

CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Outline

- Site Location Plan – D2913_FAB_01_XX_DR_L_1200_P05
- Hybrid Illustrative Masterplan - D2913-FAB-00-XX-M2-L-1100 Rev 12
- Building Heights Plan - D2913-421 Rev B
- Density Parameter Plan - D2913-422 Rev C

Phase 1 Plans

- Phase 1 Masterplan - D2913-FAB-01-XX-DR-L-1200 Rev 10
- Phase 1 Landscape Strategy - D2913-FAB-01-XX-DR-L-1400 Rev 07
- Wall and Fence Details – No. 54
- Garage Details – 1559_55-1
- Garage Details – 1559_55-2 Rev A
- Parking Strategy Plan – 1559_95 Rev D
- Fire Tender Access Plan – 1559_96 Rev D
- Solar Panel Installation Plan – 1559_97 Rev C
- Refuse Strategy Plan – 1559_98 Rev C
- Affordable Housing Tenure Plan – 1559_99 Rev C
- Planning Layout (Phase 1) – 1559_100 Rev D
- Coloured Planning Layout (Phase 1) – 1559_100-1 Rev D
- Materials Layout – 1559_110 Rev D
- Landscaping Layouts Sheet 1 of 4 (1559 101-1 Rev C)
- Landscaping Layouts Sheet 2 of 4 (1559 101-2 Rev C)
- Landscaping Layouts Sheet 3 of 4 (1559 101-3 Rev C)
- Landscaping Layouts Sheet 4 of 4 (1559 101-4 Rev C)
- Proposed Site Access Arrangements - ITB16428-GA-003 REV H
- Secondary Construction Access - ITB16428-GA-020
- Surface Water Drainage Strategy Layout - DG002 Rev H
- Foul Drainage Strategy Layout - DG003 Rev F
- Phase 1 Detailed Drainage Strategy Layout – DG004 Rev G
- Phase 1 SW Catchment Plan – DG005 Rev G
- Phase 1 Preliminary Finished Level Layout – DG006 Rev F
- Phase 1 Retaining Wall Layout – DG007 Rev E
- Phase 1 Retaining Wall Details – DG008 Rev B
- Phase 1 House types Pack (October 2022)
 - o House Type Berwick - HT-Be-01 & HT-Be-02
 - o House Type Brockenhurst - HT-Br-01 & HT-Br-02
 - o House Type Bucklebury - HT-Bu-01; HT-Bu-02 & HT-Bu-03
 - o House Type Draycott - HT-Dr-01 Rev A; HT-Dr-02 Rev A & HT-Dr-03 Rev A
 - o House Type Goodworth - HT-Go-01 Rev A; HT-Go-02; HTGo-03; HT-Go-04
 - o House Type Hendred - HT-He-01 Rev A & HT-He-02 Rev A
 - o House Type Lavington - HT-La-01 & HT-La-02 Rev A
 - o House Type Marcham - HT-Ma-01 Rev A & HT-Ma-03 Rev A
 - o House Type Monkton - HT-Mn-01; HT-Mn-02 Rev A & HT-Mn-03
 - o House Type Penwood - HT-Pe-01 Rev A; HT-Pe-02 Rev A; HT-Pe-03 Rev A; HT-Pe-04 & HT-Pe-05 Rev A
 - o House Type Radley- HT-Ra-Ra-01 & HT-Ra-03

