

Subject to addendum – Amendments to published committee report (the report)

The addendum sets out a range of amendments to the report. The struck-through text is to be omitted and replaced by that in italics. The bold headings reflect the structure of the report. Where not struck-through, the report remains as published.

Site Description

Should read as follows:

~~The proposals include a mixture of 2 no. three and 63 no. four houses presented in gable and hipped roof style, each with garages and off road parking.~~

Housing Type	Consented Scheme	Proposed Scheme	Difference
1 bedroom	0	0	-
2 bedroom	0	0	-
3 bedroom	2	2	0
4 bedroom	34	63	+29
5 bedroom	14	0	-14
Total	50	65	+15

The proposals include a mixture of 2 no. three, 50 no. four and 13 no. five bedroom dwellings presented in gable and hipped roof style, each with garages and off-road parking.

<i>Housing Type</i>	<i>Consented Scheme</i>	<i>Proposed Scheme</i>	<i>Difference</i>
<i>1 bedroom</i>	<i>0</i>	<i>0</i>	<i>-</i>
<i>2 bedroom</i>	<i>0</i>	<i>0</i>	<i>-</i>
<i>3 bedroom</i>	<i>2</i>	<i>2</i>	<i>0</i>
<i>4 bedroom</i>	<i>34</i>	<i>50</i>	<i>+16</i>
<i>5 bedroom</i>	<i>14</i>	<i>13</i>	<i>-1</i>
<i>Total</i>	<i>50</i>	<i>65</i>	<i>+15</i>

Responses to consultations and publicity

No further public comments

Further comments from DWT – Clarifying conditions specifically period for LEMP

Please see the attached comments on the application. The good practice principles for BNG require it to be ‘sustained over the longest possible timeframe’ with the expectation that it covers ‘at least the lifetime of the development (e.g. 25 to 30 years) with the objective of net

gain management continuing in the future'. The majority of LEMPS are now for a period of 30 years and this is probably the minimum requirement for establishing new habitats and ensuring that the biodiversity benefits are realized for a reasonable length of time. Clearly in perpetuity is better, but for most developments we now recommend 30 years.

Attached Comments:

I have reviewed the Ecological Design Strategy prepared by FPCR August 2022. We consider the EDS to be acceptable and note that it now includes 65 integrated swift bricks in line with the BS 42021:2021 Integral nest boxes – Selection and installation for new developments.

We advise that the implementation of the EDS should be secured by condition.

We also advise that a Landscape and Ecology Management Plan should be requested to secure the long-term management of the habitats and species features included in the EDS. Best practice guidance and principles in relation to Biodiversity Net Gain recommend that long-term plans should be 25 to 30 years depending on the size of the development and the habitats to be created and managed. Most LEMPS now extend over a period of 30 years. Suggested wording is set out below.

A Landscape and Ecology Management Plan (LEMP) shall be submitted to, and be approved in writing by, the LPA prior to the commencement of the development. The aim of the LEMP is to enhance and sympathetically manage the biodiversity value of onsite habitats, in line with the proposals set out in the Ecological Design Strategy prepared by FPCR August 2022. The LEMP should combine both the ecology and landscape disciplines and shall be suitable to provide to the management body responsible for the site. It shall include the following:-

- a) Description and location of features to be retained, created, enhanced and managed*
- b) Aims and objectives of management*
- c) Appropriate management methods and practices to achieve aims and objectives.*
- d) Prescriptions for management actions.*
- e) Preparation of a work schedule (including a 30-year work plan capable of being rolled forward in perpetuity).*
- f) Details of the body or organization responsible for implementation of the plan.*
- g) A monitoring schedule to assess the success of the habitat creation and enhancement measures at regular intervals of 5, 10, 15, 20 and 25 years.*
- h) A set of remedial measures to be applied if conservation aims and objectives of the plan are not being met.*
- k) Requirement for a statement of compliance upon completion of planting and enhancement works.*

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

We also note that the GCN and Reptile Mitigation Strategy prepared for the previous development remains relevant for this application with no changes or amendments required. As previously stated, the agreed off site skylark mitigation scheme which should be transferred to any new permission.

