

Appendix A - Conditions 14/00465/OUTM

01

The development hereby permitted shall be begun either before the expiration of five 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 on any phase, whichever is the later.

Reason: To conform with Section 92 (2) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

For compliance only.

02

The reserved matters application for the first phase or sub phase of the development shall be made to the Local Planning Authority before the expiration of five years from the date of this permission and all subsequent reserved matters applications shall be submitted before the expiration of thirteen years from the date of this permission.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

For compliance only.

03

Details of the appearance, landscaping, layout (including internal accesses) and scale ('the reserved matters') for each phase or sub phase of the development pursuant to Condition 4 (Phasing) of the development shall be submitted to and approved in writing by the local planning authority before development in that phase or sub phase begins and the development shall be carried out as approved.

Reason: This is a planning permission in outline only and the information required is necessary for the consideration of the ultimate detailed proposal to comply with the requirements of Section 92 of TCP Act 1990, as amended by Section 51 of the Planning & Compulsory Purchase Act 2004 and in the interests of highway safety, sustainable travel and highway capacity issue.

For compliance only.

04

The development hereby approved shall be implemented substantively in accordance with the Indicative Phasing Plan (drawing no. EMS.2508_006C) and prior to commencement of development on any phase or sub phase an up to date Phasing Plan and Programme shall be submitted, approved in writing by the Local Planning Authority and thereafter be implemented. Each Reserved Matters submission shall accord with the latest Phasing Plan and Programme and include the following details:

- I. Site accesses and major internal infrastructure including internal roads, pedestrian and cycle crossings, footpaths and cycleways.
- II. Confirmation of the timescale for the implementation of the off-site highway infrastructure including highway improvements/traffic management and any restoration; for example with respect to the Hollowdyke Lane Passing Bays.
- III. Timing and delivery of the associated green infrastructure (as indicated on the Provision of Open Space Strategy Drawing No. EMS.2508-004E) with that phase (including public open space, formal sports recreation facilities, allotments, NEAPs, LEAPs and associated parking facilities). unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the site is developed in a satisfactory manner and for the avoidance of doubt.

A revised phasing plan has been submitted with the reserved matters approval as is allowed for under this condition. However bullet points 2 and 3 remain outstanding and will need to be resolved via a discharge of condition application.

05

Reserved matter submissions for any phase or any use shall be substantively in accordance with the following plans:

- Illustrative Master Plan (drawing no. EMS.2508_002G)
- Landscape Strategy Plan (drawing no. Bir.3362_25B; Figure 5.6 of ES)
- Illustrative Landscape Masterplan (drawing no. Bir.3362_28A; figure 5.8 of ES)
- Illustrative Master Plan: Provision of Open Space Strategy (drawing no. EMS.2508_004E)
- Illustrative Master Plan: Residential Areas (drawing no. EMS.2508_003F)
- Parameters Plan (drawing no. EMS.2070_01E)
- Hollowdyke Lane South Proposed Layout (Existing Alignment with Passing Places) (Waterman drawing no. 005.4 Revision E)
- Hollowdyke Lane North Proposed Layout (New Bus Link) (Waterman drawing no. 006 Revision D)
- Application Site Boundary (drawing no. EMS.2508_005C)

unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the site is developed in a satisfactory manner and for the avoidance of doubt.

For compliance only.

06

Each reserved matters application shall be broadly in accordance with the Illustrative Master Plan. (drawing no. EMS.2508_002G) and the approved Design and Access Statement Version 2 (June 2016), subject to revisions agreed in writing by the Local Planning Authority.

Reason: To ensure consistency with the Masterplan and Design and Access Statement and ensure the site is developed in a satisfactory manner.

For compliance only.

07

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence on any phase or sub phase pursuant to Condition 4 (relating to phasing) until parts 1 to 4 (below) have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until point 4 has been complied with in relation to that contamination.

1 - Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

2 - Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3 - Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless

otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

4 - Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of point 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of point 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with point 3.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

No details have been forthcoming to date and this condition remains undischarged.

