

Schedule of Information to Satisfy Planning Conditions

Condition No.	Requirement	Drawing/ Document Ref.
5	Prior to commencement full details of soft and hard landscaping will be submitted to and approved in writing by the Local Planning Authority. Details will include: Soft Landscape a) Details of trees, hedgerows, habitats, ponds and other natural features it is proposed to retain or remove and details of how they will be protected during the construction phase. Such details to include the tree protection measures in accordance with BS5837:2012. b) Full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass establishment, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted and the proposed time of planting. The planting plan shall use botanic names to avoid misinterpretation. The plans should include a full schedule of plants; c) 1:100 plans (or at a scale otherwise agreed) with cross-sections of mounding, ponds, ditches and swales and proposed treatment of the edges and perimeters of each development phase; d) The landscape treatment of roads; e) A specification for the establishment of trees within hard landscaped areas including details of space standards (distances from buildings etc.), tree pit details and details of the species, number and spacing of trees and shrubs; f) The planting and establishment of structural landscape to be provided in advance of all or specified parts of the site as appropriate; g) Full details of any proposed alterations to existing watercourses/drainage channels and details of any water features; Hard Landscape h) Full details, including cross-sections, of all bridges and culverts; i) The location and specification of minor artefacts and structures, including furniture, refuse or other storage units, signs and lighting columns/brackets; j) 1:200 plans (or at a scale otherwise agreed) including cross sections, of roads, paths and cycleways; k) Details of all hard surfacing materials (size, type and colour).	Hard & Soft Landscape Proposals for Plots & POS - Drawing No. JBA 24 555 02A Drawing No. JBA 24 555 03A Drawing No. JBA 24 555 04A Drawing No. JBA 24 555 05A Drawing No. JBA 24 555 06A Drawing No. JBA 24 555 07A Drawing No. JBA 24 555 08A Drawing No. JBA 24 555 09A Drawing No. JBA 24 555 10A Drawing No. JBA 24 555 11A Drawing No. JBA 24 555 12A Drawing No. JBA 24 555 13A Drawing No. JBA 24 555 14 Proposed Hardscaping Plans - Drawing No. 181-PS-2-120 Drawing No. 181-PS-2-121 Drawing No. 181-PS-2-122 Drawing No. 181-PS-2-123 Proposed Sections - Drawing No. 181-PS-2-124 Arboricultural Impact Assessment, June 2025 – Aspect Arboriculture
6	a) No development approved by this permission shall be commenced until a Site Investigation (Phase II environmental risk assessment) report has been submitted to and approved by the Local Planning Authority which includes: (i) A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and;	Phase II Ground Investigation Report, September 2023 - JPP

Schedule of Information to Satisfy Planning Conditions

	(ii) The results from the application of an appropriate risk assessment methodology. b) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report; if required as a result of (a), above; has been submitted to and approved by the Local Planning Authority. c) This site shall not be occupied, or brought into use, until: (i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (b) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme. (ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority. d) Any contamination, other than that reported by virtue of condition (a), encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by the Local Planning Authority and subsequently fully implemented prior to the occupation of this site.	
7	Development shall not commence until a biodiversity net gain management plan (BNGMP) has been submitted to, and approved in writing by, the local planning authority. The content of the BNGMP shall ensure the delivery of the agreed number of habitat and hedgerow units as a minimum (+0.47 habitat units, +0.64 hedgerow units) to achieve a net gain in biodiversity and include the following. a) Description and evaluation of habitat parcels to be managed, cross referenced to individual lines in the metric. b) Maps of all habitat parcels, cross referenced to corresponding lines in the metric. c) Appropriate management options for achieving target condition for habitats as described in the approved metric. d) Preparation of an annual work schedule for each habitat parcel (including a 30 year work plan capable of being rolled forward in perpetuity). e) Details of the body or organisation responsible for implementation of the plan. f) Details of species selected to achieve target habitat conditions as identified in approved metric, definitively stated and marked on plans. g) Ongoing monitoring plan and remedial measures to ensure habitat condition targets are met. h) Reporting plan and schedule for informing LPA of condition of habitat parcels for 30 years.	Biodiversity Net Gain – Landscape and Ecological Management and Maintenance Plan (July 2025) – James Blake Associates

Schedule of Information to Satisfy Planning Conditions

	The BNGMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the BNGMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.	
8	No development shall commence until details of 20 integrated swift boxes and 20 integrated bat boxes have been submitted and approved by the LPA. These devices shall be fully installed prior to occupation and retained as such thereafter.	Biodiversity Net Gain – Landscape and Ecological Management and Maintenance Plan (July 2025) – James Blake Associates Hard & Soft Landscape Proposals for Plots & POS - Drawing No.s JBA 24 555 02A, 03A, 04A, 05A, 06A, 07A, 08A, 09A, 10A, 11A, 12A, 13A &14.
9	No development apart from enabling and associated works shall take place until details of a scheme for the provision of fire hydrants to serve the relevant phases of the development has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. The provision and installation of fire hydrants, at no cost to the County or Fire & Rescue Service.	Drawing No. 181-PS-2-130 – Proposed Hydrant Locations
11	Development shall not commence until details and a method statement for interim and temporary drainage measures during the demolition and construction phases have been submitted to and approved in writing by the Local Planning Authority. This information shall provide full details of who will be responsible for maintaining such temporary systems and demonstrate how the site will be drained to ensure there is no increase in the off-site flows, nor any pollution, debris and sediment to any receiving watercourse or sewer system. Where temporary discharges to a sewer are proposed, written confirmation from the sewer owner that these have been accepted shall be provided. The site works and construction phase shall thereafter be carried out in accordance with the approved method statement unless alternative measures have been subsequently approved by the Planning Authority.	Drawing No. 181-PS-2-140 – Temporary Run-Off Plan
13	No development shall commence until a Construction phasing and environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan: For the purposes	Construction Phasing and Environmental Management Plan (July 2025) - Hill

