision within the Pears Centre.

## **Notes**

### **Great Crested Newts Note**

In view of the pond nearby and records from 2016, care should be taken when clearing the ground prior to development. Holes should be back-filled the same day. If evidence of great crested newts is found during development, work should stop immediately while Natural England are contacted on 02080 261 089 for advice on the best way to proceed. Great Crested Newts and their habitat (aquatic and terrestrial areas) are protected under the 1981 Wildlife and Countryside Act, the Countryside and Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2017 the latter of which makes them a European Protected Species. Where newts are present a license might be necessary to carry out the works. Further information about species licensing and legislation can be obtained from the Species Licensing Service on 02080 261089

### **Hedgehogs Note**

In view of the nearby hedgehog records and suitable habitat, care should be taken when clearing the ground prior to development, particularly piles of deadwood /leaves /bonfire mounds. If a hedgehog is found, work should stop until WCC Ecological Services is contacted. Hedgehogs are of high conservation concern and are a Species of Principal Importance under Section 41 of the NERC Act. Habitat enhancement for hedgehogs can easily be incorporated into development schemes, for example through provision of CD sized gaps in fencing and purpose-built hedgehog shelters. More details can be provided by the WCC Ecological Services if required.

### **Biodiversity Enhancement Note**

Where possible enhancements should be incorporated into the development to improve the habitats and opportunities for the local wildlife and increase biodiversity. Enhancements could include bat and bird boxes which may be used by a variety of species, native species planting and enhancement of existing of hedges and wild flower planting, habitat piles of rubble, logs and earth which can be used by reptiles, amphibians and invertebrates are also welcomed. The WCC Ecological Services (Tel: 01926 418060) would be pleased to advise further if required.

### **Land Contamination Note**

Should any obvious evidence of unexpected contamination be encountered during any development or maintenance works, it should be reported to a competent engineer so that an inspection can be made, and appropriate sampling and assessment work be carried out. Similar should be advised within an Operation and Maintenance Manual prepared for the site's ongoing use.

### **Development Plan Policies Relevant to the Decision**

#### **Nuneaton and Bedworth Borough Plan 2011-2031 (Adopted June 2019)**

Policy DS1 - Presumption in favour of sustainable development

Policy DS3 - Development principles

Policy BE3 - Sustainable design and construction

### **Management Procedure) (England) Order 2015**

In considering this application, the County Council has complied with Paragraph 38 contained in the National Planning Policy Framework, that requires local planning authorities to work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.