

2.0 **Site History**

- 2.1 17/01955/1 - Outline Planning application for up to 71 dwellings and associated access, car parking, garages, landscaping and open space including demolition and removal of all existing structures, buildings and hardstanding (all matters reserved except means of access) – approved subject to legal agreement

3.0 **Representations**

- 3.1 NHC Ecology – no objections to revised wording
- 3.2 NHC EHO – no objection to revised wording
- 3.3 HCC Archaeology – no objection to revised wording

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is a vacant mill located within the village of Ickleford off Arlesey Road to the southern edge of the village. Measuring 3.59 hectare in area, the site comprises a number of detached and linked buildings including mills dating from the 1960s and 1980s, silos, warehouse, food processing facilities, laboratories, offices and yard and car parking areas. The River Oughton runs through the site from east to west. The existing buildings are located within the settlement boundary for the village as defined in the recently adopted Local Plan although the open space areas south of the river and the vehicular access are located within Green Belt. The site contains a number of trees which are located along the road frontage and to the south section of the site.

4.2 **Proposal**

- 4.2.1 The mill business ceased to operate a number of years ago. The site has been sold by the original mill operator, Bowmans, to residential developers, Hill Group, who intend to implement the outline planning permission for residential development.
- 4.2.2 Many of the former mill buildings, are now derelict and in a poor state of repair. They pose ongoing health and safety risks with any unauthorised access and constant incidents of anti-social behaviour occurring. The intention is to remedy these ongoing issues by early demolition.
- 4.2.3 Currently, the triggers for submission of information by condition is 'prior to commencement of development' which includes demolition works. The primary aim of the NMA is to facilitate either (i) staged submission of conditional information across the two phases of redevelopment – demolition and construction or, where information is not critical / needed prior to demolition, the developer is seeking to provide this prior to construction. Since the original NMA submission, Hill Group and NHC have sought to include minor revisions to the wording of conditions 7 and 26 of the original permission also. These are considered as part of this NMA.

4.3 **Key Issues**

- 4.3.1 The conditions affected by this NMA are –

- 3 (reserved matters)
- 7 (tree protection)
- 8 (dust management plan)
- 9 (CTEMP)
- 24 (Historic wall protective fencing)
- 25 (historic recording and WSI)
- 26 (WSI implementation)
- 29 (Phase II contamination report)
- 36 (Walk over mammal survey)
- 38 (LEMP)

4.3.3 Condition 3 (reserved matters submission) – this amendment seeks to allow the demolition of existing buildings and structures (permitted in the outline permission and referenced in the description) prior to the approval of reserved matters application. Given the state of existing building and structures set out at the beginning of this report, there are visual and safety benefits from early demolition. The revised wording is not considered to prejudice the consideration of reserved matters application.

Approved condition	Proposed condition (Hill Group)	Agreed condition
3. Before the development hereby permitted is commenced, approval of the details of the siting, design and external appearance of the development, layout and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained in writing from the Local Planning Authority.	3. Before the development hereby permitted is commenced (other than demolition works), approval of the details of the siting, design and external appearance of the development, layout and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained in writing from the Local Planning Authority	3. Before the development hereby permitted is commenced (other than demolition phase works), approval of the details of the siting, design and external appearance of the development, layout and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained in writing from the Local Planning Authority

4.3.4 Condition 7 (Tree protection) – this condition was not included in the original NMA application but has been added at the request of the case officer. Given the extensive trees on the site, it was felt that a tree protection plan would be useful to have to provide greater certainty over tree protection during demolition and construction commences. Given the current wording does not require a plan to be submitted or approved, the applicant considered that the requirement for the plan to be approved would be too onerous. In the circumstances, this is an acceptable revised wording.

