

APPENDIX 4: DRAFT CONDITIONS

1) Outline approval

No development shall commence until details of the appearance, landscaping, layout, open space and scale (hereinafter called "the reserved matters") have been submitted to and approved in writing by the local planning authority and the development shall be carried out as approved.

The application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission. The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.

Reason: In pursuance of s.92 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2) Approved details

This permission is in respect of the following plans:

Drawing	Reference	Date
Application Boundary Plan	PP01 Rev 1	October 2022
Land Use and Access Plan for Approval	PP02 Rev 4	October 2022
Green Infrastructure Plan for Approval	PP03 Rev 6	October 2022
Proposed ghosted right turn (point 1)	2101015-01-A4	November 2022
Proposed emergency access (point 2)	2101015-06C	November 2022
Proposed pedestrian connection, Tape Lane (point 3)	2101015-08B	November 2022
Arboricultural Impact Assessment	Arbtech AIA 02 A 1-4of4	November 2022

Tree Protection Plan	Arbtech 02 A Sheet 1-4of1	November 2022
Tracking for emergency access (point 2)	2101015-03C	September 2022
Wayfinding	2101015 – 10	September 2022

The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3) Ground and building levels

Prior to the commencement of the development hereby permitted, a measured survey of the site and a plan prepared to scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point) and finished roof levels shall be submitted to and approved in writing by the local planning authority, and the approved scheme shall be fully implemented prior to the occupation of the building(s).

Reason: To ensure a satisfactory form of development relative to surrounding buildings and landscape. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB21.

4) External materials

Prior to the commencement of any above ground works associated with the development within the respective reserved matters parcel hereby permitted, details of the materials to be used in the construction of the external surfaces of all buildings within that reserved matters parcel, has been submitted to and

approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

Reason: To ensure that the external appearance of the building is satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3.

5) Flood Risk Assessment

Prior to the commencement of the development hereby permitted, a revised Flood Risk Assessment shall be submitted to and approved by the local planning authority and the Environment Agency. It shall review the flood risks posed by the development in accordance with paragraphs 20-22 of the Flood Risk and Coastal Change PPG, including:

- a) That an appropriate and precautionary design flood level has been calculated for the site - i.e., the 1% annual probability flood level with an appropriate allowance for climate change (1% CC flood level)
- b) That the proposed development has finished floor levels above the 1% CC flood level
- c) The extent to which the proposed development impacts floodplain storage for the 1% annual probability flood event with an appropriate allowance for climate change (1% CC flood event)

It shall include detailed site-specific flood modelling to calculate an appropriate and precautionary design flood level - i.e., the 1% annual probability flood level with an appropriate allowance for climate change (1% CC flood level). The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.

Reason: To prevent the increased risk of flooding, and to protect water quality and because the submitted FRA does not comply with the requirements for site-specific flood risk assessments and does not therefore adequately assess the flood risks posed by the development. Relevant policy: NPPF Section 14, Technical Guidance on the NPPF (Flood Risk), paragraphs 20 to 22 of the

Flood Risk and Coastal Change PPG, Core Strategy policy CP1 and Managing Development Delivery Local Plan policy CC09.

6) Drainage Strategy

Prior to the commencement of the development hereby permitted, a detailed Drainage Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall be supported by evidence of ground conditions and modelling of the scheme to demonstrate it is technically feasible; and where applicable adheres to the updated NPPF 2021, Non-statutory technical Standards for Sustainable Drainage, Building Regulation H and local policy. Detail design should be supported by full hydraulic calculations. It shall also detail measures to be in-line with paragraphs 5.3.21-5.3.28 of the submitted Updated Ecological Assessment (Ecology Solutions, ref: 10428.UpdatedEcologicalAssesment.vf, November 2022).

Hard surfacing hereby permitted shall be constructed from porous materials or provision shall be made to direct run-of water from the hard surface to a permeable or porous area within the curtilage of the development.

The drainage scheme, including hard surfacing, shall be carried out in accordance with the approved details.

Where surface water requires disposal off site (i.e. not infiltrated) the applicant must provide evidence of consent to discharge/connect through third party land or to their network/system/watercourse.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14, Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

7) Drainage Attenuation

Prior to the commencement of the development hereby permitted, details of surface water attenuation/storage works shall be submitted to and approved in writing by the Local Planning Authority. The volume balance requirements shall be reviewed to reflect actual development proposal, agreed discharge rate and the extent of impermeable areas and runoff to be generated. The storage can be designed on-line or off-line, either on or below the surface, and should be located within the site.

Where practicable, any above ground system should be used to enhance biodiversity, increase capacity and for ease and safety of maintenance. The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.

