

- ~~1. Development hereby permitted shall be carried out in accordance with the approved details.~~
- ~~2. Development to begin before the expiration of 3 years from the date of this permission.~~
- ~~3. Approval of details of the appearance, landscaping, layout and scale of development (hereafter called 'the reserved matters') for each phase shall be submitted to and approved in writing by the Local Planning Authority before any development in that phase begins and the development shall be carried out as approved.~~
4. The development hereby be carried out in accordance with approved plans no.2585/561 and C-1122(08) 02E but only in respect of those matters which were not reserved for later approval.
5. The surface water drainage scheme be constructed in accordance with the details approved under discharge of condition applications BN/35/17 and BN/35/18 unless an alternative strategy is agreed in writing by the LPA. No building shall be occupied until the complete surface water drainage system serving the property has been on implemented in accordance with agreed details. Surface water shall not drain into the public highway.
6. The drainage system shall be maintained in accordance with the details approved in discharge of condition application BN/35/17 and BN/35/18 xxx unless an alternative strategy is agreed in writing by the LPA.
7. The foul water drainage scheme be constructed in accordance with the details approved under discharge of condition applications BN/35/17 and BN/35/18 unless an alternative strategy is agreed in writing by the LPA. No building shall be occupied until the foul drainage works have been carried out in accordance with the agreed details
8. The materials approved under discharge of condition applications BN/66/16, BN/32/17 and BN35/18 shall be used in the construction of the buildings, unless otherwise agreed in writing by the Local Planning Authority.
9. Garages provided on the site shall measure a minimum of 6m by 3m internally.
10. The landscape details Shall accord with the details approved in applications BN/51/16 and BN/52/16.
11. The development shall proceed in accordance with the details approved in applications BN/32/17, BN/35/18 and/or plan number JSL2477_712F unless an alternative protection strategy is approved by the Council in writing. No development or other operations shall take place except in complete accordance with the approved protection scheme.

(b) No operation shall be undertaken on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved protection scheme are in place.

- (c) 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 any area designated as being fenced off or otherwise protected in the approved protection scheme.
- (d) The protective fencing shall be retained intact for the full duration of the construction of the development hereby approved and shall not be removed or repositioned without the prior written approval of the local planning authority.
12. The public open space, play area and amenity areas within the site shall be carried out in accordance with the details approved in BN/51/16 and BN/52/16.
13. The boundary treatments approved under discharge of condition applications BN32/17 and BN35/18 shall be completed in accordance with the approved details before the dwelling to which it relates is occupied, unless alternatives are agreed in writing by the LPA.
14. The Landscape Management Plan forming part of applications BN/51/16 and BN/52/16 shall be implemented in accordance with the approved details.
15. The development shall proceed in accordance with the details set out in the approved Energy Statement Rev B dated 27.10.2017 which demonstrates a 10% energy demand reduction within the approved development, unless an alternative strategy is otherwise submitted to and approved in writing by the Council. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter.
- ~~16. DELETE The dwellings shall achieve Level 3 CFH (or any such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a final Code Certification has been issued for it certifying that Code 3 has been achieved.~~
17. The development shall proceed in accordance with the Ecological Enhancement Measures including the reptile and bat mitigation strategies, as approved under applications BN/66/16, BN/32/17 and BN/35/18, unless an alternative strategy is agreed in writing by the LPA.
18. X
19. X
20. The development shall be carried out in accordance with the Noise Report approved as part of the application to discharge conditions BN/2/17, BN/32/17 and BN/35/18 prior to the occupation of the dwellings for which mitigation is required.
21. The provision of a pedestrian and cycle path to the edge of the site shall be provided before the occupation of the final dwelling in accordance with the details approved in applications BN/51/16 and BN/52/16 and discharge of condition application BN/32/17.
22. During construction, wheel washing facilities shall be provided in accordance with the details approved in application BN/66/16. The facility shall be retained in working order

throughout the period of work on site to ensure that vehicles do not carry mud into the public highway.

23. The development shall be carried out in accordance with the details approved as part of applications BN/66/16 and BN/328/17 in respect of the layout and specification of and construction programme for the roads, including the proposed access into the site, footpaths, foul and surface water drainage and means of disposal.

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24. No part of the development shall be first occupied until a pedestrian visibility splay of 2m by 2m has been provided ~~either side of~~ on the western side of the proposed vehicular access onto Lake Lane in accordance with plans and details first submitted to and approved in writing by the Local Planning Authority Once provided the splays shall thereafter be retained and kept free of all obstructions over a height of 0.6m above the adjoining carriageway level
25. No part of the development shall be first occupied until pedestrian visibility splayed of 2 m x 2 m have been provided either side of the proposed vehicular access onto Lake Lane in accordance with the details approved as part of applications BN/32/17 and BN/35/18.
26. The development shall proceed in accordance with the Travel Plan as approved as part of application BN/32/17, unless the LPA provides written approval to any variation to the Travel Plan.