

Table – Proposed Condition Changes – SMD/2018/0790

Condition	Current wording	Proposed wording
2	The development hereby permitted shall be carried out in accordance with the following approved plans (see decision notice for full list).	The development hereby permitted shall be carried out in accordance with the following approved plans: As approved but with the following: • Site Location Plan (Ref. R9051-RLA-18-XX-DR-A-2001 D) • Proposed Site Plan (Ref. R9051-RLA-18-XX-DR-A-2003 Rev. H) • Proposed S104 Layout Plan (Ref. 12629 501 M) • Proposed Levels Plan (Ref. 12629/300 B) • Proposed Drainage Areas Plan (Ref. 12629/SK307 B) • Proposed Flood Routing Plan (Ref. 12629/SK308 B) • Proposed Impermeable Areas (Ref. 12629/SK306 B) to be included in place of: • Site Location Plan (Ref. R9051-RLA-18-XX-DR-A-2001 B) • Proposed Site Plan (Ref. R9051-RLA-18-XX-DR-A-2003 E) • Proposed Drainage Plan (Ref. 12629 301 A) • Proposed Levels Plan (Ref. 12629/300) • Proposed Drainage Areas Plan (Ref. 12629/SK307) • Proposed Flood Routing Plan (Ref. 12629/SK308) • Proposed Impermeable Areas (Ref. 12629/SK306)
5	No dwelling shall be occupied until the boundary treatment associated with that dwelling has been provided in accordance with the approved plans. Notwithstanding the details shown on the approved plans gaps shall be provided through wall and close boarded fencing to allow the movement of hedgehogs through the	The development hereby permitted shall be provided in complete accordance with the approved boundary treatment details, including gaps through wall and close boarded fencing to allow the movement of hedgehogs through the development, as submitted under application ref. DOC/2020/0049.

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	development in accordance with details to be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development.	
8	No occupation of any dwelling of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation in respect of that dwelling has been submitted to and approved in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved for each phase.	The development hereby permitted shall take place in complete accordance with the approved verification details submitted under application ref. DOC/2021/0004, which demonstrate completion of works set out in the approved remediation strategy.
11	(i) No dwelling within any phase hereby permitted shall be occupied until any works to that dwelling included in the approved sound insulation scheme have been completed. Pre-completion tests shall be carried out to verify compliance with this scheme and a report shall be produced containing the results, including all raw data and showing how calculations have been made and shall be submitted to and approved in writing by the Local Planning Authority. (ii) Full details including specification and positioning of a site boundary acoustic barrier shall be submitted to and approved prior to first occupation of the approved residential units hereby permitted.	Pre-completion tests have been provided under application ref. DOC/2020/0103, to demonstrate compliance with the approved sound insulation scheme and the site boundary acoustic barrier shall be provided in accordance with the details also submitted under application ref. DOC/2020/0103
12	Within 3 months of the date of this permission plans for the disposal of foul and surface water flows shall have been submitted to and approved in writing by the Local Planning Authority, and the scheme	The development hereby permitted shall be provided in complete accordance with the approved scheme for the disposal of foul and surface water flows submitted under application ref. DOC/2020/0049.

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	shall be implemented in accordance with the approved details before the relevant phase of the development is first brought into use.	
17	Before the commencement of development (including any demolition, site clearance, site stripping or site establishment) full details of all tree protection measures shall be submitted to and approved by the LPA. Such details shall include full construction specification for a no-dig cellular confinement system for the proposed driveways and paths within tree Root Protection Areas and temporary ground protection measures, as indicated on the FPCR Tree Protection Plans Drgs Nos. 6249-A-05.2, 3 & 4, together with an arboricultural method statement setting out working methods and special protection measures for the avoidance of harm to existing trees on and adjacent to the application site. Such method statement and protection measures shall specifically include details and timescales to ensure that appropriate measures are implemented to protect tree roots in the vicinity of the construction areas as indicated from the initial outset of any construction activity. Provision shall also be included for the implementation of temporary ground protection measures around tree T5 prior to the installation of the indicated no-dig cellular confinement system for the shared drive to Plots 1, 2, 3 & 4. Thereafter, the development shall be constructed only in full accordance with details approved under this condition.	The development hereby permitted shall be provided in complete accordance with the tree protection measures submitted under application ref. DOC/2020/0049.
23	Prior to first occupation of each phase of the development hereby permitted a lighting strategy for biodiversity for that phase shall be submitted and approved in writing by the Local Planning Authority. The strategy shall: a) Identify those areas that are particularly sensitive for bats breeding or foraging birds and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory for example for foraging. b) Show how and where external lighting will be installed (via contour plans and technical specifications) so that it	The development hereby permitted shall be provided in complete accordance with the approved biodiversity lighting strategy submitted under application ref. DOC/2020/0049.

