

PLANNING COMMITTEE**Friday, 22nd July, 2022**

Present:-

Councillor Simmons (Vice-Chair in the Chair)

Councillors Barr
BinghamCouncillors Borrell
Caulfield

*Matters dealt with under the Delegation Scheme

38 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Brady and Catt.

**39 DECLARATIONS OF MEMBERS' AND OFFICERS' INTERESTS
RELATING TO ITEMS ON THE AGENDA**

No declarations of interest were received.

**40 APPLICATIONS FOR PLANNING PERMISSION - PLANS
DETERMINED BY THE COMMITTEE**

Further to the deferral of this matter on 6 June, 2022 for more information, the Committee considered further the under-mentioned application in light of reports by the Development Management and Conservation Manager and resolved as follows:-

CHE/21/00707/FUL – ERECTION OF 301 DWELLINGS INCLUDING THE PROVISION OF PUBLIC OPEN SPACE, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE AND WORKS (AMENDED PLANS RECEIVED 19/04/22) ON LAND TO THE EAST OF LINACRE ROAD, HOLME HALL, CHESTERFIELD FOR TILIA HOMES LTD.

***RESOLVED –**

That the officer recommendation be upheld and the application be approved subject to securing the following via a legal agreement:

- NHS (CCG) contribution - £144,576 for GP practices
- Link from the site to Wardgate Way - £70,000 to CBC
- Affordable housing as submitted at 18% provision across the site providing 55 units altogether with a 50/50 split on tenure (shared ownership and rent)
- Travel plan monitoring fee - £15,680
- Travel plan bond - £35,000
- Travel plan fee - £1,750
- Contribution towards Real Time Information at bus stops - £24,400
- Biodiversity net gain of 18 habitat units at £20,000 per unit to CBC = £360,000

And subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby approved shall only be carried out in full accordance with the approved plans (listed below) with the exception of any approved non material amendment or specific condition set out below. All external dimensions and elevational treatments shall be as shown on the approved plan/s (listed below).

Site location plan 100-047/015 received 22.09.2021

Site layout 100-047/002 AG received 07.07.2022

House types:

Alderley 100-47/134 D received 19.04.2022

Alfriston 100-47/110 D received 19.04.2022

Arlington 100-47/112 F received 19.04.2022

Ashleworth 100-47/143 C received 19.04.2022

Blakeney 100-47/116 C received 19.04.2022

Buckland 100-47/117 D received 19.04.2022

Chiddingstone 100-47/119 B received 19.04.2022

Cliveden 100-47/121 B received 19.04.2022

Derwent V1 100-47/144 C received 19.04.2022
Derwent V2 100-47/123 D received 19.04.2022
Dunstable 100-47/129 B received 19.04.2022
Holmewood M4(2)100-47/100 B received 19.04.2022
Melford 100-47/130 F received 19.04.2022
Morden 100-47/102 C received 19.04.2022
Moulton 100-47/133 D received 19.04.2022
Sudbury 100-47/125 D received 19.04.2022
Willington 100-047/127 D received 19.04.2022
2B4P M4(2) 100-47/107 C received 19.04.2022
3B5P M4(2) 100-47/104 C received 19.04.2022
2B3P M4(2) Bungalow 100-47/106 C received 19.04.2022
AFF 402 A 100-47/109 C received 19.04.2022
3B4P (M4(3)) Bungalow 100-47/141 D received 19.04.2022

Street scenes 100-047/017 K received 26.04.2022
Biodiversity net gain report received 20.04.2022

3. Prior to works commencing above slab level on the first dwelling a detailed scheme of highway improvement works for the relocation and upgrade of the existing bus stops along Linacre Road in line with the comments of the Highway Authority in their letter of the 11th May 2022 and provision of tactile pedestrian crossing points and verge crossing points along Linacre Road together with a programme for the implementation and completion of the works in line with the phasing to be agreed under condition 4, has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the required highway improvement works have been constructed in accordance with the approved details.
4. No development, including preparatory works, shall commence until a development program has been submitted to the Local Planning Authority for written approval. The program shall identify any phasing arrangements, together with construction and implementation timescales of how the development will progress.

