

1. Details of the appearance, landscaping, layout and scale, (hereinafter called "the reserved matters" shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
- ~~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. Within two months of the date of this decision, full details of the proposed surface water drainage scheme have been submitted to an approved in writing by the LPA. The design shall follow the hierarchy of preference for different types of surface water drainage disposal systems are set out in Approved Document H of the Building Regulations, and the SUDS manual produced by CIRIA. Winter groundwater monitoring to establish highest annual groundwater levels and percolation testing to BRE:365 or similar approval will be required to support design of an infiltration drainage. 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. Within two months of the date of this decision, full details of the maintenance of the proposed SUDS system is set out in a site-specific maintenance manual and has been submitted to, and approved in writing, by the local planning authority. The manual shall include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life.
7. Within two months of the date of this decision, details of the proposed foul drainage system have been submitted to and approved in writing by the local planning authority. 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 referred to in condition 1 included details of all existing trees and hedgerows on the land indicating which are to be retained and which are to be removed. The development shall be carried out in accordance with the approved details. No hedge or tree shall be felled, uprooted or otherwise removed before during or after the construction period except where removal is indicated on a plan approved by the LPA and 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. The scheme for the protection of the retained trees produced in accordance with BS 5837: 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations, will provide for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, including trees which are the subject of a Tree Preservation Order currently in force has been approved in writing by the local planning authority. 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 Reserved Matter approved under BN/51/16 and BN/52/16 approved the provision of the public open space, play area and amenity areas within the site including boundaries of such areas, their proposed uses, the items of equipment, means of enclosure and all other Structures to be installed shall be carried out in accordance with the approved details
13. The boundary treatments including the positions, design, materials and type of boundary treatment to be erected between the dwellings 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 which approved the long term design objectives, management responsibilities and maintenance schedules for all landscaped areas, other than small privately owned domestic gardens 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 which included full details of the ecological enhancement measures and an ecological management plan for during construction 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. The development shall proceed in accordance with the approved ecological report under applications BN/66/16, BN/32/17 and BN/35/18 which included the detailed mitigation and translocation plan for reptiles supporting the reserved matters applications(s) identifying timings and exclusion strategy and features to be employed to improve the receptor site(s). Mitigation shall then be implemented in accordance with the approved details and timing of the works under the supervision of an Ecological Clerk of Works unless otherwise agreed in writing by the local planning authority.
19. The development shall proceed in accordance with the approved ecological report under applications BN/66/16, BN/32/17 and BN/35/18 which in accordance with the Bat Survey, an Ecological Clerk of Works will be commissioned to undertake a final check for bats and oversee the 'soft-felling' of trees that have an identified potential for use by bats. Should protected bat species be present, work must stop and Natural England informed. A licence may be required from Natural England may be required before works can recommence, NE will advise. Prior to the commencement of development or preparatory works on site a scheme showing a bat-sensitive lighting strategy produced in liaison with the consultant ecologist shall be submitted for approval along with a detailed plan showing how additional roosting features will be provided on existing mature trees. The development shall be carried out in accordance with the approved details.
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 boundary of the site with the 'Goodaces' 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, effective 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 (consistent with the details approved pursuant to conditions, 5, 6 and 7).

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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. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.