08

No development shall take place on any phase or sub phase until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by, the local planning authority. The approved CEMP shall be adhered to throughout the construction period. The CEMP shall set the overall strategies for:

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- wheel and vehicle body washing facilities;
- provision of road sweeping facilities;
- measures to control the emission of noise, dust and dirt during construction
- a scheme for recycling/disposing of waste resulting from demolition and construction works;
- the means of access and routing strategy for construction traffic;
- details of construction traffic signage;
- a strategy to control timings of deliveries to avoid the morning and evening peak travel times where possible (such as being co-ordinated by a logistics manager in order to prevent queuing on the surrounding highway network) as identified at chapter 8.5.1 of the ES;

- a construction Travel Plan;
- management of surface water run-off, including details of a temporary localised flooding management system;
- the storage of fuel and chemicals;
- the control of temporary lighting;
- measures for the protection of retained trees, hedgerows and watercourses;
- details of pre-commencement surveys and mitigation measures for ecological sensitive areas (which should detail procedures/timings of works to avoid impacts on protected species and retained habitats(;
- the protection of (and avoidance of disturbance to) badger setts and the implementation of good working practices to minimise impacts on foraging or transitory badgers;
- Appropriate controls for the storage of hazardous materials and fuel storage and filling areas (as referenced in E.S chapter 12.5.3)

Reason: To ensure appropriate mitigation for the impact on residential amenity caused by the construction phases of the development and to reflect the scale and nature of development assessed in the submitted Environmental Statement and to accord with the objectives of the NPPF and Newark and Sherwood Core Strategy Policies CP9, CP12, CP13 and NAP2C and in line with the ES.

No details have been forthcoming to date and this condition remains undischarged.

09

No development shall be take place on any phase or sub phase until a Site Waste Management Plan (SWMP) has been submitted to and approved in writing by the Local Planning Authority. The SWMP shall set out the volumes and types of waste that are likely to be produced during the development within that phase or sub phase and shall set out actions for the recycling, recovery, re-use and disposal of each waste stream. The development within that phase or sub-phase shall thereafter be carried out in full accordance with the approved SWMP.

Reason: In the interests of the environment and to accord with the recommendations of the ES (part 12.5.1).

No details have been forthcoming to date and this condition remains undischarged.

010

Prior to commencement of development on each phase pursuant to Condition 4 (Phasing) a Noise Assessment shall be submitted for approval which shall include updated background noise modelling data where appropriate (such as there being a change in circumstance since the original noise modelling was undertaken) and where necessary, a Noise Attenuation Scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved attenuation scheme shall be implemented on site prior to first occupation of any dwelling in that phase or to an alternative implementation timetable as may be agreed in writing by the Local Planning Authority. For the avoidance of doubt this condition also relates to the construction phase of the development.

Reason: To ensure that noise levels and vibration, specifically from the A1 Trunk Road and adjacent East Coast Railway Line are appropriately mitigated and that the mitigation measures are implemented in a timely manner in the interests of residential amenity in line with the ES, particularly 10.5.1. This condition accords with the expectations of the Environmental Statement submitted as part of this application and to ensure that the development accords with Policies DM5 and the NPPF.

Details have been provided with the reserved matters application for all phases and this condition is essentially satisfied. A number of additional conditions to secure the noise mitigation are proposed to be attached to the reserved matters approval.

011

No development shall take place within any phase or sub phase pursuant to Condition 4 until a written scheme of investigation (WSI) for archaeology has been submitted to and approved by the Local Planning Authority (LPA) in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of significant remains of the site should they be found and to accord with the objectives of the NPPF and Newark and Sherwood Core Strategy Policies CP 14 and NAP 2C.

Whilst a written scheme of investigation has been submitted with the RMA, further work has now been identified as necessary and this condition remains as undischarged.

012

No removal of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive. Where this is not possible, areas should be cleared of vegetation only if they have been surveyed by a suitably qualified ecologist and has found to be clear of nests immediately prior to the destructive works commencing and these finding have been submitted to and confirmed in writing by the Local Planning Authority. If an active bird nest is identified then the area will need to be retained until the young have been deemed, by a suitably qualified ecologist, to have fledged and a five meter buffer around the nest should be maintained. Only once this has happened can the area be cleared from site.

Reason: To safeguard protected species and to accord with the objectives of the NPPF and Newark and Sherwood Core Strategy Policies CP12 and NAP2C.

For compliance only.

013

Prior to commencement of development in any phase or sub phase pursuant to Condition 4, an updated Arboricultural Survey and Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority. This shall include measures to protect trees and hedgerows to be retained within that phase or sub phase and details of mitigation measures where necessary. The approved mitigation measures shall be implemented on site in accordance with an agreed timetable and shall be retained during the development of the site, unless otherwise agreed in writing by the local planning authority.

