

Priory Farm Revised Conditions

Conditions

1. The development to which this permission relates must not be begun not later than the expiration of three years from the date of this permission.

REASON

To comply with Section 51 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby approved shall not be carried out otherwise than in accordance with the plan and drawings titled:

The Location Plan received on 20/11/23.

The Block Plan numbered 12/1003G received on 23/7/24.

Sheets 3 and 4 of 210826-04 dated 11/4/24.

The Section numbered 12/1006D received on 23/7/24.

Plan numbers 20171/003F, 004G, 007, 008F, 0071E, 152A, 153A and 1560 all received on 21/11/23.

The Drainage Strategy Technical Note (7th issue) dated 7/4/24.

The Proposed drainage strategy – plan number PHPRIORYFARM 23/23(revP6)

Infiltration Basin details - No 121/1010B rev B

Typical Infiltration Tank Detail – PHPRIORYFARM 23 /CD01(RevP1)

[The Ground Investigation Report prepared by Sladen Associates dated June 2023.](#)

REASON

In order to define the extent and scope of this planning permission.

Pre-Commencement Conditions

3. No development shall commence on site until a detailed surface water drainage scheme for the whole site, based on sustainable drainage principles has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
 - a) Drawings and plans illustrating the scheme. The strategy agreed under Condition 2 above shall be treated as the minimum required.
 - b) Detailed drawings and cross-sections of the proposed features such as infiltration structures. These shall be feature-specific demonstrating that the

surface water drainage system is designed in accordance with the SUDS Manual CIRIA Report C753.

- c) Detailed network level calculations demonstrating the performance of the system, including:
 - i) Suitable representation of the drainage system, details of the design criteria used (including consideration of a surcharged outfall) and justification for these criteria.
 - ii) Simulation of the network for a range of durations and return periods including the 1. 2 year, 1 in 30 year, and 1 in 100 year plus 40% climate change events.
 - iii) Results demonstrating the performance of the drainage scheme including attenuation storage, flows in line with agreed discharge rates, potential flood volumes and network status. These should provide a summary for each return period.
 - iv) All evidence should be supported by labelled plans and drawings including the contributing areas)

- d) Plans such as external levels plans, supporting the exceedance and overland flow routeing provided to date. The overland flow routeing should demonstrate:
 - i) how runoff will be directed through the development without exposing properties to flood risk
 - ii) how property finished floor levels and thresholds relate to exceedance flows – a recommended finished floor level is 150mm above surrounding ground levels.
 - iii) that recognition has been given to exceedance during a storm event due to a number of factors, therefore showing that exceedance management does not rely on calculations demonstrating no flooding.

REASON

To reduce the risk of increased flooding and to improve and protect water supply.

- 4. No development shall take place, including any works of demolition, until a Construction Environmental Management Plan (CEMP) has first been submitted to and approved in writing by the Local Planning Authority for the development. The Plan shall provide information for:
 - a) The parking of vehicles for site operatives and visitors.
 - b) The routing for vehicles accessing the site associated with the construction of the development and signage to identify the route.
 - c) The manoeuvring of vehicles within the site.
 - d) The location of the site compounds.
 - e) Storage of plant and materials.

- f) The erection and maintenance of security hoarding fencing.
- g) Wheel washing facilities.
- h) Measures to control the emission of dust and dirt during construction.
- i) Measures to control and mitigate disturbance from noise.
- j) Any on-site lighting as required during construction.
- k) Measures to protect existing trees and hedgerows proposed for retention.
- l) Delivery, demolition and construction working hours.
- m) The means by which the terms of the CEMP will be monitored including details of the procedure for reporting and resolving complaints as well as the details of the person or persons to contact in such circumstances.

The approved CEMP shall be adhered to throughout the construction period of each phase.

REASON

In the interests of highway safety and the residential amenity of the local community.

5. No development hereby permitted shall be commenced until a scheme for the provision of adequate water supplies and fire hydrants necessary for fire-fighting purposes at the site has first been submitted to and approved in writing by the Local Planning Authority. Only the approved scheme shall then be implemented on site.

REASON

In the interests of public safety.

Pre-Occupation Conditions

6. There shall be no occupation of any building hereby approved for residential purposes until a Drainage Verification Report for the installed surface water drainage system based on the Drainage Strategy Technical Note approved under condition 2, has been submitted to and approved in writing by the Local Planning Authority. It should include:
 - a) Demonstration that any departures from the approved design are in keeping with the approved principles.
 - b) As built photographs and drawings
 - c) The results of any performance testing undertaken as part of the application process,
 - d) Copies of all statutory approvals such as Land Drainage Consent for Discharge,
 - e) Confirmation that the system is free from defects, damage and foreign objects.