Reason: To prevent the increased risk of flooding. Relevant policy: NPPF Section 14, Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

8) Drainage Maintenance

Prior to the commencement of the development hereby permitted, a SuDS management and maintenance plan shall be submitted to and approved in writing by the Local Planning Authority. It shall apply for the lifetime of the development and include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The Plan shall fully detail the access that is required to reach surface water management component for maintenance purposes. It should also include a plan for safe and sustainable removal and disposal of waste periodically arising from drainage system, detailing the materials to be used and standard of work required including method statement. The approved SUDS maintenance plan shall be implemented in full in accordance with the agreed terms and conditions.

Reason: To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding. Relevant policy: NPPF Section 14, Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

9) Surface Water Treatment

Prior to the commencement of the development hereby permitted, a scheme for surface water treatment shall be submitted to and approved in writing by the Local Planning Authority. The proposed scheme shall identify the required number of treatment stages for each source of runoff and provide details on the required methods of treatment. The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.

Reason: To reduce the impact of this development on the surrounding surface water environment and improve water quality. Relevant policy: NPPF Section 14, Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

10) Hatchgate Ditches

Prior to the commencement of the development hereby permitted, details of how the development will ensure no adverse impact upon Hatchgate Ditches shall be submitted to and approved by the local planning authority and the Environment Agency. The details shall include the location of the Hatchgate Ditches, likely impacts the Hatchgate Ditches and how it will avoid, mitigate, or as a last resort, compensate for these impacts on protected and notable species and an ecological assessment that assesses the impact on species and habitats for works undertaken in the vicinity of the Hatchgate Ditches and details how this risk will be controlled. Any requisite works shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.

Reason: The access road will need to pass over the Hatchgate Ditches and the plans do not clearly show where the Hatchgate Ditches are located or how this proposed development will affect the river. Relevant policy: Paragraphs 174 and 180 of the NPPF.

11) Water Network Upgrades

Prior to the occupation of the development hereby permitted, confirmation shall be submitted to and accepted by the local planning authority and Thames Water that either (a) all water network upgrades required to accommodate the additional demand to serve the development have been completed; or (b) a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied.

Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: To ensure that there is sufficient capacity for future populations.

12) Gas Risk Assessment

Prior to the commencement of the development hereby permitted, a landfill gas investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority. Where a risk from gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority. The agreed mitigation works are to be carried out prior to the commencement of any development.

Reason: To protect future occupiers of the site and structures from the risks associated with the migration of toxic and flammable gasses. Relevant policy: Section 15 NPPF and Policy CP1 of the Core Strategy.

13) Construction Management Plan and Method Statement

Prior to the commencement of the development hereby permitted, a Construction Management Plan and Method Statement shall be submitted to and approved in writing by the Local Planning Authority. It shall detail measures relating to the control of environmental, neighbour and highways impacts of the construction work, including:

- a) the control of noise
- b) the control of dust, smell and other effluvia
- c) the control of rats and other vermin
- d) the control of surface water run-off
- e) the proposed method of piling for foundations (if any)
- f) proposed construction and demolition working hours
- g) hours during the construction and demolition phase when delivery vehicles, or vehicles taking materials, are permitted to enter or leave the site
- h) delivery routing
- i) the parking of vehicles of site operatives and visitors
- j) loading and unloading of plant and materials
- k) storage of plant and materials used in constructing the development
- l) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- m) wheel washing facilities
- n) a scheme for recycling/disposing of waste resulting from demolition and construction works
- o) provisions and details to be made to establish a Project Community Liaison Group for the duration of the construction works, including a name and telephone number for residents to contact should any issues arise during the construction period
- p) provision to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period

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

Reason: In the interests of highway safety and convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.

14) Construction Environmental Management Plan

Prior to the commencement of the development hereby permitted (including ground works and vegetation clearance), a construction environmental management plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The CEMP shall include the following:

- a) Risk assessment of potentially damaging construction 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)
- 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
- i) 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.

Reason: To protect wildlife and biodiversity. Relevant policy: Section 15 of the National Planning Policy Framework Policy 2021, Core Strategy policy CP3 and Managing Development Delivery Local Plan Policy TB23.

15) Landscape and Ecological Management Plan

Prior to the occupation of the development hereby permitted, a landscape and

ecological management plan (LEMP) shall be submitted to and be approved in writing by, the local planning authority. The content of the LEMP shall include the following.

