

Suggested Planning Conditions

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

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out strictly in accordance with the approved plans:

Drawing Number 5385-P-01 Site Location Plan
Drawing Number 5385-P-05 Existing Site Plan
Drawing Number 5385-P-100 rev H Proposed Site Plan
Drawing Number 5385-P-200 rev A 1Bed Flat House Type GF
Drawing Number 5385-P-201 rev A 1Bed Flat House Type FF
Drawing Number 5385-P-202 rev A 2Bed Flat House Type GF
Drawing Number 5385-P-203 rev A 2Bed Flat House Type FF
Drawing Number 5385-P-204 rev A 1Bed Bungalow House Type GF
Drawing Number 5385-P-205 rev A 2Bed Bungalow House Type GF
Drawing Number 5385-P-206 rev B 2Bed House Type 1 GF
Drawing Number 5385-P-207 rev B 2Bed House Type 1 FF
Drawing Number 5385-P-208 rev B 2Bed House Type 2 GF
Drawing Number 5385-P-209 rev B 2Bed House Type 2 FF
Drawing Number 5385-P-210 rev B 3Bed House Type 1 GF
Drawing Number 5385-P-211 rev B 3Bed House Type 1 FF
Drawing Number 5385-P-212 rev B 3Bed House Type 2 GF
Drawing Number 5385-P-213 rev B 3Bed House Type 2 FF
Drawing Number 5385-P-214 rev A 4Bed House Type GF
Drawing Number 5385-P-215 rev A 4Bed House Type FF
Drawing Number 5385-P-216 rev A Bed House Type 3 GF
Drawing Number 5385-P-217 rev A 3 Bed House Type 3 FF
Drawing Number 5385-P-218 2Bed House Type 3 GF
Drawing Number 5385-P-219 2Bed House Type 3 FF
Drawing Number 5385-P-700 rev A Plots 1 - 2 Proposed Elevations
Drawing Number 5385-P-701 rev A Plots 3 - 4 Proposed Elevations
Drawing Number 5385-P-702 rev A Plot 5 Proposed Elevations
Drawing Number 5385-P-703 rev B Plots 6 - 7 Proposed Elevations
Drawing Number 5385-P-704 rev A Plots 8 - 9 Proposed Elevations
Drawing Number 5385-P-705 rev A Plots 10 - 11 Proposed Elevations
Drawing Number 5385-P-706 rev A Plots 12 - 13 Proposed Elevations
Drawing Number 5385-P-707 rev B Plots 14 - 15 Proposed Elevations
Drawing Number 5385-P-708 rev A Plots 16 - 17 Proposed Elevations
Drawing Number 5385-P-709 rev C Plots 18 - 20 Proposed Elevations
Drawing Number 5385-P-710 rev B Plot 21 Proposed Elevations
Drawing Number 5385-P-711 rev A Plot 22 Proposed Elevations
Drawing Number 5385-P-712 rev A Plot 23 Proposed Elevations
Drawing Number 5385-P-713 rev B Plots 24 - 25 Proposed Elevations

Drawing Number 5385-P-714 rev A Plots 26 - 27 Proposed Elevations
Drawing Number 5385-P-715 rev A Plots 28 - 29 Proposed Elevations
Drawing Number 5385-P-716 rev A Plots 30 - 31 Proposed Elevations
Drawing Number 5385-P-717 rev A Plots 32 - 33 Proposed Elevations
Drawing Number 5385-P-718 rev A Plots 34 - 35 Proposed Elevations
Drawing Number 5385-p1000 Rev B – Boundary Treatment Plan
Drawing Number 5385-P-719 rev A Plot 36 Proposed Elevations
Drawing Number 5385-P-720 rev A Plot 37-38 Proposed Elevations
Drawing Number 5385-P-721 rev B Plots 39-40 Proposed Elevations
Drawing Number 5385-P-722 rev A Plots 41-42 Proposed Elevations
Drawing Number 5385-P-723 rev A Plots 43-44 Proposed Elevations
Drawing Number 0100 rev P04 Existing and Proposed levels
Drawing Number 0101 rev P04 Existing and Proposed levels
and the schedule of materials indicated thereon.