Approved condition	Proposed condition (Hill Group)	Agreed condition
7. Before the commencement of any other works on the site, trees and hedges to be retained shall be protected by the erection of temporary chestnut paling	(Not originally proposed to be amended. Requested by NHC case officer)	7. Before the commencement of any works on the site (including demolition works), a plan illustrating the location of retained trees and hedges and associated temporary

or chain link fencing of a minimum height of 1.2 metres on a scaffolding framework, located at the appropriate minimum distance from the tree trunk in accordance with Section 4.6 of BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations, unless in any particular case the Local Planning Authority agrees to dispense with this requirement. The fencing shall be maintained intact for the duration of all engineering and building works. No building materials shall be stacked or mixed within 10 metres of the tree. No fires shall be lit where flames could extend to within 5 metres of the foliage, and no notices shall be attached to trees.		protective fencing shall be submitted to the local planning authority. The temporary fencing shall be either temporary chestnut paling or chain link fencing of a minimum height of 1.2 metres on a scaffolding framework, located at the appropriate minimum distance from the tree trunk in accordance with Section 4.6 of BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations, unless in any particular case the Local Planning Authority agrees to dispense with this requirement. The fencing shall be maintained intact for the duration of demolition and site clearance, pre-construction and enabling works and construction works. No building materials shall be stacked or mixed within 10 metres of the tree. No fires shall be lit where flames could extend to within 5 metres of the foliage, and no notices shall be attached to trees.
---	--	--

4.3.5 Condition 8 (dust management plan) – this revision effectively seeks to split the dust management plan (DMP) process into the two phases - demolition and construction. DMPs will still need to be provided and approved in writing as per the original condition. The revised wording will continue to protect local residents and the wider environment from dust during the two phases as originally intended.

Approved condition	Proposed condition (Hill Group)	Agreed condition
8. No pre-construction, demolition or enabling works shall take place until full details of a dust management plan (to include measures to minimise dust impacts) during the demolition and construction phases of the development hereby permitted shall be submitted	8. No pre-construction, demolition or enabling works shall take place until full details of a demolition dust management plan (to include measures to minimise dust impacts) during the demolition phase of the development hereby permitted shall be submitted to and approved in writing by	8. (a) No pre-construction, demolition or enabling works shall take place until full details of a demolition dust management plan (to include measures to minimise dust impacts) during the demolition phase of the development (Phase 1) hereby permitted shall be submitted to and approved

to and approved in writing by the Local Planning Authority prior to the commencement of development. The construction project shall thereafter be carried out in accordance with the approved programme unless otherwise agreed in writing by the Local Planning Authority.	the Local Planning Authority prior to the commencement of development. The demolition works shall thereafter be carried out in accordance with the approved demolition dust management plan unless otherwise agreed in writing by the Local Planning Authority. No pre- construction or enabling works shall take place (other than those associated with demolition) until full details of a dust management plan (to include measures to minimise dust impacts) during the construction phase of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development (other than demolition works). The construction works shall thereafter be carried out in accordance with the approved dust management plan unless otherwise agreed in writing by the Local Planning Authority.	in writing by the Local Planning Authority prior to the commencement of development. The demolition works shall thereafter be carried out in accordance with the approved demolition dust management plan unless otherwise agreed in writing by the Local Planning Authority. (b) No pre- construction enabling or construction works shall take place (other than those associated with demolition phase) until full details of a dust management plan (to include measures to minimise dust impacts) during the construction phase of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development (other than demolition works). The construction works shall thereafter be carried out in accordance with the approved dust management plan unless otherwise agreed in writing by the Local Planning Authority.
---	--	---

4.3.6 Condition 9 (CTEMP) - this condition (effectively a joint CEMP and CTMP) revision effectively seeks to split the Management Plan process into the two phases - demolition and construction. The CTEMP will still need to be provided and approved in writing as per the original condition. The revised wording will continue to protect local residents and the wider locality from environmental and highway impacts during the two phases as originally intended.

Approved condition	Proposed condition (Hill Group)	Agreed condition
9. Prior to the commencement of any	9. Prior to the commencement of any	9. Prior to the commencement of any