- House Type Radley and Woolton - HT-Ra-Wo-01 & HT-Ra-Wo-02
 - House Type Sandford and Upavon - HT-Sa-Up-01 & HT-Sa-Up-02
 - House Type Scotney - HT-Sc-01 Rev B; HT-Sc-02 Rev B & HT-Sc-03 Rev B
 - House Type Sherbourne - HT-Sh-01 & HT-Sh-02
 - House Type Upavon - HT-Up-01 Rev A & HT-Up-02 Rev A
 - House Type Lavington and Upavon - HT-La-Up-01 & HT-LaUp-02
 - House Type Wickham - HT-Wi-01 & HT-Wi-02
 - House Types Winterbourne and Penwood - HT-Wi-Pe-01 Rev A; HT-Wi-Pe-02; HT-Wi-Pe-02 Rev A; HT-Wi-Pe-03 Rev A; HT-Wi-Pe-04; HT-Wi-Pe-04 Rev A; HT-Wi-Pe-01; HT-Wi-Pe-02; HT-Wi-Pe-03; HT-Wi-Pe-04)
2. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is later.
3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this planning permission.
4. Approval of the details of the layout, scale, appearance of the proposed buildings, and the landscaping of the outline element of the development (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced other than in Phase 1.
5. No development above ground floor slab level of any part of the development hereby permitted shall take place until full details of the types, textures and colours of all external materials to be used together with samples have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details so approved.
6. Notwithstanding the details submitted, no development within Phase 1 (or subsequent phases as approved through reserved matters) shall take place above ground floor slab level for any building until full details of both hard and soft landscape proposals have been submitted to and approved in writing by the Local Planning Authority. These details shall include as appropriate:
- a) finished levels or contours;
 - b) means of enclosure;
 - c) car parking layouts;
 - d) vehicle and pedestrian access and circulation areas;
 - e) hard surfacing materials; and
 - f) minor artefacts and structures such as furniture, refuse or other storage units, signs, lighting and external services.

Soft landscape details shall include planting plans, 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, as well as a schedule of tree planting to include the specification of tree planting pits with details of any irrigation or drainage infrastructure, tree root barriers (if necessary) to prevent damage or disruption to any proposed hard surfacing or underground services, drains or other infrastructure and details of the location of external lighting sufficient to demonstrate how lighting is to be achieved without conflict to proposed tree planting, with allowance for reasonable growth.

In addition, implementation timetables and maintenance programmes detailing all operations to be carried out to allow successful establishment of soft landscaping shall be submitted to and approved in writing by the Local Planning Authority before development commences. If applicable, these details will also extend to cover areas of open space to be adopted by the Council, such areas shall be agreed in writing prior to development commencing.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of that phase of the development, or in accordance with the timetable agreed with the Local Planning Authority which shall include appropriate planting to be undertaken at the earliest opportunity. 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 a similar species, size and number as originally approved, to be agreed in writing by the Local Planning Authority.

7. No development of any building above ground floor slab level within Phase 1 (or subsequent phases as approved through reserved matters) shall commence on site until plans have been submitted to and approved in writing by the Local Planning Authority indicating the positions, design, materials/species and types of boundary treatment to be erected/planted, including any details of the boundary treatment to be provided within or around public open space areas. The development shall be carried out in accordance with the approved details for that phase and completed before any dwelling is occupied.
8. No development shall commence until a measured survey has been undertaken and a plan prepared to a scale of not less than 1:500 showing details of existing and intended final ground levels and finished floor levels in relation to a nearby datum point which 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.
9. Applications for the approval of reserved matters in any phase (other than Phase 1) shall be in accordance with Policy CN3 of the Basingstoke and Deane Local Plan 2011-2029 with particular regard to the provision of an appropriate housing mix and implementation of 15% accessible and adaptable homes. The development shall be carried out in accordance with the approved details for that phase.
10. No development within Phase 1 (or subsequent phases as approved through reserved matters) shall be occupied/brought into use until a technical report

and a certification of compliance demonstrating that the development has achieved the water efficiency standard of 110 litres of water per person per day (or less) or confirmation that this standard cannot be met on technical or viability grounds has been submitted (by an independent and suitably accredited body) to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details for that phase.

11.No development within Phase 1 (or subsequent phases as approved through reserved matters) shall take place until a site-specific Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall demonstrate the adoption and use of best practicable means to reduce the effects of noise, vibration, dust and site lighting. The CEMP shall include:

- a) procedures for maintaining good public relations including complaint management, public consultation and liaison;
- b) arrangements for liaison with the Council's Environmental Protection Team;
- c) all works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed in writing with the Local Planning Authority, shall be carried out only between the following hours: 0730 hours and 1800 hours on Mondays to Fridays and 0800 and 1300 hours on Saturdays and at no time on Sundays and Bank Holidays;
- d) deliveries to and removal of plant, equipment, machinery, materials and waste from the site shall only take place within the permitted hours detailed above;
- e) mitigation measures as defined in *BS 5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites* shall be used to minimise noise disturbance from construction works;
- f) procedures for emergency deviation of the agreed working hours;
- g) control measures for dust and other air-borne pollutants; and
- h) measures for controlling the use of site lighting whether required for safe working or for security purposes.

