

14/0566

Amended Conditions

Please find below an amended set of conditions to supersede entirely those on the Agenda:

1. The development shall not commence until approval of the following reserved matters has been obtained in writing from the Local Planning Authority:-

a. Layout b. Scale c. Appearance c. Landscaping

Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of one year from the date of this permission.

The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved;

Reason: No such details have been submitted and in accordance with the provisions of Section 92 of the Town and Country Planning Act 1990.

2. The development shall not commence until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, using indigenous species which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development and long term management. The landscape scheme shall be designed using the principles established in the Council's adopted Landscape Character Assessment and Landscape Guidelines and should include the following details:

(i) Details for the long-term management of retained hedgerows and tree lines.

(ii) New tree and hedge planting within the northeast corner of the site.

(iii) New tree and hedge planting along the south boundary of the site.

Reason: To safeguard existing trees and hedges to be retained and ensure a satisfactory external appearance to the development.

3. The development shall not commence until a landscape and ecological management plan (LEMP) for the site has been submitted to and approved in writing by the local planning authority. The content of the LEMP shall include the following:

- i) Description and evaluation of features to be managed;
- ii) Ecological trends and constraints on the site that might influence management;
- iii) Aims and objectives of management;
- iv) Appropriate management options for achieving aims and objectives;
- v) Prescriptions for management actions;
- vi) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
- vii) Details of the body or organisation responsible for implementation of the plan;
- viii) On-going monitoring and remedial measures.
- ix) Specific details for the retention and protection of the badger sett.
- x) Specific details for the protection, maintenance and enhancement of reptile habitat.
- xi) Specific details of any lighting which shall be designed to minimise the impact upon wildlife.

- xii) Specific details and locations of the biodiversity enhancement measures outlined within the 'PJC Ecology letter dated 17th June 2014'.
- xiii) Biodiversity enhancement measures within the structure of buildings.

The approved plan will be implemented in accordance with the approved details.

Reason: To ensure a satisfactory appearance and setting to the development and in the interests of biodiversity protection and enhancement.

4. The development shall not commence until an Arboricultural Method Statement in accordance with BS5837:2012 has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory external appearance to the development.

5. The development shall not commence until, written details and samples of the materials to be used in the construction of the external surfaces of any buildings and hard surfaces have been submitted to and approved in writing by the Local Planning Authority and the development shall be constructed using the approved materials;

Reason: To ensure a satisfactory appearance to the development.

6. The development shall not commence until, details of all fencing, walling and other boundary treatments have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details before the first occupation of the building(s) or land and maintained thereafter;

Reason: To ensure a satisfactory appearance to the development and to safeguard the enjoyment of their properties by existing and prospective occupiers.

7. The development shall not commence until details of the proposed slab levels of the buildings and the existing site levels have been submitted to and approved in writing by the Local Planning Authority and the development shall be completed strictly in accordance with the approved levels;

Reason: In order to secure a satisfactory form of development.

8. The development shall not commence 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 specification and timetable which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

9. The development shall not commence until the following components of a scheme to deal with the risks associated with contamination of the site shall have been submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

- 3) A remediation method statement (RMS) based on the site investigation results and the detailed risk assessment (2). This should give full details of the remediation measures required and how they are to be undertaken. The RMS should also include a verification plan to detail the data that will be collected in order to demonstrate that the works set out in the RMS are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
- 4) A Closure Report is submitted upon completion of the works. The closure report shall include full verification details as set out in 3. This should include details of any post remediation sampling and analysis, together with documentation certifying quantities and source/destination of any material brought onto or taken from the site. Any material brought onto the site shall be certified clean;

Any changes to these components require the express consent of the local planning authority. The scheme shall thereafter be implemented as approved.

Reason: In the interests of public safety and pollution prevention.

10. The development shall not commence until a sustainable travel statement has been submitted to and approved in writing by the Local Planning Authority which shall incorporate the mitigation measures outlined in the Air Quality Mitigation Statement.

Reason: In the interests of pollution prevention.

11. The development shall not commence until details of any lighting to be placed or erected within the site have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include, inter alia, details of measures to shield and direct light from the light sources so as to prevent light pollution and illuminance contour plots covering sensitive neighbouring receptors.

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

Reason: In the interest of residential amenity

12. The development shall not commence until details of facilities for the separate storage and disposal of waste and recycling generated by this development as well as the site access design and arrangements for waste collection have been submitted to and approved in writing by the Local Planning. The approved facilities shall be provided before the first use of the building(s) or land and maintained thereafter. The applicant should have regard to the Environmental services guidance document "Planning Regulations for Waste Collections" which can be obtained by contacting Environmental Services.

Reason: In the interests of amenity and to safeguard the appearance of the area.

13. The development shall not commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before 85% of the dwellings are occupied.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance

14. The development shall not commence until details of foul water drainage, which shall

include details of on-site drainage and off-site improvements to the local network, have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The approved details shall be implemented in full prior to the first occupation of the development.

Reason: In the interest of pollution and flood prevention.

15. The approved details of the access, emergency access, new footways and dropped kerb crossing/tactile paving as shown on drawing no. 07-013-003 RevB shall be completed before the commencement of the use of the land and be maintained thereafter.

Reason: In the interests of road safety.

16. Bus stop improvements comprising raised kerbing at the two nearest existing stops to the east of the site access each side of Heath Road shall be completed before the commencement of the use of the land.

Reason: In the interests of sustainable transport use and road safety.

17. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation;

Reason: To ensure a satisfactory external appearance to the development.

18. The methodology for the removal of the storage container in relation to the badger sett shall be carried out in strict accordance with that detailed within the 'PJC Ecology letter dated 17th June 2014' unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of biodiversity protection.

19. The dwellings shall achieve at least Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that at least Code Level 4 has been achieved.

Reason: to ensure a sustainable and energy efficient form of development.

20. The details of landscaping submitted pursuant to condition 1 shall provide for the following:

- (i) Retention of the hedge line along the northern boundary of the site with Heath Road.
- (ii) Retention and strengthening of the tree line along the eastern boundary of the site with the access to Clockhouse Farm.
- (iii) Retention of the hedge lines along the western and northwestern boundaries of the site.
- (iv) Incorporation of the hedge line within the site that runs from north to south into the layout where appropriate.

Reason: To ensure a satisfactory appearance and setting to the development.

21. The details of scale as required under condition 1 shall show no buildings over a height of 2.5 storeys (any third floor to be within the roof space). The details of layout as

required under condition 1 shall show no 2.5 storey buildings within 25 meters of Heath Road.

Reasons: To ensure a satisfactory appearance to the development.

22. The details of layout as required under condition 1 shall show the provision of on-site public open space, or a financial contribution towards off-site public open space as an alternative provision, or a combination of both.

Reason: To ensure a satisfactory external appearance to the development and the provision of adequate facilities to meet the recreational needs of prospective occupiers.

23. In respect of the details of access only, the development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing nos. SK03 received on 07/04/14, and 07-013-003 RevB received on 05/09/14.

Reason: For the purposes of clarity and highway safety.

RECOMMENDATION

My recommendation remains unchanged subject to the amended conditions outlined above.

The Head of Planning and Development BE GIVEN DELEGATED POWERS TO GRANT planning permission subject to a legal agreement and conditions