Any trees/shrubs (planted by way of mitigation) which, within a period of five years of being planted die, are removed or become seriously damaged or diseased shall be replaced in the current or next planting season with others of similar size and species unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that existing trees and hedges to be retained are protected, in the interests of visual amenity and nature conservation in line with the measures identified in the Addendum to the AIA.

No details have been forthcoming to date and this condition remains undischarged.

014

The first reserved matters submission for the landscaping of each phase (as required by condition 3) shall include the submission of a updated Landscape Masterplan and full details of both hard and soft landscape works (both in the public realm/strategic landscaping works and for individual plots) for that phase and a programme for their implementation. This submission shall include:

- Provision for replacement hedgerows and trees broadly in line with Figure 5.8 (Illustrative Landscape Masterplan) of the ES or any updated version that shall be agreed through the relevant reserved matters approval
- Hard landscaping details shall include car parking layouts and materials, materials for other vehicle and pedestrian access and circulation areas, minor artefacts and structures for example, furniture, refuse or other storage units, signs, lighting etc.
- Soft landscaping details shall include planting plans, written specification (including cultivation and other operations associated with plant and grass establishment) and schedules of plants, including species, numbers and densities together with clear annotations as to existing trees and hedgerows that would be retained plus proposed finished ground levels or contours. The scheme shall be designed so as to enhance the nature conservation value of the site, including the use of locally native plant species.

Reason: In the interests of visual amenity and biodiversity, to ensure that trees and hedgerows to be lost as a result of development is properly and commensurately mitigated with replacements, to reflect the scale and nature of development addressed in the Environmental Statement and to ensure accordance with the objectives set out in the NPPF and the Newark and Sherwood Core Strategy Policies CP12, CP13 and NAP2C.

The strategic landscaping for all phases has been submitted as part of the reserved matters application and is acceptable. The timings for its delivery is currently not precise enough and therefore an additional condition attached to the RMA is proposed. In plot landscaping has

been submitted for Phase 1 and this is satisfactory. In plot landscaping for remaining phases and its implementation is to be dealt with via a condition attached to the RMA.

015

All hard and soft landscape works for each phase or sub phase shall be carried out during the first planting season following commencement of that phase/ in accordance with the approved implementation and phasing plan for each phase including as approved by the associated reserved matters approval. The works shall be carried out before any part of the phase or sub phase is occupied or in accordance with a programme which shall firstly be agreed in writing with the local planning authority.

Reason: To ensure the work is carried out within a reasonable period and thereafter properly maintained, in the interests of visual amenity and biodiversity.

For compliance only.

016

Prior to commencement of development within any phase or sub phase pursuant to Condition 4, a scheme to update the Extended Phase 1 Habitat Survey and any associated protected species surveys will be submitted to and approved in writing by the Local Planning Authority. The updates shall then be provided in accordance with an agreed timetable. Where protected species are identified as being present on site, a scheme of mitigation shall be submitted to and approved in writing by the Local Planning Authority. This scheme of mitigation shall include a working design, method statement and timetable of works to mitigate any adverse effects to protected species. The development shall be implemented in accordance with the approved schemes unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that decisions regarding the details of the scheme are made in accordance with up to date ecological information and so that any mitigation which may be required can be put in place in a timely manner in the interests of ecology and to accord with the objectives of the NPPF and Newark and Sherwood Core Strategy Policies CP12 and NAP2C.

An up-to-date survey has been carried out for part of Phase 1 (the extent of the site area surveyed doesn't fully match with Phase 1 of the Phasing Plan). There are some omissions and in relation to amphibians and reptiles which will need to be addressed and the survey area will need to be enlarged before this can be discharged in respect of Phase 1.

017

No development shall be commenced in respect of each phase or sub phase pursuant to Condition 4, unless a detailed Habitat Creation and Management Plan associated with that phase or sub phase has been submitted to and approved in writing by the Local Planning Authority. The Habitat Creation Plan shall include details of the following within each phase, as appropriate:

- The location and extent of all new habitats including all works required for the creation;