Recommendation

B. Subject to A, approve the application subject to the following condition(s):

Standard

1. The development permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91(1) of the Town and Country Planning Act, 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with plans/drawings:

65 Unit Planning Engineering Layout (dwg. ref. 20-001_02_07)
65 Unit Planning Surface Finishes (dwg. ref. 20-001_02_08)
65 Unit Planning Swept Path Analysis (dwg. ref. 20-001_02_09)
Drawing Schedule
External Works Layout – 65 Plots (dwg. ref. 2267/06 Rev. A)
External Materials (dwg. ref 2267/07)
Location Plan – 5823-100-000
Proposed Site Layout – (dwg. ref. 2267/03/02 Rev E.)
Proposed Visuals (dwg. ref. 2267/11 Rev A)
House Type CAMBRIDGE – AS Plots: 14, 18, 22, 31, 36 (dwg. ref. 2267/20)
House Type CAMBRIDGE – OPP Plots: 16, 26 (dwg. ref. 2267/21)
House Type LEAMINGTON Plots: 21 & 29 (dwg. ref. 2267/22)
House Type HARROGATE – AS Plots: 15, 19, 24, 27, 34, 38, 42, 47, 55, 57 (dwg. ref. 2267/24)
House Type HARROGATE – OPP Plots: 33, 40, 6 (dwg. ref. 2267/25)
House Type HARROGATE – OPP Plots: 12, (dwg. ref. 2267/26)
House Type BALMORAL – AS Plots: 1 (dwg. ref. 2267/27)
House Type BALMORAL – AS Plots: 7, 11, 20, 28, 48 (dwg. ref. 2267/28)
House Type BALMORAL – OPP Plots: 4, 64 (dwg. ref. 2267/29)
House Type BALMORAL – OPP Plots: 25, 37, 39, 41, 43, 46, 53, 54, 58, 59, 61 (dwg. ref. 2267/30)
House Type BLENHEIM – Area A – AS Plots: 3, 62, 63 (dwg. ref. 2267/31)
House Type BLENHEIM – Area A – OPP Plots: 2, 65 (dwg. ref. 2267/32)
House Type BLENHEIM – AS Plots: 52, 56, 60 (dwg. ref. 2267/33)
House Type OXFORD – AS Plots: 17, 35 (dwg. ref. 2267/34)
House Type OXFORD – OPP Plots: 13, 23, 30, 32 (dwg. ref. 2267/35)
House Type RICHMOND – AS Plots: 5 (dwg. ref. 2267/36)
House Type RICHMOND – OPP Plots: 9, 45, 50 (dwg. ref. 2267/37)
House Type HAMPSTEAD Plots 9, 10, 44, 49, 51 (dwg. ref. 2267/38)
Double Garage (dwg. ref. 2267/40)
Phasing plan 5823-100-002
Ecological Design Strategy dated August 2022
Draft Proposed S278 Highway Works ref 20-001_03_01

unless as otherwise required by condition attached to this permission or following approval of an application made pursuant to Section 96A of the Town and Country Planning Act 1990.

Reason: For the avoidance of doubt and to ensure a high-quality development.

Pre-Commencement/No further development on site

3. Before any development on site and submission of any other condition attached to this permission the applicant shall submit in writing confirmation the intention to implement the consented development and such will become the operative consent superseding permissions reference: DMPA/2021/0164 and DMPA/2020/0985 which are applicable to the site.

Reason: For the avoidance of doubt and to ensure no conflicting permissions as per *Pilkington v Secretary of State for the Environment and Others* [1973] 1 WLR 1527 CA

4. ~~All development, including preparatory works, shall commence until a scheme for the protection of trees and hedgerows has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be based on best practice as set out in BS 5837:2012 and ensure that no vehicles can access, and no storage of materials or equipment can take place within, the root and canopy protection areas. The approved scheme of protection shall be implemented prior to any works commencing on site and thereafter retained throughout the construction period.~~

Prior to any development, including preparatory works, the tree protection measures set out in the Arboricultural Assessment dated August 2022 produced by FCPR shall be implemented and thereafter retained throughout the construction period for any phase as set out in plan 5823-100-002 Phasing Plan.