5. Notwithstanding the submitted information prior to first occupation of any of plots 144 to 157, details of roadside boundary treatments / screen planting in the vicinity of plots 144 & 153 to 157 have been submitted to and approved in writing by the Local Planning Authority. The proposals shall demonstrate how opposing vehicle headlights will be shielded from view, which may otherwise distract existing highway users on Linacre Road. The approved details being in place prior to occupation of those plots and maintained thereafter.
6. No development shall commence until a Highway Construction Management Statement / Plan has been submitted to and approved in writing by the Local Planning Authority. The statement / plan shall include details specifically relating to:
 - a. detailed designs of a temporary access for construction purpose; including appropriate visibility sightlines and measures for warning other highway users of construction traffic entering or emerging from the site access. The access shall be installed prior to any other construction works and shall be retained in accordance with the approved scheme throughout the construction period free from any impediment to its designated use.
 - b. parking for vehicles of site personnel, operatives and visitors
 - c. site accommodation
 - d. storage of plant and materials
 - e. routes for construction traffic to and from the site and measures to ensure adherence to the approved routing plan for vehicles under the applicant's / developer's control
 - f. provision of roadside boundary hoarding behind any visibility zones
 - g. any proposed temporary traffic management.

h. details of wheel washing facilities for construction traffic

Works on site shall be completed in accordance with the agreed details.

7. In line with the phasing to be agreed under condition 4, new permanent vehicular access junctions shall be formed to Linacre Road and provided with visibility sightlines extending from a point 2.4 metres back from the carriageway edge, measured along the centreline of the access, 43 metres in each direction, measured to the nearside carriageway edge (or tangential where on a bend) with there being no obstruction between the sightline and the adjacent carriageway edge exceeding 1 metre in height above the carriageway channel level. The area in advance of the visibility sightlines shall be laid out as part of the street and shall not form part of any plot or other sub-division of the site, and shall remain as such thereafter. The access shall be laid out and fully completed in accordance with the approved details prior to any dwelling, taking access from the junction, being occupied.
8. Before works to create any new estate streets take place, construction details of the residential estate street(s) and footway(s) (including layout, levels, gradients, surfacing, means of surface water drainage via a positive gravity-fed system discharging to a public sewer, highway drain or watercourse) and a construction program, in line with the phasing to be agreed under condition 4, shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.
9. The carriageway(s) of the proposed estate road(s) shall be constructed in accordance with Condition 8 above up to and including at least road base level, prior to the commencement of the erection of any dwelling intended to take access from that road(s). The carriageways and footways shall be constructed up to and including base course surfacing to ensure that each dwelling prior to

occupation has a properly consolidated and surfaced carriageway and footway, between the dwelling and the existing highway. Until final surfacing is completed, the footway base course shall be provided in a manner to avoid any upstands to gullies, covers, kerbs or other such obstructions within or abutting the footway. The carriageways, footways and footpaths in front of each dwelling shall be completed with final surface course within twelve months (or three months in the case of a shared surface road) from the occupation of such dwelling, unless otherwise agreed in writing by the Local Planning Authority.

10. No dwelling shall be occupied until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details or until such time as an agreement has been entered into under Section 38 of the Highways Act (1980).
11. No part of the development hereby permitted shall be first occupied until a revised Travel Plan, which sets out actions and measures with quantifiable outputs and outcome targets has been submitted to and agreed in writing by the Local Planning Authority. Thereafter the agreed Travel Plan shall be implemented in accordance with the approved details.
12. All new estate street junctions shall be provided with visibility sightlines extending from a point 2.4 metres from the carriageway edge, measured along the centreline of the access, 25 metres in each direction measured to the nearside carriageway edge (or tangential where on a bend) with there being no obstruction between the sightline and the adjacent carriageway edge exceeding 1 metre in height above the carriageway channel level. The area in advance of the visibility sightlines shall be laid out as part of the street and not part of any plot or other sub-division of the site and shall remain as such thereafter.