- For the creation of new habitats, these details shall identify target habitats with reference to the Nottinghamshire Local Biodiversity Action Plan and shall include details of all tree, woodland, scrub and hedgerow planting, and wetland and grassland establishment, and will provide information regarding ground preparation; cover material; soil profiles; sources of tree and shrub stock (which should be of local provenance - seed zone 402 or 403), seed mixes for grassland, woodland and wetland areas (to be used in grassland establishment methods, and which shall be of certified native origin); proportions; size; spacing; positions; densities; sowing rates; methods of establishment; areas left for natural regeneration; creation of wetland areas; and fencing off of planting areas. For the management of created and retained habitat, these details shall include the identification of management objectives; annual work programmes; and monitoring. In particular it should include areas of damp grassland and a network of ponds, new mosaics of long sward wildflower grasslands and scattered scrub to the south-east as set out at 6.6.6 of the ES Addendum.
- Measures to enhance retained habitats;
- How public access will be controlled to limit disturbance to wildlife;
- Ecological enhancements to include bird, bat boxes and the creation of artificial hibernaculae for reptiles at appropriate points within the site which should offer immediate enhancements (prior to first occupation as per 6.5.58 of the ES) and longer term enhancements where appropriate;
- Opportunities to enhance the proposed drainage features on site to benefit biodiversity;
- Details of a habitat management plan for existing and new habitats during the establishment phase including details/arrangements for on-going management and monitoring for not less than 5 years;
- An implementation timetable for all elements.

The approved Habitat Creation and Management Plan shall be implemented on-site as approved, in accordance with the agreed timetable unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard protected species and their habitats and in order to provide ecological enhancements in a timely manner in line with the CP12, NAP2C of the Development Plan and the advice contained in the NPPF as well to take account of the Nottinghamshire Local Biodiversity Action Plan.

No details have been forthcoming to date and this condition remains undischarged.

018

Prior to the commencement of development on any phase pursuant to Condition 4 (Phasing) a detailed external lighting scheme (for the operational phase) shall be submitted to the Local Planning Authority. The scheme shall be designed to ensure the impacts of artificial light are minimised and that light spill onto retained and created habitats, particularly around the site periphery and green corridors through the site are avoided shall be submitted. Any security lighting / floodlighting to be installed, shall be designed, located and installed so as not to cause a nuisance to users of the highway. The details of any such lighting shall be submitted to and approved by the Local Planning Authority (together with a lux plot of the estimated luminance). The development shall proceed within each phase or sub phase in accordance with the agreed external lighting scheme.

Reason: This condition is necessary to ensure that the impacts of external lighting on nocturnal wildlife, particularly bats are minimised in accordance with CP12 and the NPPF and to protect drivers from uncontrolled light sources near the public highway.

No details have been forthcoming to date and this condition remains undischarged.

019

No development shall be commenced within each phase or sub phase (pursuant to Condition 4) until drainage plans for the disposal of foul sewage for that phase or sub phase have been submitted to and approved in writing by the Local Planning Authority. The scheme for each phase or sub phase shall be implemented in accordance with the approved details before the development in that phase or sub phase is first brought into use.

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to reduce of creating or exacerbating a flooding problem and to minimise the risk of pollution.

No details have been forthcoming to date and this condition remains undischarged.

020

No development shall be commenced within each phase or sub phase pursuant to Condition 4 until a detailed surface water drainage scheme for that phase or sub-phase, in accordance with the approved Flood Risk Assessment and based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. In addition to dealing with surface water drainage this scheme shall also be designed to maximize biodiversity opportunities. The scheme shall subsequently be implemented prior to first occupation of any dwelling within that Phase or sub phase unless otherwise agreed in writing with the Local Planning Authority. The scheme to be submitted shall include the following:

- Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- Detailed site levels designs for the site. This information should be accompanied by a contour plan and a flood routing plan. The site should be designed to retain all surface water flows within the site and route these to the attenuation ponds. Flows crossing the site boundary onto 3rd party land are not acceptable.
- Detailed consideration of the risk of accumulation and mitigation of the pluvial flooding on the northern part of the site either side of the watercourse as shown on the Environment Agency surface water flood risk plans.
- Detailed drainage layout including building/plot drainage where possible. This is to include a fully referenced network plan with supporting calculations and documentary evidence of infiltration coefficients if used. The performance specification should follow the guidance within Sewers for Adoption 6th edition (or any later edition as may be published) in terms of the criteria for pipe-full flows, surcharge and flooding;
- Full drainage simulation outputs to demonstrate that the drainage system can fulfil the design criteria and that failure of the drainage system during short-duration high-

intensity events does not automatically mean that properties flood. The management of accumulations of water on the site should be clearly defined and the potential flow routes considered. The designers should consider how exceedance flow routes may be maintained and not blocked by fences, garden sheds and the like. In this regard they should be designed where possible to avoid reliance on 3rd party properties and should use public open space and highways.