- j) Description and evaluation of features to be managed
- k) Ecological trends and constraints on site that might influence management
- l) Aims and objectives of management, to include management of habitats for biodiversity net gain
- m) Appropriate management options for achieving aims and objectives
- n) Prescriptions for management actions.
- o) f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
- p) Details of the body or organization responsible for implementation of the plan
- q) Ongoing monitoring and remedial measures

The plan shall set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To incorporate biodiversity in and around developments. Relevant policies: Paragraphs 170 and 175 of the NPPF, Policy CP7 of the Core Strategy, Policy TB23 of the Managing Development Delivery Local Plan and Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance).

16) Bats and Lighting

Prior to the commencement of each reserved matters phase hereby permitted, a lighting design strategy for biodiversity for that phase shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) Identify those areas/features on site that are particularly sensitive for bat

species 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; and

- b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: In the interests of protected species, biodiversity and protection of dark skies. Relevant policy: NPPF Section 15, Core Strategy policies CP1, CP3 and CP11 and Managing Development Delivery Local Plan policy TB21 and TB23.

17) Species Enhancements and Ecological Permeability

Prior to the commencement of the development hereby permitted, a detailed strategy for on-site ecological permeability and biodiversity enhancements, in-line with paragraphs 5.4.11, 5.4.37, and 5.4.40 of the submitted Updated Ecological Assessment (Ecology Solutions, ref: 10428.UpdatedEcologicalAssesment.vf, November 2022), shall be submitted to and approved in writing by the local planning authority. This strategy shall be prepared by a suitably qualified ecologist and appropriate to the local ecological context. Once approved the strategy shall be implemented in full unless otherwise agreed by the local authority in writing.

Reason: To incorporate biodiversity in and around developments. Relevant policies: Paragraphs 170 and 175 of the NPPF, Policy CP7 of the Core Strategy, Policy TB23 of the Managing Development Delivery Local Plan and

Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance).

18) Landscaping

Prior to the commencement of the respective reserved matters phase of development hereby permitted, full details of both hard and soft landscape proposals and boundary treatment(s) shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc).

Soft landscaping details shall include a planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable. It is to be accompanied by an updated biodiversity net gain calculator using Defra metric 3.1 to demonstrate delivery of at least 10% biodiversity net gain.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

19) Protection of trees

Prior to the commencement of the development (or any other operation) hereby permitted, a scheme which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent the site in accordance with BS5837: 2012 shall be submitted to and approved in writing by the local planning authority.

The tree protection measures (Approved Scheme) shall be implemented in complete accordance with the Approved Scheme for the duration of the development (including, unless otherwise provided by the Approved Scheme) demolition, all site preparation work, tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery.

No development (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) shall commence until the local planning authority has been provided (by way of a written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme on-site.

No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is

being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

20) Landscape management

Prior to the occupation of the respective reserved matters phase of development hereby permitted, a landscape management plan shall be submitted to and approved in writing by the local planning authority. It shall include long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens. The landscape management plan shall be carried out as approved.

Reason: To ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

21) Scheme of archaeological works

Prior to the submission of any reserved matters applications, the applicant or their agents or successors in title must secure the implementation of a phased scheme of archaeological works (which may comprise more than one phase of works) in accordance with a written scheme of investigation, which has been submitted to and approved in writing by local planning authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason: The site is identified as being of archaeological potential and investigation is required to allow preservation and recording of any archaeological features or artefacts before disturbance by the development.

Relevant policy: National Planning Policy Framework Section 16 and Managing Development Delivery Local Plan policy TB25.

22) Highway Construction

Prior to the commencement of the development hereby permitted, details of the construction of roads, cycleways and footways, including levels, widths, construction materials, depths of construction, surface water drainage and lighting shall be submitted to and approved in writing by the local planning authority.

The roads and footways shall be constructed in accordance with the approved details to road base level before the development is occupied and the final wearing course will be provided within 3 months of occupation, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: To ensure that roads and footpaths are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.

23) Access

Prior to the commencement of the development hereby permitted, details of the proposed vehicular accesses to Lodge Road (including visibility splays of at least 2.4m x 43m) and the emergency access onto Tape Lane shall be submitted to and approved in writing by the local planning authority.

The accesses shall be formed as so-approved and the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height prior to the occupation of the development. The accesses shall be retained in accordance with the approved details and used for no other purpose and the land within the

visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

24) Speed Limit Reduction Measures

Prior to commencement of the development hereby permitted, details of speed limit and speed reduction measures along Lodge Road (between north of Sawpit Road and the current 30mph limit) shall be submitted to and approved in writing by the Local Planning Authority. These measures shall be implemented prior to commencement of development.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

25) Electric Vehicle Charging

Prior to the commencement of the respective reserved matters development above finished floor level, an Electric Vehicle Charging Strategy shall be submitted to and approved in writing by, the local planning authority. This strategy shall include details relating to on-site electric vehicle charging infrastructure, in line with Building Control Regulations Approved Document S and details of installation of charging points and future proofing of the site. The development shall be implemented in accordance with the agreed strategy thereafter.