13. No dwellings hereby approved shall be occupied until the estate streets intended to serve that dwelling have been provided with suitable turning arrangements to enable service and delivery vehicles to turn. In the case where interim turning arrangements are constructed these must remain available until any permanent estate street turning is available, in accordance with the approved estate street designs.
14. When the new permanent accesses hereby permitted are brought into use, any existing redundant vehicular access shall be permanently closed and the highway margin reinstated, in accordance with a scheme to be agreed with the Local Planning Authority prior to first closure of any access point, and no further points of access be created thereafter.
15. Prior to the first occupation of each dwelling, space (not including garages) shall be provided for the parking of vehicles associated with that dwelling in accordance with the approved plan(s) and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any statutory instrument amending, revoking and/or replacing that Order, such space shall be maintained throughout the life of the development free of any impediment to its designated use.
16. No individual dwelling hereby approved shall be occupied until the optional requirement for water consumption (110 litres use per person per day) in Part G of the Building Regulations has been complied with for that dwelling.
17. Prior to development commencing, an Employment and Training Scheme shall be submitted to the Local Planning Authority for consideration and written approval. The Scheme shall include a strategy to promote local supply chain, employment and training opportunities throughout the construction of the development.

18. Following completion of 50% of the dwellings and secondly at the stage of the final completion of the remaining 50% of the dwellings, a post construction Accessible Housing Certification Table containing the full details of the following matters shall be submitted to and approved in writing by the Local Planning Authority;
- Which and how many dwellings within the development have satisfied M4 (2)* accessible and adaptable dwellings standards
 - Which and how many dwellings within the development have satisfied M4 (3)* wheelchair adaptable dwellings standards
 - Which and how many dwellings within the development have satisfied M4 (3)* wheelchair accessible dwellings standard.
(*contained within Part M Volume 1 (Approved Document) of The Building Regulations 2010, or any such Approved Document or Regulations for the time being in force, including any modification, extension or re-enactment of the same and including all instruments, orders, regulations and directions for the time being made, issued or given under the Approved Document or Regulations (or deriving validity from the same.))

The accessible dwellings shall be provided in accordance with the agreed details and shall be retained as provided for thereafter.

19. In line with the phasing to be agreed under condition 4, no development, other than the provision of access shall commence within each phase until;
- a) any remediation works and/or mitigation measures to address the mine entries and the shallow coal mine workings, as may be necessary, have been implemented on site in full in order to ensure that the site is safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

20. Prior to the occupation of any dwelling within the development , a signed statement or declaration prepared by a suitably competent person confirming that in line with the phasing to be agreed under condition 4, that part of the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by the recorded mine entry.
21. Prior to commencement, a Construction Environmental Management Plan (CEMP) shall be submitted to, and approved in writing by, the Local Planning Authority detailing the provisions to be made for the monitoring and control of:
 - a) Operating hours: No demolition, construction or contaminated land remediation activities, movement of traffic, or deliveries to and from the premises, shall occur other
Monday to Friday: 08:00 – 18:00
Saturday: 08:00 – 13:00
Sundays and bank Holidays - No working
 - b) Noise and vibration: To demonstrate compliance with the guidance in British Standard BS5228 Noise and vibration control on construction and open sites; including the proposed measurement methodology, the location of monitoring locations and noise-sensitive premises, the maximum permitted facade noise levels. No piling, blasting, dynamic compaction or use of vibrating rollers shall occur without the written approval of the Local Planning Authority;
 - c) Dust/Particulate emissions: To include the prevention of dust/particulates being blown off-site. At such times as the prevention of dust/particulate nuisance by the agreed means is

not possible, the movement of vehicles, soils or dusty materials must temporarily cease until such time as weather conditions improve;

- d) Waste: To include suitable and sufficient provisions for the collection, storage and disposal of waste materials. No unwanted materials shall be disposed of on site by burning without the prior written approval of the Local Planning Authority;
- e) Lighting: To include a site plan showing the proposed types, locations and heights of the lamps, vertical illuminance levels (Lux) to the facades of agreed light-sensitive premises and operating times.

