

- Construction of up to 265 dwellings, associated public open space, infrastructure and the provision of land for school extension with access secured and all other matters (appearance, landscaping, layout and scale) reserved

This was approved on the 18<sup>th</sup> Dec 2023, there are 35 Condition that the developer needs to comply with (Those not listed below are normal planning procedural conditions)

### **The following conditions need to be completed before any development is started.**

C 1 Approval of details of the appearance, landscaping, layout and scale (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced and the development shall thereafter be carried out in accordance with the approved details.

C 4 Not more than 265 dwellings shall be built pursuant to this outline planning permission.

C 5 The details to be submitted as part of the reserved matters scheme under condition 1 above shall include the following details to demonstrate:

- all of the dwellings should meet Building Regulations Part M4(2);
- 5% of the dwellings shall meet Building Regulations Part M4(3)(2)(a); and
- all rented tenure affordable housing to meet the minimum National Space Standards (as defined by Building Regulations)

The development shall thereafter be carried out in accordance with the approved details.

C 6 Prior to the commencement of any development a phasing plan and timetable for the site shall be submitted to and approved in writing by the Local Planning Authority. The plan shall cover the phasing of the dwellings, new accesses to be created for the adjacent school land, all roads and cycle ways, SuDS features, landscaping and public open space areas. A timetable for their implementation shall demonstrate that the works are aligned with the proposed phasing of development.

C 7 The development hereby approved shall be carried out in accordance with the following approved plans and documents:

Drawings:

- L---/LP/01 Rev B - Location plan
- L---/MP/01 Rev.E - Indicative masterplan
- L---/MOVE/01 Rev.B - Strategic movements plan
- L---/PARAMETERS/01 Rev.A - Parameters plan
- L---/POS/01 Rev.B - Indicative POS areas
- EYE-BWB-GEN-XX-DR-TR-100-S2 P7 - Proposed access arrangements
- EYE-BWB-GEN-XX-DR-TR-102-S2 P3 - Potential traffic calming scheme
- EYE-BWB-GEN-XX-DR-TR-104-S2 P4 - Proposed cycle footway
- EYE-BWB-GEN-XX-DR-TR-110 S2-P4 - Swept Path Analysis
- MA11261-250 - Preliminary SWS Drainage Strategy Sheet 1
- MA11261-250 - Preliminary SWS Drainage Strategy Sheet 2
- IDB Drain Section

Documents:

- Transport Assessment Rev.P2 (BWB, dated 31/05/2019)
- Transport Assessment addendum 2 Rev. P2 (BWB, dated 18/08/21)
- Junction Validation technical Note (BWB, dated 20/07/21)
- Flood Risk Assessment MA10525-FRA-R01 (Millward, dated October 2017)
- Extended Phase 1 Ecology Report (Lockhart Garratt, dated May 2017)
- Updated ecological walkover survey (Lockhart Garratt, dated 06/07/21)
- Arboricultural Impact Assessment (Lockhart Garratt, dated 13/12/17)
- Archaeological Desk-Based Assessment (PCAS, dated March 2018)

C 8 No development other than groundworks and foundations shall take place on each phase as identified on the approved phasing plan secured under condition C5, until details of the

following external materials to be used have been submitted to and approved in writing by the Local Planning Authority:

- Walling and roofing;
- Windows and doors;
- Rainwater goods;
- Cills and lintels; and
- Soil flues and vents.

The details submitted for approval shall include the name of the manufacturer, the product type, colour (using BS4800) and reference number. The development shall not be carried out except in accordance with the approved details.

C 9 Prior to the commencement of the development or any associated site clearance, a Construction Management Plan (CMP) for each phase, as identified on the approved phasing plan secured under condition 5, shall be submitted to and approved in writing by the Local Planning Authority.