single phase of development, a Demolition and Construction Management Plan/Method Statement shall be submitted to and approved in writing by the local planning authority in consultation with the Highway Authority and Environmental Health Unit (Noise). Thereafter the demolition and construction of the development shall only be carried out in accordance with the approved Plan/Statement. The Construction Management Plan/Method statement shall address the following matters: (i) Details of a demolition and construction phasing programme (including any pre-construction or enabling works); (ii) Hours of construction operations including times of deliveries and removal of waste; (iii) 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; (iv) Access and protection arrangements around the site for pedestrians, cyclists and other customers; (v) Details of provisions for temporary car parking during construction; (v) The location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures; (vii) Screening and hoarding details (viii) End of day tidying procedures;	single phase of development (The demolition of the buildings being Phase 1) a Demolition and Construction Management Plan/Method Statement for the relevant phase shall be submitted to and approved in writing by the local planning authority in consultation with the Highway Authority and Environmental Health Unit (Noise). Thereafter the demolition and construction of the development within each phase shall only be carried out in accordance with the approved Plan/Statement. The Construction Management Plan/Method statement shall address the following matters: (i) Details of a demolition and construction phasing programme (including any pre-construction or enabling works); (ii) Hours of construction operations including times of deliveries and removal of waste; (iii) 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; (iv) Access and protection arrangements around the site for pedestrians, cyclists and other customers; (v) Details of provisions for temporary car parking during construction; (v) The location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures; (vii) Screening and hoarding details (viii) End of day tidying	single phase of development (The demolition of the buildings being Phase 1 and construction being Phase 2), a Demolition and/or Construction Management Plan/Method Statement for the relevant phase shall be submitted to and approved in writing by the local planning authority in consultation with the Highway Authority and Environmental Health Unit (Noise). Thereafter the demolition and construction of the development within each phase shall only be carried out in accordance with the approved Plan/Statement. The Construction Management Plan/Method statement shall address the following matters where relevant: (i) Details of a demolition and/or construction phasing programme (including any pre-construction or enabling works); (ii) Hours of construction operations including times of deliveries and removal of waste; (iii) 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; (iv) Access and protection arrangements around the site for pedestrians, cyclists and other customers; (v) Details of provisions for temporary car parking during construction; (v) The location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures; (vii) Screening
---	--	--

(vi) Construction and storage compounds (including areas designated for car parking); (vii) Siting and details of wheel washing facilities; (viii) Cleaning of site entrances, site access roads and the adjacent public highway and: (xii) Disposal of surplus materials.	procedures; (vi) Construction and storage compounds (including areas designated for car parking); (vii) Siting and details of wheel washing facilities; (viii) Cleaning of site entrances, site access roads and the adjacent public highway and: (xii) Disposal of surplus materials.	and hoarding details (viii) End of day tidying procedures; (vi) Construction and storage compounds (including areas designated for car parking); (vii) Siting and details of wheel washing facilities; (viii) Cleaning of site entrances, site access roads and the adjacent public highway and: (xii) Disposal of surplus materials.
---	---	---

4.3.7 Condition 24 (protective fencing to historic wall) – this revision seeks to split the protective fencing of existing historic walls and (b) any repairs to these walls into two parts. This separates the need for protection measures during demolition and then repair works which will come later as part of construction works.

Approved condition	Proposed condition (Hill Group)	Agreed condition
24. No demolition work shall commence until details of protection measures and where necessary the repair of the existing brick walls, piers and coping stones forming the boundaries of the site immediately south and east of East Lodge have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the wall shall be retained and repaired as agreed in accordance with the approved details.	24. No demolition work shall commence until temporary fencing (Heras or similar) has been provided to protect the walls forming the boundaries of the site immediately south and east of East Lodge. The temporary fencing shall be retained until construction work is complete. No development (other than demolition works) shall take place/commence until wall repair details , where necessary, in relation to the repair of the existing brick walls, piers and coping stones have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the wall shall be retained and repaired as agreed in accordance with the approved details.	24. (a) No demolition work shall commence until details of temporary fencing (Heras or similar) to protect the walls forming the boundaries of the site immediately south and east of East Lodge. has been submitted to and approved in writing by the local planning authority. The temporary fencing shall be installed prior to demolition and retained until all construction work is complete. (b) No development (other than demolition works) shall take place/commence until wall repair details , where necessary, in relation to the repair of the existing brick walls, piers and coping stones have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the wall shall be retained and repaired as agreed in accordance with the approved details.

4.3.8 Condition 25 (historic recording and WSI) – This condition seeks to split the above ground historic recording (historic mill building) from the below ground historic works (archaeological finds). It will require the submission and agreement of the historic building record as a first stage and then as a second stage the submission of the WSI. This approach has been agreed with the Herts CC Archaeology Unit.