The approved CEMP shall be adhered to throughout the construction period for that phase.

12.No works pursuant to this permission shall commence until a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants or gases has been submitted to and approved in writing by the Local Planning Authority.

- a) The scheme shall include a timetable of works and site management procedures and the nomination of a competent person to oversee the implementation of the works.
- b) The scheme shall ensure that the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990.

- c) If necessary the scheme shall include proposals for future maintenance and monitoring.

If during any works contamination is encountered which has not been previously identified by these reports it shall be reported immediately to the Local Planning Authority. The additional contamination shall be fully assessed and an appropriate remediation scheme shall be submitted to and approved in writing by the Local Planning Authority.

- 13. No development within Phase 1 (or subsequent phases as approved through reserved matters) shall be occupied/brought into use until verification by the competent person approved under the provisions of condition 12 that any remediation scheme approved under the provisions of condition 12 has been implemented in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation) has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority, such verification shall comprise as built drawings of the implemented scheme, photographs of the remediation works in progress and certificates demonstrating that material left in situ is free of contamination. Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 12.
- 14. The development hereby permitted shall not be occupied/brought into use until certificates demonstrating that sufficient sampling of imported material has taken place and that the imported material is free from unacceptable levels of contamination have been submitted to and approved in writing by the Local Planning Authority. Sampling shall take place in situ at a frequency of 1 per 100m³.
- 15. No development shall take place on site until a scheme for protecting the proposed dwellings from road traffic noise from the nearby A34 has been submitted to and approved in writing by the Local Planning Authority. Any proposed mitigation scheme shall have regard to the Basingstoke and Deane *"Noise assessments and reports for planning applications – Guidance Note for developers and consultants."* The following noise levels shall be achieved with mitigation in place:
 - a) internal day time (0700 - 2300) noise levels shall not exceed 35dB L_{Aeq}, 16hr for habitable rooms (bedrooms and living rooms with windows open);
 - b) internal night time (2300 - 0700) noise levels shall not exceed 30dB L_{Aeq} with individual noise events not exceeding 45dB L_{AffMax} (windows open); and
 - c) garden areas shall not exceed 55 dB L_{Aeq}, 16hr.

Where it is predicted that the internal noise levels specified above will not be met with windows open despite mitigation strategies, an alternative method of mechanical ventilation shall be specified to supply outside air to habitable rooms with windows closed.

The development shall be carried out in accordance with the approved scheme and shall thereafter be permanently retained as such.

16.No development shall commence until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment (Ref: HLEF76836 Version 2 dated 20 October 2021 by RPS group) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a) a technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment;
- b) detailed drainage layout drawings at an identified scale indicating catchment areas, referenced drainage features, manhole cover and invert levels and pipe diameters, lengths and gradients;
- c) detailed hydraulic calculations for all rainfall events, including those listed below. The hydraulic calculations shall take into account the connectivity of the entire drainage system, including the discharge location. The results should include design and simulation criteria, network design and results tables, manholes schedule, tables and summary of critical results by maximum levels during the 1 in 1, 1 in 30 and 1 in 100 (plus an allowance for climate change) rainfall events. The drainage features shall have the same datum as the submitted drainage layout;
- d) confirmation on how impacts of high groundwater will be managed in the design of the proposed drainage system to ensure that storage capacity is not lost, and structural integrity is maintained;
- e) confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753;
- f) exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria; and
- g) details of the long-term maintenance arrangements for the surface water drainage system including maintenance schedules for each drainage feature type and ownership and details of protection measures.

The surface water drainage shall be carried out in accordance with the approved scheme prior to the occupation of any dwelling or in accordance with any phasing arrangements that have been included in the approved scheme and shall thereafter be permanently retained as such.