- All infiltration areas with supporting specification, calculations and construction details where applicable.
- Attenuation pond/tank details including volumetric calculations, geotechnical & slope-stability calculations as appropriate, specification of materials used to construct any berms.
- Full specification & general arrangement drawings for inlet/outlet structures and flow control structures. The details should also include the access arrangements for clearing and maintenance including in times of flood/failure of the infrastructure.
- Full documentary evidence for consideration by the LPA/LLFA legal advisors of the rights to discharge to any watercourse.
- All calculations should be provided using contemporary drainage software (Windes or similar). If possible electronic files should be provided to support paper and pdf outputs. Information can be provided in common software packages and formats including PDS, Windes, xyz, genio, word/excel/autocad etc. All documents should be referenced with a unique identifier - drawing number, document number/revision etc. Calculations and drawings should be cross-referenced and issue sheets provided to enable tracking of revisions to information;
- Timetable for its implementation;
- Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of the sustainable drainage structures.

No details have been forthcoming to date and this condition remains undischarged.

021

Prior to the commencement of development on any phase or sub phase pursuant to Condition 4 (Phasing) involving outdoor sports pitches and associated pavilion/changing facility an up to date Flood Risk Assessment shall be submitted to the Local Planning Authority demonstrating how the pavilion/changing facility will be designed and constructed to remain operational and safe for users in times of flood, would result in no net loss of floodplain storage and would not impede water flows and not increase flood risk elsewhere. The scheme shall also include details of how the sports pitches will be drained. Development shall thereafter be carried out in accordance with the approved FRA unless otherwise agreed in writing by the LPA.

Reason: To ensure that adequate consideration is given to flood risk for the sports pitches and associated development in line with national planning guidance and in the interests of flood risk.

No details have been forthcoming to date and this condition remains undischarged. The pavilion building is shown to be provided alongside Phase 2 and in any event there is a trigger for provision within the Section 106 Agreement.

022

No development shall be commenced until a scheme setting out what reasonable avoidance measures will be adopted to protect roosting bats in respect of the felling of trees identified as Category 2 for roosting bats which forms part of this application have been submitted to and approved in writing by the LPA. The approved measures shall be implemented on site.

Reason: In order to afford protection to bats that have the potential to be roosting in trees which are to be felled.

No details have been forthcoming to date and this condition remains undischarged.

023

Prior to the commencement of development on any phase or sub phase pursuant to Condition 4 (Phasing) involving the erection of dwellings, details of the proposed finished floor levels of dwellings shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved finished floor levels.

Reason: To reduce flood risk to the proposed development.

Whilst finished floor levels have been provided, currently these do not show existing levels to enable a comparison. A fresh condition requesting this is suggested to be attached to the RMA.

024

Prior to the commencement of any phase or sub phase (pursuant to Condition 4) of the development hereby approved a scheme detailing treatment and removal of suspended solids from surface water run-off during construction works shall be submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented within that phase or sub phase as approved.

Reason: To reduce the risk of surface water pollution.

No details have been forthcoming to date and this condition remains undischarged.

025

Following completion of the bus link shown on plan 210354.03.006D, a scheme shall be submitted to and shall be approved in writing by the Local Planning Authority which details the closure of Hollowdyke Lane from the underpass of the A1 Trunk Road leading to Main Street, Balderton for all other vehicles unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of sustainable transport, highway safety and to ensure the development takes the form agreed by the authority and thus results in a satisfactory form of development.

No details have been forthcoming to date and this condition remains undischarged.

026

No development shall commence until the following information has been submitted to and has been approved in writing by the Local Planning Authority:

- Full details including the signage to, design, precise locations and the timing of delivery for the provision of two bus gates to physically control access to the dedicated bus/cycle pedestrian link (marked on the approved Illustrative Masterplan (drawing no. EMS.2508--_002G) as 'bus control feature');
- Full details including the design, precise location and the timing of delivery of the turning head to be provided to ensure that vehicles can manoeuvre safely in the event of a wrong turn onto the dedicated bus link;

The approved scheme shall be implemented on site to the agreed timetable and shall remain for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of sustainable transport, highway safety and to ensure the development takes the form agreed by the authority and thus results in a satisfactory form of development.

No details have been forthcoming to date and this condition remains undischarged.

027

Notwithstanding the submitted indicative masterplan and layout drawings, all site highway layouts should comply with the 6Cs design guide unless otherwise agreed by the Highway Authority (see www.leics.gov.uk/index/6csdg) and be submitted to and agreed in writing by the LPA.

Reason: To ensure the development is constructed to adoptable standards.

For compliance only.