Approved condition	Proposed condition (Hill Group)	Agreed condition
No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and: 1. The programme and methodology of site investigation and recording 2. The programme for post investigation assessment 3. Provision to be made for analysis of the site investigation and recording 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation 5. Provision to be made for archive deposition of the analysis and records of the site investigation 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.	25. Prior to the demolition of the old Mill Building on the site a Historic Building Recording Survey shall be undertaken and submitted to the local planning authority. No development (other than demolition works) shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and: 1. The programme and methodology of site investigation and recording 2. The programme for post investigation assessment 3. Provision to be made for analysis of the site investigation and recording 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation 5. Provision to be made for archive deposition of the analysis and records of the site investigation 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.	25. (a) Prior to the demolition of the old Mill Building on the site as identified on plate 7 (item 12) of the originally submitted Heritage Statement by Prospect Archaeology, a Historic Building Recording Survey shall be undertaken and submitted to and approved in writing by the local planning authority. (b) No development (other than demolition phase works up to but not including the removal of any existing hardstanding aprons) shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and: 1. The programme and methodology of site investigation and recording 2. The programme for post investigation assessment 3. Provision to be made for analysis of the site investigation and recording 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation 5. Provision to be made for archive deposition of the

		analysis and records of the site investigation 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.
--	--	---

4.3.9 Condition 26 (WSI implementation) – the revised wording to this condition effectively enables the demolition to occur in advance of the submission of the WSI. The above ground historic recording is secured as part of condition 25 (a).

Approved condition	Proposed condition (Hill Group)	Agreed condition
26. The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition 26.	26. The demolition /development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition 26.	26. The demolition /development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition 25 .

4.3.10 Condition 29 (Phase II contamination report) – the revised condition wording allows the demolition of buildings up to but not including the hardstanding areas. This is consistent with the extent of demolition works permitted by condition 25 (historic recording and WSI). Effectively, the hardstanding cannot be removed until a Phase II report has been submitted and approved.

Approved condition	Proposed condition (Hill Group)	Agreed condition
29. (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;	29. (a) No development approved by this permission shall be commenced (other than demolition works) 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; (ii) The results from the application of an appropriate risk assessment methodology (b) No	29. (a) No development approved by this permission shall be commenced (other than demolition works up to but not including existing hardstanding aprons) 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;

(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 (b) 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	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 (b), 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.	(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 (b), 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.
---	--	---

submitted to and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of this site.		
---	--	--

4.3.11 Condition 36 (Walk over mammal survey) – this condition has been the subject to most discussion. Essentially, 30 days is considered to be too short a time to undertake a survey, write up the findings, set out any mitigation measures and submit it to the LPA for approval. NHC Ecologist agrees that this timescale is too short. An additional month has been agreed as an appropriate time period to complete this task.

Approved condition	Proposed condition (Hill Group)	Agreed condition
36. Within a month prior to commencement of the development (including clearance work), a mammal walk-over survey of the site and 30m of adjacent land (access permitting) shall be carried out by a suitably qualified and experienced ecologist to check for the presence of further active badger setts, otter holts and water vole holes / feedings stations and if protected mammals will be impacted by the development proposals, appropriate mitigation to safeguard them must be submitted to the Local Planning Authority for approval. A licence may be required from Natural England to proceed lawfully. In the absence of the requirement for a licence any recommended non licensable mitigation should be carried out in full.	36. The demolition of the buildings on the site shall be undertaken in full accordance with the recommendations set out within MKA Ecology Mammal Walkover Briefing Note. Prior to the commencement of development (including clearance work but excluding demolition), a mammal walk-over survey of the site and 30m of adjacent land (access permitting) shall be carried out by a suitably qualified and experienced ecologist to check for the presence of further active badger setts, otter holts and water vole holes / feedings stations and if protected mammals will be impacted by the development proposals, appropriate mitigation to safeguard them must be submitted to the Local Planning Authority for approval. A licence may be required from Natural England to proceed lawfully. In the absence of the requirement for a licence any recommended non licensable mitigation should be carried out in full.	36. Within two months prior to commencement of the development (including clearance work), a mammal walk-over survey of the site and 30m of adjacent land (access permitting) shall be carried out by a suitably qualified and experienced ecologist to check for the presence of further active badger setts, otter holts and water vole holes / feedings stations and if protected mammals will be impacted by the development proposals, appropriate mitigation to safeguard them must be submitted to the Local Planning Authority for approval. A licence may be required from Natural England to proceed lawfully. In the absence of the requirement for a licence any recommended non licensable mitigation should be carried out in full