Reason: To protect existing trees and hedgerow through the construction period of the development.

5. ~~Prior to the commencement of the development a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall follow on from the details provided within the Ecological Design Strategy 2022 by FPCR shall cover a period of 40 years and 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, including mitigation and enhancement for species identified on site;~~
 - 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 twenty-year period);~~
 - g) ~~Details of the body or organisation responsible for implementation of the plan, along with funding mechanism(s) for that body or organisation;~~

~~h) Ongoing monitoring and remedial measures, including where monitoring shows that conservation aims and objectives of the LEMP are not being met.
The approved plan shall be implemented in accordance with the approved details.~~

~~Reason: In the interests of safeguarding against harm to protected species throughout the construction period and for the life of the development.~~

A Landscape and Ecology Management Plan (LEMP) shall be submitted to, and be approved in writing by, the LPA prior to the commencement of the development. The aim of the LEMP is to enhance and sympathetically manage the biodiversity value of onsite habitats, in line with the proposals set out in the Ecological Design Strategy prepared by FPCR August 2022. The LEMP should combine both the ecology and landscape disciplines and shall be suitable to provide to the management body responsible for the site. It shall include the following:-

- a) Description and location of features to be retained, created, enhanced and managed*
- b) Aims and objectives of management*
- c) Appropriate management methods and practices to achieve aims and objectives.*
- d) Prescriptions for management actions.*
- e) Preparation of a work schedule (including a 30-year work plan capable of being rolled forward in perpetuity).*
- f) Details of the body or organization responsible for implementation of the plan.*
- g) A monitoring schedule to assess the success of the habitat creation and enhancement measures at regular intervals of 5, 10, 15, 20 and 25 years.*
- h) A set of remedial measures to be applied if conservation aims and objectives of the plan are not being met.*
- k) Requirement for a statement of compliance upon completion of planting and enhancement works.*

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

6. Prior to the commencement of development including preparatory works the details of any fencing (~~including temporary~~) including the specification of suitable mammal gaps shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of safeguarding against harm to protected species during the period of construction and throughout the life of the development.

7. 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. Flood Risk Assessment and Drainage Strategy prepared by Armstrong Stokes&Clayton Limited dated September 2022, Ref: RED103 Eggington Road,

Etwell, FRA, Rev “including any subsequent amendments or updates to those documents as approved by the Flood Risk Management Team”

b. And DEFRA’s Non-statutory technical standards for sustainable drainage systems (March 2015), have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not increase flood risk and that the principles of sustainable drainage are incorporated into this proposal, and sufficient detail of the construction, operation and maintenance/management of the sustainable drainage systems are provided to the Local Planning Authority, in advance of full planning consent being granted.

8. 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.

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development.

9. 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).

Reason: To ensure that the drainage system is constructed to the national Non-statutory technical standards for sustainable drainage and CIRIA standards C753.

10. Prior to the commencement of the development a Construction Environmental Management Plan (CEMP) for the proposed development shall be submitted to and approved in writing by the Local Planning Authority.

The CEMP shall provide details of how demolition and construction works are to be undertaken and include:

- i) The identification of stages of works;
- ii) The parking of vehicles of site operatives and visitors
- iii) The erection and maintenance of security hoarding including external safety and information signage, interpretation boards, decorative displays and facilities for public viewing, where appropriate
- iv) Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays);
- v) Details of all plant and machinery to be used during preparatory and construction stage, including an inventory of all Non-road Mobile Machinery (NRMM);
- ~~vi) Details of any further Unexploded Ordnance Surveys;~~
- vii) Details of community engagement arrangements and complaints procedure;
- ~~viii) Details of a acoustic hoarding on boundary of site;~~
- ~~ix) Details of mitigation measures any species identified on site;~~
- ~~x) Details for avoiding vegetation clearance during the bird nesting season;~~
- ~~xi) A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);~~
- xii) Details of external lighting demonstrating no unacceptable impact on wildlife;
- xiii) Details of noise, dust and air quality monitoring and compliance arrangements, including provision for monthly attendance at the Parish council meeting;
- ~~xiv) Details of measures to remove/prevent re-colonisation of non-native species; and~~
- ~~xv) The appointment of an Ecological Clerk of Works to oversee the works and approved monitoring and compliance arrangements.~~
- xvi) Access and protection measures around the construction site for pedestrians, cyclists and other road users
- xvii) Details of wheel washing / cleaning facilities for construction traffic connected with the development*