Schedule of Information to Satisfy Planning Conditions

	of both the Highway Authority and Environmental Health, the Plan will include: i. hours of construction operations including times of deliveries and removal of waste and to avoid school pick up/drop off times; ii. site set up and general arrangements for storing plant including cranes, materials, machinery and equipment, temporary offices and other facilities, construction vehicle parking and loading/unloading and vehicle turning areas; iii. the location of construction traffic routes to and from the site, details of their signing, number and type of construction vehicles, monitoring and enforcement measures; iv. where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements; v. siting and details of wheel washing facilities for construction vehicles leaving the site; vi. end of day tidying procedures to ensure protection of the site outside the hours of construction, including cleaning of site entrances, site tracks and the adjacent public highway. The construction activities shall be designed and undertaken in accordance with the code of best practice set out in British Standard 5228 1997 and with the agreed details unless otherwise agreed in writing by the Local Planning Authority; vii. Details of the construction site liaison contact for the use of local residents if required The Plan for purposes of Environmental Health shall include the following elements: a. measures to minimise dust, noise, machinery and traffic noise impacts during construction; b. screening and hoarding details, to protect neighbouring residents; c. storage and removal of building waste for disposal or recycling; d. The Plan for the purposes of Highway Authority shall also include details of: e. Access arrangements to the site; f. Traffic management requirements g. Post construction restoration/reinstatement of the working areas and temporary access to the public highway; h. Impacts to the public rights of way and diversions if required.	
18	No development shall take place until a Site Waste Management Plan (SWMP) for the site has been submitted to the Local Planning Authority and approved in consultation with the Waste Planning Authority. The SWMP should aim to reduce the amount of waste being produced on site and should contain information including estimated and actual types and	Site Waste Management Plan (July 2025) - Hill

Schedule of Information to Satisfy Planning Conditions

	amounts of waste removed from the site and where that waste is being taken to. The development shall be carried out in accordance with the approved SWMP.	
21	Prior to or concurrent with the first reserved matters submitted in each phase identified in Condition 6 a detailed Open Space Management and Maintenance Scheme for the management and maintenance of all areas of open space (to include parks, greenways, allotments, play areas, informal open space, semi- natural green space, public squares) shall be submitted to and agreed in writing by the Local Planning Authority and implemented in accordance with an agreed timetable and phasing strategy approved under condition 6. Details to be submitted shall include: a) Management organisation; b) Details of landscape management and maintenance plans; c) Details of planting, grass cutting, weeding and pruning; d) Management of sustainable urban drainage features; e) Inspection, repair and maintenance of all hard landscaping and structures; f) Management, monitoring and operational restrictions; and g) Maintenance and planting replacement programme for the establishment period of landscaping. The open spaces provided shall be retained for their intended purpose and in accordance with the approved management plan unless otherwise agreed in writing by the local planning authority.	Biodiversity Net Gain – Landscape and Ecological Management and Maintenance Plan (July 2025) – James Blake Associates
22	Details and/or samples of materials to be used on all external elevations and the roof of the development permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.	Drawing No. 181-PS-2-103 - Proposed Materials Plan Design & Access Statement (July 2025) - Hill
25	Prior to commencement a site-wide sustainability strategy shall be submitted to the Local Planning Authority for approval addressing renewable energy, reducing carbon emissions and water conservation.	Sustainability & Carbon Statement, June 2025 – Sol Environment
26	Before the occupation of any of the dwellings hereby permitted, facilities for two cycle parking spaces shall be shown on a plan. Details shall be approved in writing by the Local Planning Authority prior to commencement and the approved details shall be implemented on site and shall thereafter be kept available for the parking of bicycles.	Drawing No. 181-PS-2-102 – Parking Plan
27	Details shall be submitted for the route and surfacing of two footpath links from the site to Bridleway 004 and Crow Furlong as shown on the approved plans. Details shall be approved in writing by the Local	Proposed Hardscaping Plans - Drawing No. 181-PS-2-120 Drawing No. 181-PS-2-122

Schedule of Information to Satisfy Planning Conditions

	Planning Authority prior to commencement and the approved details shall be implemented on site.	
28	Prior to the commencement of the development hereby approved, a scheme of sensitively designed lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall include and consider temporary construction lighting as well as more permanent lighting associated with the development hereby approved. Light-spill (including from temporary construction lighting) onto retained and newly created habitat, in particular the retained woodland habitat forming the south of the site, should be minimised in accordance with good practice guidance, as set out in footnote 15 of the approved Updated Ecological Report by Aspect Ecology referenced 1005083 UEcoAp vf12 CL dated 15/11/2022. The sensitively designed lighting strategy shall consider the following key factors: ▪ Light exclusion zones ▪ Variable Lighting Regimes ▪ Light barriers ▪ Spacing and height of lighting units ▪ Light intensity ▪ Directionality	Lighting Strategy (July 2025) – DW Windsor