17.The development shall be carried out in accordance with the submitted Flood Risk Assessment (Ref HLEF76836 Version 2 dated 20 October 2021 by RPS group) and the following mitigation measures:

- a) all built development shall be located outside of the 1% annual probability plus 35% climate change flood extent as shown in Figure 3;
- b) there shall be no raising of existing ground levels on the site within the 1% annual probability plus 35% climate change flood extent as shown in Figure 3;
- c) any walls or fencing constructed within the 1% annual probability plus 35% climate change flood extent as shown in Figure 3 shall be designed to be permeable to flood water; and

- d) there shall be no storage of materials or spoil within the 1% annual probability plus 35% climate change flood extent as shown in Figure 3.

These mitigation measures shall be fully implemented prior to occupation or in accordance with any timing/phasing arrangements approved pursuant to Condition 16. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

18.No development within Phase 1 (or subsequent phases as approved through reserved matters) shall take place until a Construction Ecological Management Plan (CEcolMP) that is in accordance with the approach outlined in the Ecological Appraisal has been submitted to and approved in writing by the Local Planning Authority. The CEcolMP shall include the treatment, aftercare and maintenance of any environmentally sensitive areas, as well as a plan showing how the environment will be protected during the works and details of the following:

- a) the timing of the works;
- b) construction methods;
- c) pollution protection methods to prevent contaminated surface water run-off entering watercourses;
- d) mitigation measures to minimise potential disturbance and damage to existing and newly created habitats and their associated species;
- e) habitat areas to be protected as identified in the Ecological Appraisal;
- f) a plan detailing the protection and/or mitigation of damage to populations of the European otter and their habitat along the river Enborne and its tributary; and
- g) information on the persons/bodies responsible for particular activities associated with the CEcolMP that demonstrates they are qualified for the activity they are undertaking, for example an Ecological Clerk of Works.

The works shall be carried out in accordance with the approved CEcolMP.

19.No development within Phase 1 (or subsequent phases as approved through reserved matters) shall take place until a Landscape and Ecological Management Plan (LEMP), including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall be carried out as approved and any subsequent variations shall be approved in writing by the Local Planning Authority. The LEMP shall include the following:

- a) a plan showing the undeveloped buffer zones alongside the River Enborne (which shall be a minimum of 10m) and both sides of the tributary stream (which shall be a minimum of 5m). These zones shall be free of all development including hard standing, car parks and formal footpaths;
- b) details of any proposed footpaths, fencing and lighting. Access to the watercourses shall be carefully designed and controlled to retain

- undisturbed areas for riparian species, particularly otters. There shall be no light spill onto the river corridors;
- c) details of enhancements to the River Enborne and its tributary stream that flows south to north through the centre of the site;
 - d) a phased Wildlife Enhancement Management Plan describing mitigation and enhancements for protected species including bats, badgers, otters, hedgehogs, nesting birds, amphibians, reptiles, and invertebrates;
 - e) details of ecological enhancements including the new semi-natural habitats that will be created on site;
 - f) details of the extent and type of new planting that shall be native species of the UK (preferably of local provenance); and
 - g) details demonstrating how the watercourses and adjacent land will be managed and maintained over the longer term including adequate financial provision and named body responsible for management.

20. Piling using penetrative methods shall not be carried out other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

21. No development in any development phase shall take place until the applicant has secured the implementation of a programme of archaeological evaluation and a programme of archaeological mitigation of impact for that phase, based on the results of trial trenching in accordance with a Written Scheme of Investigation that has been submitted to and approved in writing by the Local Planning Authority. The Written Scheme of Investigation shall include arrangements for appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.

22. Prior to any development commencing on site, a construction management plan shall be submitted to and approved in writing by the Local Planning Authority which includes the following:

- a) a method for ensuring that minerals that can be viably recovered during the development operations are recovered and put to beneficial use; and
- b) a method to record the quantity of recovered mineral (for re-use on site or off-site) and to report this data to the Mineral Planning Authority.

Development shall be carried out in accordance with the approved plan.