The Proposed Development shall only be carried out in accordance with an approved CEMP.

Reason: To safeguard residential amenity and protect areas of nature conservation interest.

11. a) No development, including preparatory works, shall commence until a Written Scheme of Investigation for archaeological work (WSI) has been submitted to and

approved in writing by the Local Planning Authority. The scheme shall include an assessment of significance and research questions, and:

- i) the programme and methodology of site investigation and recording;
- ii) the programme and provision to be made for post investigation analysis and reporting;
- iii) provision to be made for publication and dissemination of the analysis and records of the site investigation;
- iv) provision to be made for archive deposition of the analysis and records of the site investigation; and nomination of a competent person or persons/organisation to undertake the works set out within the WSI.

b) The development shall take place in accordance with the approved WSI and shall not be occupied until the site investigation and post investigation reporting has been completed in accordance with the programme set out in the approved WSI and the provision to be made for publication and dissemination of results and archive deposition has been secured

Reason: In the interests of archaeology and designated heritage asset protection, conservation and recording.

12. Prior to any other works commencing on site, the junction onto the main section of Egginton Road shall be provided with visibility sightlines of 2.4m x 142m to the north and 2.4m x 101m to the south the sightlines shall be demarked in accordance with a scheme first submitted to and approved in writing by the local Planning Authority and the area forward of the sightlines taken into the public highway, constructed as either footway or verge and maintained throughout the lifetime of the development free from any obstruction.

Reason: In the interests of highway safety and to provide adequate visibility for drivers entering or leaving Egginton Road and to ensure the safety of pedestrians and vehicles.

13. No development shall commence on site until a temporary access onto Egginton Road has been provided for construction purposes. The access shall have a minimum width of 5.5m, be constructed to base, provided with a 10m radius on the northern side and visibility sightlines of 2.4m x 43m in each direction, the area forward of which shall be maintained clear of any obstruction exceeding 600mm in height relative to road level.

Reason: In the interests of highway safety and to provide adequate visibility for drivers entering or leaving Egginton Road and to ensure the safety of pedestrians and vehicles.

- ~~14. No development shall take place until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for the storage of plant and materials, site accommodation, loading, unloading of goods' vehicles, parking of site operatives' and visitors' vehicles, routes for construction traffic, hours of operation, method of prevention of debris being carried onto highway and any proposed temporary traffic restrictions.~~

- ~~15. Details of wheel washing / cleaning facilities for construction traffic connected with the development shall be submitted to and approved in writing by the Local Planning Authority. The approved wheel cleaning facilities shall be installed and operational before any development commences and shall be retained in working order throughout all phases of development, to prevent mud and other debris being deposited on the surrounding highway during the construction of the development.~~

Standalone trigger:

16. The 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 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

Reason: To ensure that the proposed attenuation pond does not increase flood risk, that the principles of sustainable drainage are incorporated into the proposal, the system is operational prior to first use and that maintenance and management of the sustainable drainage systems is secured for the future.

17. Prior to their incorporation in to the dwellings hereby approved, details of the colour of doors, garage doors, window frames, fascias and meter boxes shall be submitted to and approved in writing by the Local Planning Authority. The door, window frame, fascia and meter box colours shall be installed in accordance with the approved details.

Reason: In the visual interest of the buildings and local distinctiveness.

18. Prior to their incorporation in to the dwellings hereby approved, details of the eaves, verges, cills and lintels shall be submitted to and approved in writing by the Local Planning Authority. The details shall include drawings to a minimum scale of 1:10. The eaves, verges, cills and lintels shall be constructed in accordance with the approved drawings.