All works shall be fully implemented in accordance with the approved CEMP. The CEMP shall be reviewed at least at the start of each phase of the development or where there are changes to relevant legislation or where changes are made to the agreed CEMP.

22.

- a) Prior to work commencing on each part of the site in line with the phasing to be agreed under condition 4, the application site shall be subjected to a detailed scheme for the investigation and recording of contamination and a report has been submitted to and approved in writing by the Local Planning Authority;
- b) Prior to work commencing on each part of the site in line with the phasing to be agreed under condition 4, detailed proposals in line with current best practice for the removal, containment or otherwise rendering harmless such contamination (the 'Contamination Proposals') shall be submitted to and approved in writing by the Local Planning Authority;
- c) For each part of the development, 'Contamination Proposals' relevant to that part shall be carried out either before or during such development as appropriate;

- d) If during development works any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the 'Contamination Proposals' then the revised 'Contamination Proposals' shall be submitted to and approved in writing by the Local Planning Authority;
 - e) If during development work site contaminants are found in areas previously expected to be clean then their remediation shall be carried out in line with the agreed 'Contamination Proposals';
 - f) Prior to the commencement of any construction works in any area that has been subject to remediation, a verification report shall be submitted to and approved in writing by the Local Planning Authority.
23. Prior to commencement of works on site (including site clearance, ground works and setting up site compounds), a Construction Environmental Management Plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.
- a) A Badger Mitigation Strategy. This shall specify protection measures during and post-construction, along with habitat enhancement measures and maintenance of connectivity throughout the site and to Ashgate Plantation. The agreed Strategy shall be implemented in full.
 - b) Risk assessment of potentially damaging construction activities.
 - c) Identification of “biodiversity protection zones”, to include Ashgate Plantation, the north-eastern woodland, the stream and all retained trees/vegetation.
 - d) 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).

- e) The location and timing of sensitive works to avoid harm to biodiversity features.
- f) The times during construction when specialist ecologists need to be present on site to oversee works.
- g) Responsible persons and lines of communication.
- h) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- i) 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.

24. Prior to first occupation, a detailed lighting strategy shall be submitted to and approved in writing by the LPA to safeguard bats, badgers and other nocturnal wildlife. The woodland edge habitats, central corridor and known badger sett shall be protected from lightspill, as far as practicable. The Strategy should provide details of the chosen luminaires, their locations and any mitigating features such as dimmers, PIR sensors and timers. A lux contour plan will be required to demonstrate acceptable levels of lightspill to sensitive ecological zones/features.. Such approved measures will be implemented in full.
25. Prior to building works commencing above foundation level, an Ecological Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. Such approved measures shall be implemented in full prior to the occupation of each dwelling and shall be maintained and if necessary replaced in a manner suitable for their intended purpose in perpetuity . The plan shall clearly show positions, specifications and numbers of features, which will include (but are not limited to) the following:

- integrated bat boxes in 20% of dwellings.
 - integrated swift/universal bricks in 50% of dwellings.
 - external house martin cups and/or starling boxes on 20% of dwellings.
 - insect bricks in 10% of dwellings.
 - A scheme for providing gaps 130 mm x 130 mm in garden fencing to maintain whole site connectivity for hedgehogs.
 - minimum of two hibernacula in association with SuDS features.
26. The archive from the archaeological work carried out during the previous investigation and enabling stage of the development shall be deposited with Chesterfield Museum within 28 days of first commencement on site, unless otherwise agreed for technical reasons, in accordance with the previously approved Written Scheme of Investigation (WSI) Land to the East of Linacre Road, Chesterfield, Derbyshire. Written Scheme of Investigation for Strip Map and Sample Excavation, ARS Ltd September 2018.
27. Notwithstanding the details on boundary treatment plan 100-047/013 D received 19.04.2022, prior to any boundary treatment being installed on site or first occupation whichever comes first, a revised plan shall be submitted to and approved in writing by the Local Planning Authority demonstrating clearly the locations of estate railings and post and rail fencing, a more robust boundary to the north of the site to separate the public and private spaces, details of a boundary treatment to the play area if necessary, details of any retaining boundary structures (including sections where necessary), the setting back of screen walls to allow for natural surveillance from rear elevations and more clarity of the treatments of the private boundaries adjacent to the public open spaces. The approved details shall be installed on site prior to the occupation of each unit to

which the treatment relates and prior to the last unit being occupied in terms of any open space boundary treatment.