The CMP shall include the following:

- a) A scheme for the monitoring, reporting and control of construction noise and vibration including hours of working and scope for remedial action.
- b) A scheme for the control of dust and scope for remedial action in the event that dust is identified as an issue or any complaints are received.
- c) A scheme of chassis and wheel cleaning for all construction vehicles to include the details of the location and specification of a fully working jetted drive-thru bath type wheel wash system together with hard surfacing laid between the apparatus and public highway in either concrete or tarmac, to be maintained free of mud, slurry and any other form of contamination whilst in use. A contingency plan including if necessary the temporary cessation of all construction operations to be implemented in the event that the approved vehicle cleaning scheme fails to be effective for any reason.
- d) Haul routes to the site and hours of delivery.
- e) Measures to ensure that vehicles can access the site upon arrival so there is no queuing on the public highway.
- f) Details of site compounds, storage area and contractor and visitor parking.
- g) Details of the site enclosure or part thereof and gated site security.
- h) Confirmation that tree protection measures are in place.
- i) Confirmation that any demolition/construction will be carried out in accordance with the ecological management plan/method statement.
- j) A scheme for dealing with complaints.
- k) Details of any temporary lighting which must not directly light the public highway.

The CMP shall thereafter be adhered to throughout the relevant period of construction.

C10 No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include the following:

- a) Summary of potentially damaging activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) including ensuring no Non-Native Invasive Species are spread across the site.
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

C13 The plans and particulars to be submitted as reserved matters under condition 1 shall include details of existing and proposed site levels including the finished floor levels. The plans shall include details of all finished floor levels, levels for associated garages and gardens, details of any earthworks, retaining features and confirmation that level access

can be achieved. The development shall thereafter be carried out in accordance with the approved details.

C14 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment. The plans to be submitted for reserved matters approval under condition 1 shall confirm how the development complies with the approved assessment and include details of all on site attenuation features. The development shall thereafter be carried out in accordance with the approved details prior to first occupation of any dwelling to which they relate.

C15 Prior to the commencement of development (other than ecological investigation and surveys), a detailed scheme of the design, implementation, maintenance and management of the sustainable drainage scheme based on the approved preliminary SWS Drainage Strategy shall be submitted to, and approved in writing by, the Local Planning Authority. Those details shall include, but are not limited to:

- A full and up to date sustainable drainage strategy and plan;
- Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control the surface water discharged from the site and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;
- Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- Construction/technical details of all drainage assets;
- Hydraulic calculations;
- Overland flood flow and exceedance routes, both on and off site;
- A timetable for its implementation;
- Maintenance and management schedules for all drainage assets, which includes details of the parties responsible for said maintenance throughout its lifetime. Consideration needs to be given to the access for maintenance for all drainage assets, which includes but is not limited to the wetland ponds and outfalls; and
- Demonstration that it meets the government's national standards.

The development shall thereafter be carried out in accordance with the approved details before the dwelling to which it relates is first occupied.

C16 Prior to the commencement of development (excluding site clearance works), a detailed scheme of foul drainage including details of any phasing or off-site connections/ infrastructure improvements shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details before the dwelling to which it relates is first occupied.

C17 The plans and particulars to be submitted for reserved matters approval under condition 1 shall include details of open space provision which shall broadly accord with the amount of open space shown on Drawings L---/MP/01 Rev.E - Indicative Masterplan and L---/POS/01 Rev.B - Indicative POS areas and include a LEAP and allotments.

Prior to the first occupation of the first dwelling on the site, details of the proposed play equipment shall be submitted to and approved in writing by the Local Planning Authority along with a timetable for the delivery of the open space(s) including the play area.

The open space and play area shall thereafter be carried out in accordance with the approved details and be ready for use in accordance with the approved timetable. The open space and play area shall thereafter be retained and maintained and be available for public use.

C18 The plans and particulars to be submitted for reserved matters approval under condition 1 shall include a noise assessment based on the reserved matters layouts and shall include full details of any proposed mitigation measures. The development shall thereafter be carried out in accordance with the approved mitigation measures which shall be installed prior to the first use of the dwelling to which they relate, and shall thereafter be retained as such.