4.3.12 Condition 38 (LEMP) – it is not considered essential that the LEMP is received prior to demolition works being undertaken. The NHC Ecologist has agreed that it would be unnecessary to require this to be provided prior to commencement (i.e. demolition).

Approved condition	Proposed condition (Hill Group)	Agreed condition
38. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development. The content of the LEMP shall deliver a net gain in habitat units from a combination of on and offsite measures to achieve a measurable net gain to biodiversity 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. d) Appropriate creation and management options for achieving the required number of ecological units as detailed in approved metric (including species mixes). e) Prescriptions for management actions which must correspond with and directly reference the habitat and condition scores in the approved metric. f) Preparation of a 5 year work schedule (including an annual work plan) capable of being rolled forward in perpetuity i.e. 30 years, with habitats clearly marked on plans. g) Ongoing monitoring and reporting schedule, with assessment and triggers for	38. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development (other than demolition works). The content of the LEMP shall deliver a net gain in habitat units from a combination of on and offsite measures to achieve a measurable net gain to biodiversity 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. d) Appropriate creation and management options for achieving the required number of ecological units as detailed in approved metric (including species mixes). e) Prescriptions for management actions which must correspond with and directly reference the habitat and condition scores in the approved metric. f) Preparation of a 5 year work schedule (including an annual work plan) capable of being rolled forward in perpetuity i.e. 30 years, with habitats clearly marked on plans. g) Ongoing monitoring and reporting schedule, with assessment and triggers for remedial measures. h) Required actions should habitat areas fail to reach stated condition in the approved metric. i) Details of the body or organisation	38. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development (other than demolition works). The content of the LEMP shall deliver a net gain in habitat units from a combination of on and offsite measures to achieve a measurable net gain to biodiversity 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. d) Appropriate creation and management options for achieving the required number of ecological units as detailed in approved metric (including species mixes). e) Prescriptions for management actions which must correspond with and directly reference the habitat and condition scores in the approved metric. f) Preparation of a 5 year work schedule (including an annual work plan) capable of being rolled forward in perpetuity i.e. 30 years, with habitats clearly marked on plans. g) Ongoing monitoring and reporting schedule, with

remedial measures. h) Required actions should habitat areas fail to reach stated condition in the approved metric. i) Details of the body or organisation responsible for implementation of the plan. j) Details of integrated bird and bat boxes, make, model and location. The LEMP 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 LEMP 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. The approved plan will be implemented in accordance with the approved details.	responsible for implementation of the plan. j) Details of integrated bird and bat boxes, make, model and location. The LEMP 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 LEMP 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. The approved plan will be implemented in accordance with the approved details.	assessment and triggers for remedial measures. h) Required actions should habitat areas fail to reach stated condition in the approved metric. i) Details of the body or organisation responsible for implementation of the plan. j) Details of integrated bird and bat boxes, make, model and location. The LEMP 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 LEMP 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. The approved plan will be implemented in accordance with the approved details.
---	--	---

4.3.13 The applicant has recently submitted a S73 application to make material alterations to the outline planning permission. In the event that this S73 application is approved, it is anticipated that this will also provide the opportunity to update the non- material revisions sought as part of this NMA application.

4.4 **Conclusion**

4.1 The changes to wording to allow the phased delivery of information is considered acceptable in principle. Where conditions have required input and advice from technical consultees, this has been sought and wording agreed.

4.5 **Alternative Options**

4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 I can confirm that the applicant is in agreement with the condition wording as set out in the above tables.

5.0 **Recommendation**

5.1 That the revisions to the wording of the above conditions be agreed as a Non Material Amendment to the original planning permission 17/01955/1.