28. Prior to first occupation details of entrances into the site including where possible the re-use of stone from within the central corridor to form dry stone wall features shall be submitted to and agreed in writing by the Local Planning Authority. The agreed works shall be installed on site prior to the occupation of the 150th unit.
29. Notwithstanding the submitted materials plan, prior to works commencing on any external faces of the dwellings hereby approved; details of all facing materials, including brick, render, heads and cills along with details of eaves, verges, windows, doors, (including garage doors) colours and finishes shall all be submitted to and agreed in writing by the Local Planning Authority. Work shall be completed in accordance with the agreed details.
30. Prior to being installed details of proposed play area/s including equipment and surfacing shall be submitted to and approved in writing by the Local Planning Authority in accordance with details of any tree protection or suitable mitigation measures agreed under condition 31. The play area shall be installed in accordance with the agreed details and be available for use prior to the occupation of the 150th unit, unless written justification is submitted and agreed to allow for installation at a later time through the construction process.
31. Prior to the commencement of the development hereby approved (including the grading/excavations of the land and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority. Specific issues to be dealt with in the TPP and AMS:
Location and installation of services/ utilities/ drainage. These should be outside the designated construction exclusion zones unless non-intrusive techniques are used.
Methods of demolition within the root protection area (RPA as

defined in BS 5837: 2012) of the retained trees.

Details of construction within the RPA or that may impact on the retained trees.

A full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.

Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.

A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.

A specification for scaffolding and ground protection within tree protection zones.

Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area (This should also include an exclusion zone for the designated 15m wildlife and buffer zone).

Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires.

Boundary treatments and play equipment/surfacing within the RPA. Methodology and detailed assessment of root pruning.

Arboricultural supervision and inspections by a suitably qualified tree specialist throughout the development. Details shall include all proposed tree protection monitoring, reporting, inspections, and site supervision by a suitably qualified tree specialist (where arboricultural expertise is required) and shall be submitted to and approved in writing by the Local Planning Authority.

Methods to improve the rooting environment for retained and proposed trees and landscaping areas.

The development thereafter shall be implemented in strict accordance with the approved details.

32. Prior to the commencement of the development including land stripping, site preparation or construction activities, an onsite inspection by the Council's Tree Officer shall take place to inspect the installed and approved tree protection measures. The inspection shall include the measurement of the protective fencing from the Ashgate Plantation woodland edge and along the 15m wildlife corridor and other construction exclusion zones of the development site or each construction phases and approved in writing by the Local Planning Authority before any development activity commences.
33. Trees and vegetation within Groups 54, 58, 59 and 60 as shown on the Arboricultural Impact Assessment drawing 440.20.03 Rev E shall be retained in their entirety and protected throughout the development. There shall be no excavations, land level changes or construction activities within the designated construction exclusion zones as shown on the Tree Protection Plan (TPP) within the Tree Report & Arboricultural Impact Assessment (AIA) Rev D at Appendix B.
34. Prior to first occupation of any dwelling hereby approved; details of treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner, unless otherwise agreed as a phasing programme. Details shall include:
 - 1) a scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted;
 - 2) location, type and materials to be used for hard landscaping including specifications, where applicable for:
 - a) permeable paving
 - b) tree pit design
 - c) underground modular systems

- d) use within tree Root Protection Areas (RPAs);
- 3) a schedule detailing sizes and numbers/densities of all proposed trees/plants, to include fruit trees to encourage foraging, all with the aim of enhancing biodiversity;
- 4) specifications for operations associated with plant establishment and maintenance that are compliant with best practise,

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority.