C19 The plans and particulars to be submitted for reserved matters approval under condition 1 shall include an air quality assessment based on the reserved matters layouts and shall

include full details of any proposed mitigation measures. The development shall thereafter be carried out in accordance with the approved mitigation measures which shall be installed prior to the first use of the dwelling to which they relate, and shall thereafter be retained as such.

C20 Details of the hard landscaping scheme to be submitted as plans and particulars under condition 1 shall include the following details:

- External paving and surfacing materials;
- All boundary treatments and enclosures including those on the edges of the site;
- Street furniture including bins and signage; and
- External lighting to all highways and private driveways.

The development shall thereafter be carried out in accordance with the approved details prior to the first occupation of the area or building to which they relate or in accordance with any alternative timeframe as may be agreed in writing by the Local Planning Authority.

C21 The soft landscaping scheme reflecting the approved indicative masterplan to include details for front and rear gardens, shared communal open spaces etc. to be submitted as plans and particulars under condition 1 shall include the following details:

- Planting plans including retained trees, species, numbers, size and density of planting;
- An implementation programme (phased developments).

The development shall thereafter be carried out in accordance with the approved details no later than first available planting/seeding season following first occupation of the dwelling(s) to which the planting relates or in accordance with any alternative timeframe as maybe agreed in writing by the Local Planning Authority apart from the open space which shall be laid out in accordance with the requirement of condition 17.

Any trees, shrubs or hedges forming part of the approved landscaping scheme (except those contained in enclosed rear gardens to individual dwellings) that die are removed, become diseased or unfit for purpose in the opinion of the LPA within five years of the implementation of the landscaping scheme shall be replaced during the next available planting season by the Developers, or their successors in title with an equivalent size, number and species being replaced. Any replacement trees, shrubs or hedgerows dying within five years of planting shall themselves be replaced with an equivalent size, number and species.

C23 The plans and particulars to be submitted for reserved matters approval under condition 1 shall include an updated Arboricultural Impact Assessment and Tree Protection Scheme.

The development shall thereafter take place in accordance with the approved details and tree protection measures.

The tree protection measures shall be erected prior to the commencement of development or site works and thereafter retained until development within that area is completed.

C25 Prior to commencement of development, further details of the works to Eyebury Road and a timetable for its implementation, in accordance with the principles set out on EYE-BWBGEN-XX-DR-TR-100-S2 P7 and EYE-BWB-GEN-XX-DR-TR-102-S2 P3, and in LTN 1/20, shall be submitted to and approved in writing by the Local Planning Authority.

No dwelling on the development shall be occupied until all of the works have been completed in accordance with the approved details.

C27 Vehicle to vehicle visibility splays measuring 2.4 metres measured along the centre line of the minor arm from the channel line of the major arm by 43 metres measured from the centre line of the minor arm along the channel line of the major arm in both directions shall be provided at the new junction on to Eyebury Road prior to first use of the road and shall thereafter be maintained in perpetuity and retained free from any obstructions over 600mm in height above ground height.

C28 Adequate space shall be provided within the site for parking and turning in order to:

- Enable residents' vehicles to park clear of the public highway;
- Accommodate appropriate levels of visitors' car parking;
- Provide electric charging points, and the ducting to enable future provision of chargers in locations where the charging points are not provided;
- Accommodate the necessary number of cycle parking spaces within the curtilage of each dwelling; and

- Enable vehicles to enter and leave in forward gear.

This provision shall be in accordance with details which have been approved in writing by the Local Planning Authority as part of a reserved matters application for the relevant areas of the site as required under condition 1.

C29 Each dwelling must be provided with cycle parking in accordance with the standards set out in Policy LP13 and Local Transport Note 1/20.