23. No development in any development phase shall take place (including any works of demolition) until a Construction Method Statement (CMS) for that phase has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include scaled drawings illustrating the provision for:

- a) parking of site operatives and visitors' vehicles;
- b) loading and unloading of plant and materials;
- c) management of construction traffic and access routes;

- d) storage of plant and materials used in constructing the development;
- e) wheel washing facilities;
- f) Construction Traffic Management Plan to include:
 - i. construction traffic routes to the site;
 - ii. the co-ordination of deliveries and plant and materials and the disposing of waste resulting from demolition and/or construction so as to avoid undue interference with the operation of the public highway, particularly during the Monday-Friday AM Peak (0800-0900) and PM Peak (1630-1800) periods;
 - iii. the implications for and management of Highclere Public Footpaths 9 and 742 and East Woodhay Public Footpath 42 during construction, which shall be sufficient to ensure continued, priority public access and safety along the public footpaths during construction; and
 - iv. an estimate of the daily movement of the construction traffic;
- g) the hours of construction work and deliveries;
- h) details of waste management arrangements;
- i) consideration of emissions to air, water and land, including noise and vibration, dust, general discharges and appropriate mitigation strategies;
- j) the storage of materials and construction waste, including waste recycling where possible;
- k) risk assessments and method statements; and
- l) contact details of personnel responsible for the construction works.

Development shall be carried out in accordance with the approved CMS.

24. Prior to first occupation, the means of vehicular access to the site and associated highway works shall have been constructed in accordance with the approved plan (Drg No. ITB16428-GA-003 Rev. H). No structure, erection or planting exceeding 1.0m in height shall thereafter be placed within the visibility splays shown on the approved plan.
25. The development within Phase 1 (or subsequent phases as approved through reserved matters) shall not be brought into use until all areas indicated to be used for vehicles and pedestrians on the approved plans for that phase have been laid out with a drained surface. Provision shall be made to direct run-off water from the surface to a permeable or porous area or surface within the curtilage of the development. Such areas shall be retained as such for the lifetime of the development.
26. The development shall not be brought into use until turning facilities have been provided in accordance with the details shown on the approved plans. The turning facilities shall be available for use by vehicles and kept free from obstruction throughout the lifetime of the development.
27. The gradient of the drives shown on the submitted plans shall not exceed 1:12. The drives shall thereafter be retained as such throughout the life of the development.

28. A detailed scheme for the type and location of bus stops, to include timing of delivery, which will be provided within the site for each phase, including interim arrangements, shall be submitted to and approved in writing by the Local Planning Authority, prior to first occupation of that phase. The agreed works shall be implemented in accordance with the agreed details.
29. The development shall not commence until a road condition survey of the A343 along the length of the site frontage has been submitted to and approved in writing by the Local Planning Authority. The scope of the survey shall first be approved by the Local Planning Authority. The findings of the condition survey shall be monitored and reported to the Local Planning Authority at least every 6 months throughout the construction period and any defects or damage attributable to construction activity shall be rectified within 3 months of the defect being identified.
30. Prior to the first occupation of any of the dwellings in any phase, a scheme for the provision of Electric Vehicle Charging Infrastructure for both unallocated and allocated parking spaces in that phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved scheme.
31. No dwelling or building shall be occupied until the vehicle parking space for that dwelling or building has first been provided in accordance with the approved details and the vehicle parking space shall thereafter be permanently retained for the parking, loading and unloading of vehicles.
32. Prior to the first occupation of Phase 1, details of the specification and delivery of works to lay a new surface of Highclere Public Footpaths 9 and 742 and East Woodhay Public Footpath 42 shall have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented as approved prior to occupation of the 30th dwelling in Phase 1.
33. Prior to the first occupation of Phase 1, details of the agreement made with Hampshire County Council to dedicate cycle rights (either as a Public Bridleway or as a Cycleway) along the future diversion route of Highclere Public Footpaths 9 and 742 and East Woodhay Public Footpath 42 shall be submitted to and approved in writing by the Local Planning Authority.
34. Prior to first occupation of any phase a scheme for external lighting and street lighting for that phase shall have been submitted to and approved in writing by the Local Planning Authority. The external lighting scheme shall be in accordance with the requirements of category E2 (Low district brightness) from Table 2 of the *Institute of Lighting Professional Guidance Note 01/21 – The Reduction of Obtrusive Lighting*. The development shall be carried out in accordance with the approved plans.
35. The development hereby permitted shall not be occupied until refuse and recycling storage and collection facilities have been provided in accordance with detailed drawings which have been submitted to and approved in writing by the Local Planning Authority. The drawings shall show the position, design, materials and finishes of the said facilities. Development

shall be carried out, and thereafter retained, in accordance with the approved details.