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	can be clearly demonstrated areas lit will not disturb or present bats or birds using their territories or having access to breeding sites or resting places. c) Follow the protocols outlined in the Institute for Lighting Engineers document "Guidance for the Reduction of Obtrusive Lighting" (2005) and the Bat Conservation Trust's "Artificial Lighting and Wildlife Interim Guidance: Recommendations to Help Minimise the Impact of Artificial Lighting" (2014) to minimise disturbance and sky- glow across the site. No external lighting shall be installed on the site other than in complete accordance with the approved lighting strategy.	
25	Prior to the occupation of any of the units hereby permitted in any phase details of the design and location of bird boxes and bat roosting features to be positioned on mature trees as part of the proposed development of that phase shall be submitted to and approved in writing by the Local Planning Authority. None of the units in that phase shall be occupied until the bird boxes and bat roosting features associated with that phase have been installed and those features shall thereafter be retained.	The development hereby permitted shall take place in complete accordance with the approved details for the design and location of bird boxes and bat boxes, as submitted under application ref. DOC/2020/0049.
26	Prior to commencement of works on plots 60-65 , details of the number and location of artificial House martin nests to be fixed to those plots, shall be submitted to and approved in writing by the Local Planning Authority. Those plots shall not be occupied until the approved House martin nests have been installed and they shall thereafter be retained.	The development hereby permitted shall take place in complete accordance with the approved details for the number and location of house martin nests, as submitted under application ref. DOC/2020/0049.
27	Prior to the occupation of development of plots 9, 10 & 11 , details of additional planting adjacent to the proposed boundary walls and fences, shall be submitted to and approved in writing by the Local Planning Authority. The additional planting shall be shall be fully implemented before the end of the first available dormant season (November to February inclusive) following occupation of	The development hereby permitted shall take place in complete accordance with the approved details of additional planting adjacent to the boundary walls and fences of plots 9-11, as submitted under application ref. DOC/2020/0103.

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	those plots. The trees, shrubs, herbaceous plants and grass planted in accordance with this landscaping scheme shall be properly maintained for a period of 5 years following planting. Any plants which within this period are damaged, diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season.	
31	No development shall take place, until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: i) a site compound with associated temporary buildings; ii) the parking of vehicles of site operatives and visitors; iii) loading and unloading of plant and materials; iv) storage of plant and materials used in constructing the development; v) wheel wash facilities; vi) mechanical road sweeper for existing carriageway.	The development hereby permitted shall take place in complete accordance with the approved Demolition, Construction & Environmental Method Statement submitted under application ref. DOC/2020/0049.
33	The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment produced by Baynham Meikle (Ref. 12629 05-1218) and the following mitigation measures detailed within the FRA: • Limiting the surface water run-off generated by the site to a maximum of 28 l/s so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site. • Provision of an appropriate volume of attenuation flood storage on the site, to a 100yr + CC standard. • Finished floor levels are set no lower than 150mm above ground level. • Confirm which responsible body will maintain the surface water system, above ground storage area and retained	The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk & Drainage Statement (Ref. JH/12629 Fourth Issue, dated June 2024) and the following mitigation measures detailed within the FRA: • Limiting the surface water run-off generated by the site to a maximum of 28 l/s so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site. • Provision of an appropriate volume of attenuation flood storage on the site, to a 100yr + CC standard. • Finished floor levels are set no lower than 150mm above ground level.