Reason: In the visual interest of the buildings and local distinctiveness.

Prior to occupation:

19. Prior to the first occupation of any dwelling hereby permitted, the road improvement works to the existing Egginton Road highway shall be carried out, surfaced, drained and lit generally in accordance with application drawing 20-001_03_01 rev C. For the avoidance of doubt, an Agreement will be required under Section 278 of the Highways Act 1980.

Reasons: In the interests of highway safety for all road users at the Egginton Road junction immediately west of the site

- ~~20. Prior to the first occupation of any dwelling on site hereby approved, the Locally Equipped Area of Play (LEAP) shall be installed as per the details shown on drawing 'Play Area Proposals LEAP GL1451 02'. Once installed, the LEAP shall be retained in perpetuity and maintained in good working order for the lifetime of the development.~~

~~Reason: In the interests of promoting on-site recreation, community interaction, play and healthy lifestyles and in the interests of the landscape and overall character of the site.~~

21. 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).

Reason: To ensure suitable provisions are in place for the on going management and maintenance of the estate roads in the event of non-adoption.

22. *Any new dwelling shall not be occupied until the proposed new estate street, between that respective plot and the existing public highway, has been laid out in accordance with the approved application drawings, constructed to base level, drained and lit in accordance with the County Council's specification for new housing development roads.*

Reasons: To ensure suitable access to each dwelling prior to occupation

23. Prior to the first occupation of any dwelling hereby permitted, space shall be provided within the plot curtilage for the parking of vehicles, laid out in accordance with the application drawing and maintained throughout the lifetime of the development free from any impediment to its designated use. 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, the garages and parking spaces to be provided in connection with each dwelling erected shall not be used other than for the parking of vehicles except with the prior grant of planning permission pursuant to an application made to the Local Planning Authority in that regard.

Reason: To ensure suitable provision for the parking of vehicular cars inline with Highway Standards

24. No dwelling shall be first occupied until further details of the south western bund (including dimensions) and acoustic fence in terms of noise mitigation specification and *if necessary ventilation details for southern plots* and a timetable for their provision have been submitted to and approved in writing by the Local Planning Authority. The acoustic fencing and bund shall be completed in accordance with the agreed details and thereafter maintained as such.

Reason: In the interests of protecting the amenity of the area and prospective occupiers.

25. Prior to the first occupation of the development hereby approved, *each dwelling shall be provided with a working electric vehicle charging point in so far as a 32amp supply and 13 amp socket as standard, which can then facilitate a range of vehicle specific chargers. This 32amp supply shall be located in the garage of the respective plot.*

~~a scheme for electric vehicle charging points including locations noted on a plan and specification of wall or stand style shall be submitted to and approved in~~

~~writing by the Local Planning Authority. The scheme shall include 1 no. charging point per dwelling. Charging points should be provided with an IP65 rated domestic 13amp socket, directly wired to the consumer unit with 32 amp cable to an appropriate RCD. This socket should be located where it can later be changed to a 32amp EVCP. The electric vehicle charging points shall be provided and available for first use on a prior to first occupation of the dwelling they are associated with basis and once installed, shall be maintained in good working order at the cost of the inhabitant at that time.~~

Reason: In the interests of promoting sustainable forms of transport and in the interests of pollution control and reducing and minimising emissions from vehicles.

26. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To protect and prevent the pollution of controlled waters, future end users of the land, neighbouring land, property and ecological systems from potential pollutants.

27. No removal of hedgerows, trees or shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: To protect wildlife on site and in the surrounding area.

- ~~28. The development hereby permitted shall not be occupied until such time as secure (and under cover) cycle parking has been provided in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Thereafter the cycle parking shall be maintained and kept available for use.~~

29. The development hereby permitted shall not be occupied until such time as the access drive (and any turning space) has been surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

Reason: In the interests of highway safety to ensure no loose material is carried onto the highway.

Compliance:

30. *Where not already approved*, all verges shall be finished in a mortar finish. There shall be no use of dry verge (cloaking tile) systems.