36. No part of the development shall be occupied until cycle parking facilities have been provided in accordance with detailed drawings which have been submitted to and approved in writing by the Local Planning Authority. The drawings shall show the position, design, materials and finishes of the said facilities. Development shall be carried out, and thereafter retained, in accordance with the approved details.
37. All bathroom and ensuite windows in elevations of the proposed dwellings in Phase 1 shall be glazed with obscured glass, to at least the equivalent of Pilkington level 4 standard. The window and glazing shall be installed prior to occupation of the development and shall be permanently retained in that condition.
38. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional openings at first floor shall be inserted in the following dwellings in Phase 1:
- Northern elevation of the dwelling in Plot 64
 - Northern elevation of the dwelling in Plot 79
 - Southern elevation of the dwelling in Plot 70
 - Southern elevation of the dwelling in Plot 73
 - Northern elevation of the dwelling in Plot 72
 - Western elevation of the dwelling in Plot 52
 - Southern elevation of the dwelling in Plot 40
 - Western elevation of the dwelling in Plot 44
 - Eastern elevation of the dwelling in Plot 45
 - Southern elevation of the dwelling in Plot 47
 - Northern elevation of the dwelling in Plot 30
 - North western elevation of the dwelling in Plot 4
 - North eastern elevation of the dwelling in Plot 15

without the prior permission of the Local Planning Authority on an application made for the purpose.

39. No development or other operations within Phase 1 (or subsequent phases as approved through reserved matters) shall commence until a Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS), prepared in accordance with the British Standard "*Trees in Relation to Design, Demolition and Construction to Construction - Recommendations*" (BS 5837) (2012), has been submitted to and approved in writing by the Local Planning Authority. The AMS shall identify any trees on and adjacent to the site that need to be pruned and/or removed to facilitate the development. The AMS and TPP shall detail the location and specification for protective fencing and ground protection for all retained trees and boundary hedges, identify areas for the storage and handling of building materials and include a detailed specification for utility and service installations along with any other measures, including special engineering solutions where necessary, required to safeguard trees. The AMS shall also outline measures to ensure that any

tree work operations do not impact on protected species. The development shall be carried out in accordance with the approved TPP and AMS.

40.No development within Phase 1 (or subsequent phases as approved through reserved matters) shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority:

- a) any alterations to ground levels within 5 metres of the minimum Root Protection Areas, calculated in accordance with BS 5837 (2012) recommendations (or any subsequent revision), for all existing retained trees within the site and on neighbouring land adjacent to the approved development. The details shall include:
 - i. existing and proposed finished levels;
 - ii. any soil level re-grading in relation to existing retained trees and hedges; and
 - iii. any retaining structures required to address level differences adjacent to retained trees and hedges and other vegetation; and
- b) a programme and method of implementation

The development shall be carried out in accordance with the approved details and the approved programme.

41.The protective fencing and other protection measures specified in the Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) approved pursuant to Condition 39 shall be erected and installed prior to the commencement of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site. No activity, including building works and storage of materials, shall occur at any time within this protected area.

42.The reserved matters for subsequent development phases (excluding Phase 1) shall be designed in accordance with design codes that have been submitted to and approved in writing by the Local Planning Authority, either prior to or as part of subsequent reserved matters applications.

43.Prior to occupation of any dwelling within Phase 1, a 450sqm Local Equipped Area for Play (LEAP) shall have been delivered in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The LEAP shall be provided in the location indicated on Hybrid Masterplan drawing no. D2913_FAB_01_XX_M2_L_1100_Rev 12.

Prior to the commencement of any later phases, details of any Local Equipped Area of Play (LEAP) to be provided within that phase shall first have been submitted to and approved in writing by the Local Planning Authority. The LEAP shall be installed in accordance with the approved details in a timescale to be approved by the LPA as part of the submitted details.

44.Prior to the commencement of any development within Phase 1, details of an 875 square metre Kickabout Area to be delivered as part of that phase shall

have been submitted to and approved in writing by the Local Planning Authority and that Kickabout Area shall have been delivered in accordance with the agreed details prior to occupation of any dwelling.

No later residential phases of the development shall be commenced until a 1,600 square metre Kickabout Area has been delivered in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority.

End of schedule