Reason: To ensure adherence to the approved plans and to protect the general character and amenities of the area in accordance with the requirements of Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework

Pre-commencement conditions

3) Development shall not begin in relation to any of the specified highways works until details of the [works] have been submitted to and approved by the local planning authority in writing following the completion of the technical approval process by the local highway authority. The development shall not be occupied until the scheme has been constructed in accordance with the approved details.

Reason: To ensure the safe and free flow of traffic on the highway and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy Plan and the National Planning Policy Framework

Necessary: Details of offsite works to deal with any mitigation scheme required

4) The construction of the vehicular access shall be carried out in accordance with a specification to be submitted to and approved in writing by the local planning authority, at a gradient not steeper than 1 in 12.

Reason: In the interests of highway safety and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

Necessary: Access Construction Details

5) No development shall take place, including any works of demolition, until details and location of the following have been submitted to and approved in writing by the local planning authority, and which shall be operated and maintained during construction of the development hereby approved:

- A method for ensuring mud is not deposited onto the Public Highway
- Construction traffic access location
- Parking for site operatives and visitors
- Construction Traffic Management Plan

The development shall be carried out in accordance with the approved details for the duration of the construction of the development.

Reason: In the interests of highway safety and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning.

6) The ecological protection, mitigation, compensation and working methods scheme including the Biodiversity Enhancements, as recommended in the report by Abricon (dated August 2019) shall be implemented and hereafter maintained in full as stated unless otherwise approved in writing by the local planning authority. No external lighting should illuminate any boundary feature, adjacent habitat or area around the approved mitigation and biodiversity enhancement features.

Reason: In order to comply with Conservation of Habitats and Species Regulations (2017), National Planning Policy Framework (2018), NERC Act (2006), and Herefordshire Core Strategy (2015) policies LD2, SD3 and SD4

7) Development shall not begin in relation to the provision of road and drainage infrastructure until the following details are submitted to and approved in writing to the local planning authority:

- Surface finishes
- Drainage details
- Future maintenance arrangements

The development shall be carried out and thereafter maintained in accordance with the approved details

Reason: To ensure an adequate and acceptable means of access is available before the dwelling or building is occupied and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework

8) Before any work, including any site clearance or demolition begin, equipment or materials moved on to site, a Construction Environmental Management Plan (CEMP) including a full Ecological Working Method Statement and a specified 'responsible person', shall be supplied to the local planning authority for written approval. The approved CEMP shall be implemented and remain in place until all work is complete on site and all equipment and spare materials have finally been removed; unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that all species are protected and habitats enhanced having regard to the Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations (2017), National Planning Policy Framework (2018), NERC Act (2006), Herefordshire Core Strategy (2015)

Other stage conditions

9) Prior to the first occupation/use of the development hereby approved, a Travel Plan which contains measures to promote alternative sustainable means of transport for staff and visitors with respect to the development hereby permitted shall be submitted to and be approved in writing by the Local Planning Authority. The Travel Plan shall be implemented, in accordance with the approved details, on the first occupation of the development. A detailed written record shall be kept of the measures undertaken to promote sustainable transport initiatives and a review of the Travel Plan shall be undertaken annually. All relevant documentation shall be made available for inspection by the local planning authority upon reasonable request.

Reason: In order to ensure that the development is carried out in combination with a scheme aimed at promoting the use of a range of sustainable transport initiatives and to conform with the requirements of Policies SD1 and MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework

10) With the exception of any site clearance and groundwork, no further development shall take place until details or samples of materials to be used externally on walls and roofs have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

11) Prior to the first occupation of the development a scheme demonstrating measures for the efficient use of water as per the optional technical standards contained within Policy SD3 of the Herefordshire Local Plan Core Strategy shall be submitted to and approved in writing by the local planning authority and implemented as approved.

Reason: To ensure compliance with Policies SD3 and SD4 of the Hereford Local Plan – Core Strategy and the National Planning Policy Framework

12) Prior to the first occupation of the development hereby permitted full details of a scheme for the provision of covered and secure cycle parking facilities within the curtilage of each dwelling shall be submitted to the Local Planning Authority for their written approval as per Para 5.28 of the amended transport assessment. The covered and secure cycle parking facilities shall be carried out in strict accordance with the approved details and available for use prior to the first use of the development hereby permitted. Thereafter these facilities shall be maintained.