C30 The developer must contact the Highway Control Team to agree the extent of a precondition highway survey and carry out a joint inspection of the condition of the public highway before site traffic uses the road/s. A similar inspection will take place on completion of the road.

C32 Notwithstanding the submitted information prior to the implementation of any trees located within 4.5 metres of the highway, details of the proposed tree pits shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

C33 Notwithstanding the submitted ecological documents, prior to the commencement of development, an ecological design strategy (EDS) addressing the creation of mitigation and compensation habitat both on and off site shall be submitted to, and approved in writing by, the Local Planning Authority. The EDS shall include the following:

- Purpose and conservation objectives for the proposed works;
- Review of site potential and constraints;
- Detailed design(s) and/or working method(s) to achieve stated objectives;
- Extent and location/area of proposed works on appropriate scale maps and plans;
- Type and source of materials to be used where appropriate, e.g. native species of local provenance;
- Timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
- Persons responsible for implementing the works;
- Details of initial aftercare and long-term maintenance;
- Details for monitoring and remedial measures; and
- Details for disposal of any wastes arising from works.

The EDS should include provision for at least 8% of structures to include at least one bird/bat box of appropriate design and installation.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

C34 No development other than groundworks and foundations shall take place until provision has been made for fire hydrants in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details.

### **The following conditions need to be completed Prior to the first occupation of any dwelling.**

C22 Prior to the first occupation of any dwelling within the development, a Landscape Management Plan (LMP) shall be submitted to and approved in writing by the Local Planning Authority. The LMP shall include, but not limited to:

- Long term design objectives;
- Management responsibilities; and
- Maintenance schedules.

The LMP shall be implemented in full following the planting of any of the soft landscaping secured under condition 21.

C24 The submitted Residential Travel Plan, prepared by BWB (ref: EYE-BWB-GEN-XX-RP-TR-0001\_RTP-S2-P2) received on 2 July 2019, shall be implemented prior to the first occupation of any dwelling. The development shall thereafter be occupied in accordance with the submitted Residential Travel Plan or a plan as subsequently modified and

approved in writing by the Local Planning Authority.

C25 Prior to commencement of development, further details of the works to Eyebury Road and a timetable for its implementation, in accordance with the principles set out on EYE-BWBGEN-XX-DR-TR-100-S2 P7 and EYE-BWB-GEN-XX-DR-TR-102-S2 P3, and in LTN 1/20, shall be submitted to and approved in writing by the Local Planning Authority.  
No dwelling on the development shall be occupied until all of the works have been completed in accordance with the approved details.

C26 The site access from Eyebury Road hereby approved shall be provided in accordance with the details shown on drawing EYE-BWB-GEN-XX-DR-TR-100-S2 P7 prior to first occupation of the dwellings. It shall thereafter be retained in accordance with the approved plans.

C31 No dwelling within any phase or sub-phase shall be occupied until the vehicle access linking that dwelling to the public highway has been completed to a minimum of base course level and footways / cycleways shall be completed to surface course level. In the event the dwelling is occupied with the roads at base course level then a timetable and phasing plan for completing the roads shall be submitted to and approved in writing by the Local Planning Authority. The roads shall thereafter be completed in accordance with the approved timetable and phasing plan.

C34 No development other than groundworks and foundations shall take place until provision has been made for fire hydrants in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details.  
Prior to the first occupation of any dwelling (or building where appropriate) to be served by the scheme, written confirmation shall be submitted to and approved in writing by the Local Planning Authority that the scheme has been implemented in full and is certified as being ready for use.

C35 Prior to the occupation of the residential development hereby approved, details of the replacement footbridge on the Public Right of Way (PRoW) located at the southern boundary of the site shall be submitted to and approved in writing by the Local Planning Authority.  
Thereafter, the works for the replacement footbridge shall be carried out in accordance with the approved details prior to first occupation of the dwellings and shall thereafter be retained and available for public use.