Reason: In the visual interest of the buildings and local distinctiveness.

31. *Where not already approved* gutters and downpipes shall have a black finish and be fixed direct to the brickwork on metal brackets. ~~No fascia boards shall be used.~~

Reason: In the visual interest of the buildings and local distinctiveness.

32. Any gates shall be set back at least 5m into a site from the highway boundary and open inwards only.

Reason: In the interests of highway safety

33. Notwithstanding the submitted drawings, bin collection points shall be provided within private land at the entrance to shared private accesses and/or courtyards, sufficient to accommodate two bins per dwelling served, in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority. The bin collection points shall be provided prior to the first occupation of a dwelling to which they serve and shall be retained thereafter free from any impediment to their designated use as such.

34. Notwithstanding the details as shown on the submitted drawings, no raised tables or ramps shall be included within the highway.

Reason: In the interests of highway safety and for the avoidance of doubt as such features are not acceptable methods of reducing vehicle speed.

35. Notwithstanding the submitted drawings, any road intended for adoption as highway maintainable at the public expense shall have a minimum carriageway width of 5m. Where a road is not intended for adoption, the extent of the highway shall be demarked and the access constructed as a dropped vehicular crossover.

Reason: In the interests of highway safety and for the avoidance of doubt.

- ~~36. Throughout the period of construction vehicle wheel cleaning facilities shall be provided and retained within the site. All construction vehicles shall have their wheels cleaned before leaving the site in order to prevent the deposition of mud and other extraneous material on the public highway.~~

~~Reason: In the interest of highway safety and that there would be no debris on the highway during the construction period.~~

- ~~37. 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, the garages and parking spaces to be provided in connection with each dwelling erected shall not be used other than for the parking of vehicles except with the prior grant of planning permission pursuant to an application made to the Local Planning Authority in that regard.~~

~~Reason: To ensure adequate parking and turning provision, in the interests of highway safety and to protect amenity and local character.~~

Additional conditions – as requested by DWT.

A. Soft and Hard Landscaping scheme

Prior to the occupation of any dwelling hereby approved, a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. All hard landscaping within a phase set out in drawing Phasing plan 5823-100-002 shall be carried out in accordance with the approved details prior to occupation of each dwelling of that specific phase set out in drawing Phasing plan 5823-100-002, whilst all planting, seeding or turfing comprised in the approved scheme shall be carried out in the first planting and seeding seasons following the first occupation of each respective dwelling or the completion of the development, whichever is the sooner; and any plants which within a period of five years (10 years in the case of trees) from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species and thereafter retained for at least the same period, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the visual setting of the development and the surrounding area.

B. The development shall be carried out in accordance with the proposed mitigation measures for Great Crested Newt as outlined in section 4.2.4 of the Extended Phase 1 Habitat Survey report Rev 2 prepared by Prime Environment dated July 2017; and the reasonable avoidance measures for reptiles as outlined in section 4.2.5 of the same report as previously submitted to and approved in writing by the Local Planning Authority via application reference DMPA/2020/0985.

Reason: In order to safeguard protected species from undue disturbance and impacts

C. No development, including preparatory works, shall commence until a scheme ('the offsetting scheme') for the offsetting of impacts to skylark and their habitat at the site has been submitted to and approved in writing by the Local Planning Authority. The offsetting scheme shall include:

- i) a methodology for the identification of receptor site(s);*
- ii) the identification of a receptor site(s);*
- iii) details of the offset requirements of the development (in accordance with the recognised offsetting metrics standard outlined in the Defra Metrics Guidance dated March 2012);*
- iv) the provision of arrangements to secure the delivery of the offsetting measures (including a timetable for their delivery); and*
- v) a management and monitoring plan (to include for the provision, funding and maintenance of the offsetting measures for no less than 10 years from the date of implementation of the scheme).*
- vi) The offsetting scheme shall be implemented in accordance with the approved details.*

Reason: To overcome a residual adverse impact on biodiversity that would arise from the development, noting that even initial preparatory works could about this adverse impact.