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy and to conform with the requirements of Policies SD1 and MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

13) Prior to the first occupation of the dwelling to which it relates a scheme to enable the charging of plug in and other ultra-low emission vehicles subject to network capacity, or the use of mode 2 chargers (e.g. provision of electric sockets) to serve the occupants shall be submitted to and approved in writing by the local planning authority. The approved details shall be provided prior to the first occupation of the dwelling to which it relates.

Reason: To address the requirements in relation to climate change as set out in policies SS7 and SD1 of the Herefordshire Local Plan – Cores Strategy and the guidance contained within the National Planning Policy Framework

14) Prior to the commencement of any above ground works details of the surface of the Public Rights Of Way shall be submitted to and approved in writing by the local planning authority. Works shall be carried out in accordance with the approved details and shall be completed before the first occupation of the dwelling.

Reason: To ensure adherence to the approved plans, to protect the general character and amenities of the area in accordance with the requirements of Policy MT1 of the Herefordshire Local Plan – Core Strategy National Planning Policy Framework.

15) With the exception of site clearance and groundwork, no further development shall commence until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:

- a) A statement setting out the design objectives and how these will be delivered.
- b) A Soil Resource Survey (SRS) and Soil Resource Plan (SRP) in accordance with the 'Construction Code of Practice for the Sustainable Use of Soils in Construction Sites' (DEFRA 2009).
- c) A plan showing existing and proposed finished levels or contours.
- d) A drawing detailing hard surfacing materials
- e) Boundary treatments and means of enclosure.
- f) Artefacts and Structures e.g. street furniture, play equipment, water features.
- g) Vehicle /Cycle /Pedestrian access and circulation areas.
- h) Vehicle parking layouts
- i) Lighting and CCTV
- j) Trees and hedgerow to be removed.
- k) Trees and hedgerow to be retained, setting out measures for their protection during construction, in accordance with BS5837:2012.
- L) All proposed planting, accompanied by a written specification setting out species, size, quantity, density and cultivation details.
- M) A plan detailing water attenuation schemes.
- N) An environmental plan for the protection of sensitive landscapes during the construction phase.

Reason: To safeguard and enhance the character and amenity of the area in order to conform with policies SS6, LD1 and LD3 of the Herefordshire Local Plan - Core Strategy and the National Planning Policy Framework

16) Before the development is first occupied a schedule of landscape management and maintenance for a period of 10 years shall be submitted to and approved in writing by the local planning authority. Maintenance shall be carried out in accordance with the approved schedule.

Reason: To ensure the successful establishment of the approved scheme, local planning authority and in order to conform with policies SS6, LD1 and LD3 of the Herefordshire Local Plan - Core Strategy and the National Planning Policy Framework.

17) With the exception of any site clearance and groundwork no further development shall

commence until details of the play area has been submitted and approved in writing. These details should include:

- a) Play equipment,
- b) Surfacing,
- c) Landscaping,
- d) Means of enclosure,
- e) Street furniture.

The play area shall be constructed in accordance with the approved plans and made available for use prior to the first occupation of the dwellings hereby approved and thereafter retained.

Reason: In order to comply with policies OS1 and OS2 of the Herefordshire Local Plan Core Strategy and the National Planning Policy Framework.

Compliance conditions

18) During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: Monday-Friday 7.00 am-6.00 pm, Saturday 8.00 am-1.00 pm nor at any time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of local residents and to comply with Policy SD1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

19) No building shall be occupied until the drainage system for the site has been completed in accordance with the approved details as contained within the Drainage Statement reference 3437-MIDD-ICS-XX-RP-C-001. Thereafter, no surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

20) No buildings on the application site shall be brought into beneficial unless the upgrading of the Waste Water Treatment Works, into which the development shall drain, has been completed and written confirmation of this has been issued by the Local Planning Authority.

Reason: To prevent overloading of the Waste Water Treatment Works and pollution of the environment.

21) All foul water shall discharge through a connection to the local Mains Sewer network and surface water shall be managed through SuDs per dwelling and mains sewer (highways runoff) within the development boundary; unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to comply with Conservation of Habitats and Species Regulations (2017), National Planning Policy Framework (2018), NERC Act (2006), and Herefordshire Core Strategy (2015) policies LD2, SD3 and SD4