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	pond over the lifetime of the development according to an acceptable maintenance schedule and that is achievable.	Confirm which responsible body will maintain the surface water system, above ground storage area and retained pond over the lifetime of the development according to an acceptable maintenance schedule and that is achievable.
35	No dwelling hereby approved shall be occupied until a scheme for the provision of electric vehicle charging points has been submitted to and agreed in writing by the Local Planning Authority and any approved electric vehicle charging infrastructure associated with that dwelling has been installed.	The development hereby permitted shall take place in complete accordance with the approved scheme for the provision of electric vehicle charging points submitted under application ref. DOC/2020/0049.
36	No development shall commence until the Local Planning Authority has been provided with: a) a licence issued by Natural England authorising the development may proceed; or b) a statement in writing from natural England to the effect that it does not consider that the development will require a licence.	The development hereby permitted shall take place in complete accordance with the Great Crested Newt Method Statement submitted under application ref. DOC/2020/0049.
37	Before commencement of development an Ecological Management Plan shall be prepared for the development .This shall include: - Creation, enhancement and management of semi-natural habitats – in particular existing and new pond/ wetland creation and associated habitat. Depth, gradients and aspects of created ponds to maximise value for biodiversity. - Provision of bat roosting and bird nesting opportunities in new buildings and attached to trees. This shall include provision for house sparrow and house martin. Designs to ensure hedgehogs can move through the development. The planting of hedgerows as curtilage boundaries. Planting of native locally occurring species appropriate to shade, moisture, aspect, and drainage to encourage pollinating insects, plus provide a food sources for foraging birds or bats. Details shall be provided on suitable scale plans and	The development hereby permitted shall take place in complete accordance with the Ecological Management Plan submitted under application ref. DOC/2020/0049.

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	accompanying specifications. The timing of work and persons responsible must be detailed. • Details of aftercare, long-term maintenance for a minimum of 20 years post creation. Monitoring and remedial measures shall also be provided. The Ecological Management Plan shall be implemented in accordance with the approved details and features shall be retained in that manner there.	
38	The development hereby permitted shall not commence on any phase until drainage plans for the disposal of foul and surface water flows for that phase have been submitted to and approved in writing by the Local Planning Authority, in consultation with Highways England, and the scheme shall be implemented in accordance with the approved details before the relevant phase of the development is first brought into use.	The development hereby permitted shall be provided in complete accordance with the approved scheme for the disposal of foul and surface water flows submitted under application ref. DOC/2020/0049.
39	The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) December 2018 12629 051218 produced by Baynham Meikle, including the following mitigation measures detailed within the FRA: • Limiting the surface water run-off generated by the site to a maximum of 28 l/s so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site. • Provision of an appropriate volume of attenuation flood storage on the site, to a 100yr + CC standard. • Finished floor levels are set no lower than 150mm above ground level.	The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk & Drainage Statement (Ref. JH/12629 Fourth Issue, dated June 2024) produced by Baynham Meikle, including the following mitigation measures detailed within the FRA: • Limiting the surface water run-off generated by the site to a maximum of 28 l/s so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site. • Provision of an appropriate volume of attenuation flood storage on the site, to a 100yr + CC standard. • Finished floor levels are set no lower than 150mm above ground level.
40	Prior to the first occupation of the development permitted by the planning permission, the details of the maintenance schedule for the	The development hereby permitted shall take place in complete accordance with the approved maintenance schedule for the surface

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	surface water system, above ground storage area and retained pond together with full details of the mechanisms, including any proposed responsible body, intended to secure the implementation of the maintenance schedule shall submitted to and approved in writing by the Local Planning Authority, in consultation with Highways England. The approved maintenance schedule shall be implemented for the lifetime of the development. Any alteration to this maintenance schedule shall be approved in writing by the Local Planning Authority in consultation with Highways England prior to any deviation from it.	water system, above ground storage area and retained pond, as submitted under application ref. DOC/2020/0049. The approved maintenance schedule shall be implemented for the lifetime of the development. Any alteration to this maintenance schedule shall be approved in writing by the Local Planning Authority in consultation with Highways England prior to any deviation from it.
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