- j) details of all hard surfacing materials including vehicle, pedestrian and cycle routes and informal circulation areas;
 - k) details of all minor artefacts and structures (e.g. furniture, refuse, signs, lighting etc);
35. A Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The LEMP shall cover all retained and created habitats, as identified in the agreed Biodiversity Net Gain Feasibility Assessment report to meet the habitat gains set out in the Biodiversity metric calculation and landscaping of the site agreed under condition 33.

The content of the LEMP shall include the following;

- a. Description and evaluation of features to be managed;
- b. Ecological trends and constraints on site that might influence management;
- c. Aims and objectives of management;

- d. Appropriate management options for achieving aims and objectives;
- e. Prescriptions for management actions;
- f. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a thirty-year period);
- g. Details of the body or organization responsible for implementation of the plan;
- h. Ongoing monitoring and remedial measures,
- i. Details of the company to be set up to manage the any private highways areas and the landscaped areas of the site in perpetuity,

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term (30 Years +) implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also 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 shall be implemented in accordance with the approved details.

- 36. A scheme in line with the proposed street scene section detailing all proposed finished floor and land levels shall be submitted to and approved in writing by the Local Planning Authority prior to any importation of earth to site or excavation works commencing. The development shall be carried out in accordance with the approved scheme unless the Local Planning Authority gives its written consent to any variation.
- 37. Prior to any work commencing on site levels or on any drainage works, details of all contours and finished details of the attenuation

ponds including any headwall or culverting details. Works shall be completed in accordance with the agreed details.

38. No development shall take place until a detailed design and associated management and maintenance plan of the surface water drainage for the site, in accordance with the principles outlined within:
 - a. CHE/21/00707/FUL Flood Risk Assessment- 247164
 - b. CHE/21/00707/FUL South parcel drainage calculations - 261720 have been submitted to and approved in writing by the Local Planning Authority.
39. No development shall take place until a detailed assessment has been provided to and approved in writing by the Local Planning Authority, to demonstrate that the proposed destination for surface water accords with the drainage hierarchy as set out in paragraph 80 reference ID: 7-080-20150323 of the planning practice guidance.
40. Prior to commencement of the development, the applicant shall submit for approval to the LPA details indicating how additional surface water run-off from the site will be avoided during the construction phase. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved system shall be operating to the satisfaction of the LPA, before the commencement of any works, which would lead to increased surface water run-off from site during the construction phase.
41. The proposed attenuation ponds should not be brought into use until such a time as it is fully designed and constructed in line with CIRIA SuDS manual C753 and to the agreed specifications. An associated management and maintenance plan, in line with CIRIA SuDS Manual C753 is submitted to and approved in writing by the Local Planning Authority.

42. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).
43. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or in any Statutory Instrument revoking or re-enacting that Order with or without modification)
- a) no means of enclosure (other than those hereby permitted) shall be erected within the curtilage of any dwelling where it is in line with or forward of the principal elevation of that dwelling, and
 - b) no outbuildings shall be erected exceeding a size of 10 square metres where sited forward of the side elevation of plots 022, 026, 028, 032, 039, 040, 044, 046, 047, 049, 052, 053, 057, 058, 068, 083, 084, 098, 099, 106, 112, 130, 150, 152, 158, 166, 171, 182, 220, 228, 231, 234, 247, 261, 274, 275, 301; and
 - c) no extensions shall be erected within the curtilage of plot 83, without the prior written approval of the Local Planning Authority upon an application submitted to it.
44. The construction of the development shall take place in accordance with the submitted Sustainability Statement dated 25th March 2022 and received 20.06.2022.
45. Prior to the commencement of development further investigations and an associated report shall be submitted to and agreed in writing by the local planning authority requiring immediate pre commencement checks for bats and nesting birds to be carried out. Once agreed and

any recommended mitigation measures confirmed then works may commence on site.

46. Prior to any tree removal taking place on site a scheme shall be submitted to and approved in writing by the Local Planning Authority to seek to reduce the speed of the carbon release. Works shall be completed in accordance with the agreed details.