028

Prior to commencement of development improvements to Hollowdyke Lane shall be delivered and made available to traffic as illustrated by drawing 210354-005.4E in Appendix C of the submitted Addendum Transport Assessment (June 2016) entitled for Hollowdyke Lane (South) (or subsequent revised and agreed drawing) and thereafter Hollowdyke Lane shall be the exclusive route for construction traffic and appropriately sign posted in accordance with details of a traffic management and signing scheme to be first submitted to and agreed in writing by the LPA. No other route for construction traffic shall be used unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of highway safety and to protect the amenity of residential areas.

No details have been forthcoming to date and this condition remains undischarged.

029

Construction traffic shall only use the route from the B6326 Great North Road via Hollowdyke Lane unless otherwise agreed in writing by the Local Planning Authority. This route will be sign posted in accordance with details of a traffic management and signing scheme to be first submitted to and agreed in writing by the LPA in consultation with Highways England.

Reason: To minimise the temporary loss of amenity to resident.

For compliance only.

030

Before occupation of the 100th dwelling (unless otherwise agreed in writing by the Local Planning Authority), improvements to the Goldstraw Lane/B6326 Great North Road roundabout and B6326 Great North Road between Goldstraw Lane and Dale Way junctions shall be delivered and made available to traffic as illustrated by drawing 210354-008.A03 (or subsequent revised and agreed drawing) and the works shall tie in with the existing highway network including regard to the southern link road roundabout at the junction of the B6326. These works shall be subject to a detailed Design and Road Safety Audit which shall be carried out in accordance with a timetable to be first agreed in writing by the Local Planning Authority unless otherwise agreed in writing.

Reason: In the interest of highway safety and capacity and having regard to phasing of highway infrastructure works in the locality.

No details have been forthcoming to date and this condition remains undischarged.

031

Notwithstanding drawing 210354-006D already submitted, before the provision of a road linking the existing Fernwood development to Hollowdyke Lane, a scheme shall be first submitted to and approved in writing by the LPA to improve Hollowdyke Lane between the proposed development hereby approved and the underpass of the A1 trunk road leading to Main Street, Balderton that will include a restriction to allow buses and cycles only unless otherwise agreed in writing. Such a scheme shall include a trigger point for implementation which shall thereafter be delivered and open to traffic in accordance with an agreed programme (or revised programme that may be agreed from time to time).

Reason: In order to promote sustainable transport and to restrict traffic from rat-running via Main Street, Balderton and Coddington village.

No details have been forthcoming to date and this condition remains undischarged.

032

No dwelling shall be occupied until the associated parking areas and manoeuvring areas have been drained and surfaced in accordance with the details approved in writing by the Local Planning Authority. The areas so provided shall not be used, thereafter, for any purpose other than the parking and manoeuvring of vehicles, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of highway safety

For compliance only.

033

No school extension shall be occupied until an additional school safety zone is in place which shall include appropriate signing, lining, traffic calming, coloured surfacing, and parking restrictions, in accordance with details to be first submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interest of highway safety.

No details have been forthcoming to date and this condition remains undischarged.

034

No development shall commence within each phase or sub phase until a scheme of implementation for the details contained within the Revised Framework Travel Plan dated March 2015 (version 2 issued 18th August 2015) prepared by Waterman has been submitted to and approved in writing by the Local Planning Authority (LPA). The Travel Plan shall be updated if required and any revision or review of targets therein shall be submitted to the LPA for consideration as part of each Reserved Matters submission for each phase or sub phase of development. The scheme shall be implemented as approved. For the avoidance of doubt the scheme shall include the following:

- Timing, precise locations and means of delivery for on-site bus infrastructure to include the provision of bus stops which includes; shelters, poles, timetable cases, raised kerbs , bus stop clearways and works for the provision of real time passenger information to Nottinghamshire County Council specification;
- Details of appointment and job description of the Travel Plan Coordinator (TPC) in line with the Framework Travel Plan dated March 2015 shall be provided to the LPA prior to first occupation.
- Confirmation of the appointment of the Travel Plan Co-ordinator (TPC) within 3 months of commencement of development;
- Precise details of the community notice board (including design and location) and timing of installation,
- Upon first occupation the TPC shall co-ordinate a car share scheme as outlined in the Revised FTP;
- TPC to carry out residents travel survey once dev is 30% occupied then annually every 5 years unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of sustainable transport and to ensure the development takes the form agreed by the authority and thus results in a satisfactory form of development.

No details have been forthcoming to date and this condition remains undischarged.