Reason: To ensure that secure electric vehicle charging facilities are provided to encourage the use of sustainable modes of travel. Relevant policy: Core Strategy policies CP1, CP3 and CP6 and Managing Development Delivery Local Plan policy CC07.

26) Car and Motorcycle Parking

Prior to the submission of the respective reserved matters application, details of car and motorcycle parking in accordance with the Council's policies shall be submitted to and approved in writing by the local planning authority. No dwelling shall be occupied until the vehicular accesses, driveways, parking and turning areas to serve that dwelling, including any unallocated spaces associated with that dwelling, have been provided in accordance with the approved details and the provision shall be retained thereafter.

The vehicle parking shall not be used for any other purposes other than parking and the turning spaces shall not be used for any other purposes than turning.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience, and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

27) Cycle Parking

Prior to the submission of the respective reserved matters application, details of secure and covered bicycle storage/parking facilities serving each respective dwelling shall be submitted to and approved in writing by the local planning authority. The cycle storage/parking shall be implemented in accordance with the approved details before occupation of the development hereby permitted and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: To ensure that secure weather-proof bicycle parking facilities are provided to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

28) External Lighting

Prior to the first occupation of the respective reserved matters phase of development hereby permitted, details of all external lighting (including to any public areas) shall be submitted to and approved in writing by the local planning authority. The details shall include location, height, type and direction of light sources and intensity of illumination for all external lighting strategies including details of lighting for all highways, cycleways, footpaths, public areas and any non-residential buildings. The details shall demonstrate how the areas identified as the retained boundary hedgerow and ecological buffer zone are retained unlit. No further external lighting shall be installed without the written approval of the local planning authority.

Reason: In the interests of neighbour amenity, highway safety, protected species, biodiversity, the character of the countryside and protection of dark skies. Relevant policy: NPPF Section 15, Core Strategy policies CP1, CP3, CP6 and CP11 and Managing Development Delivery Local Plan policy TB21 and TB23.

29) Parking Management Strategy

Prior to the first occupation of the respective reserved matters phase of development hereby permitted, a Parking Management Strategy for the management of the on-site parking shall be submitted to and approved in writing by the local planning authority. The management of the parking within the site shall be in accordance with the approved details thereafter.

Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Core Strategy Policies CP1 and CP6.

30) Energy Statement

Prior to the commencement of the respective reserved matters phase of development hereby permitted, an Energy Statement outlining a scheme for

generating 10% of the predicted energy requirement of the development from decentralised renewable and/or low carbon sources (as defined in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007) or any subsequent version) shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development.

Reason: To ensure developments contribute to sustainable development.

Relevant policy: NPPF Section 14, Core Strategy policy CP1, Managing Development Delivery Local Plan policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.

31) Accessibility

Prior to the commencement of the respective reserved matters phase of development hereby permitted, an Accessibility Plan and Statement outlining provision to be made for disabled people to gain access to a minimum of 5% of all dwellings shall be submitted to and approved in writing by the local planning authority. The Scheme so-approved shall be implemented before the development hereby permitted is brought into use, and shall thereafter be retained.

Reason: To ensure the needs of the general population are met. Relevant policy: Core Strategy policy CP2.

32) Bin Storage and Collection

Prior to the occupation of the respective reserved matters phase of development hereby permitted, details of bin storage and collection areas, whether communal or otherwise, shall be submitted to and approved in writing by the local planning authority. The bin storage area and facilities shall be permanently so-retained and used for no purpose other than the temporary storage of refuse and recyclable materials.

Reason: In the interests of visual and neighbouring amenities and functional development. Relevant policy: Core Strategy CP3 and Managing Development Delivery Local Plan policy CC04.

33) Hours of Work

No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 8:00 and 18:00 Monday to Friday and 8:30 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays unless otherwise agreed in writing with the local planning authority.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

34) Garages

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the garage accommodation on the site identified on the approved plans shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Reason: To ensure that adequate parking space is available on the site, so as to reduce the likelihood of roadside parking, in the interests of highway safety and convenience. Relevant policy: Core Strategy policy CP6 and Managing Development Delivery Local Plan policy CC07.

35) Restriction of permitted development rights

Notwithstanding the provisions of Classes A, B and E of Part 1 of the Second Schedule the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no buildings, enlargement or alterations permitted shall be carried out without the express permission in writing of the local planning authority.

Reason: To safeguard the character of the Countryside. Relevant policy: NPPF Section 15 and Core Strategy policies CP1, CP3 and CP11 and Managing Development Delivery Local Plan policy TB21.