The report should be prepared by a suitably qualified independent drainage engineer.

REASON

To ensure that the development is implemented as approved and thereby reducing the risk of flooding.

7. There shall be no occupation of any building hereby approved for residential purposes until a detailed, site-specific maintenance plan for the approved surface water drainage system has been submitted to and approved in writing by the Local Planning Authority. It shall include:
 - a) The name of the party responsible, including contact names, address, email address and phone numbers.
 - b) Plans showing the locations of features requiring maintenance and how these should be accessed,
 - c) Details of how each feature is to be maintained and managed throughout the lifetime of the development,
 - d) Provide details of how site vegetation will be maintained for the lifetime of the development.

REASON

To ensure that the maintenance of sustainable drainage structures so as to reduce the risk of flooding.

8. No house hereby approved, shall be occupied for residential purposes until evidence in the form of a Certificate of Completion to show that the recommendations relating to the buried fuel tank as detailed in the Ground Investigation Report as approved under Condition 2, have been fully completed has been submitted to and approved in writing by the Local Planning Authority.

REASON

In order to reduce the risk of pollution.

9. No house hereby approved, shall be occupied for residential purposes until such time as all of the measures approved under condition 5 above have been fully installed to the written satisfaction of the Local Planning Authority.

REASON:

In the interests of public safety.

10. There shall be no occupation of any individual house hereby approved, until such time as evidence has been submitted to and verified in writing by the Local Planning Authority, that all of the following matters have been fully addressed:
 - i) all windows to habitable rooms in that house have been fitted with a minimum manufacturers' rating of Rw33dB.
 - ii) the house has space for three 250 litre refuse bins.

- iii) the house has an electric vehicle charging point fitted and in full working order.
- iv) the house has secure on-site cycle storage facility.

REASON

In order to reduce the risk of unacceptable noise pollution and in the interests of the residential amenities of the area and to promote sustainable development

11. In addition to the requirements of condition 10, there shall be no occupation of the house approved on Plot 6 as shown on the approved plan until such time as evidence has been submitted and verified in writing that all of the following matters have been fully addressed:
- i) A solid wooden acoustic barrier fence, with a minimum height of 3.6 metres and constructed continuously to ground level with gravel boards, has been erected along the north-western boundary of this Plot;
 - ii) No new openings at all shall be provided in any part of the gable facing in Kart Track to the west, in addition to those shown on the approved plan 20171.003F.
 - iii) The first floor windows have opening lights which are hinged on the frame side nearest the kart track and
 - iv) All habitable rooms should be provided with alternative means of background ventilation.

REASON

In order to reduce the risk of unacceptable noise pollution.

13. In addition to the requirements of condition 10, there shall be no occupation of any of the individual houses on plot numbers 1, 2, 7, 8 and 9 as shown on the approved plan, until such time as evidence has been submitted to and verified in writing that house has been fitted with alternative means of ventilation such as trickle vents.

REASON:

In order to reduce the risk of unacceptable noise pollution.

14. There shall be no occupation of any of the houses hereby approved until such time as all parts of the existing access to the public highway, not included in the access arrangements as approved under Condition 2, have all been closed and the public highway reinstated to the written satisfaction of the Local Planning Authority.

REASON

In the interests of highway safety

15. There shall be no occupation of any of the houses hereby approved until such time as the road serving the development including footways, car parking and manoeuvring areas as shown on the approved plan 12/1003G have all been laid out and completed to the written satisfaction of the Local Planning Authority. **Private driveways to individual properties as shown on approved plan 12/1003G shall be completed in full prior to occupation of the individual property.**

REASON

In the interests of highway safety.

16. There shall be no occupation of any of the houses hereby approved until such time as a visibility splay measuring 2.4 metres by 59 metres as measured from the near edge of the public carriageway, have first been provided either side of the approved access onto Robeys Lane.

REASON:

In the interests of highway safety.

On-Going Conditions

- 17. Any unexpected contamination encountered during the development not already identified in the Ground Investigation Report approved under Condition 2, shall be dealt with in accordance with the measures set out in that Report, to the written satisfaction of the Local Planning Authority**

REASON

In order to reduce the risk of pollution.

18. Notwithstanding the provisions of Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, there shall be no openings added to, or provided within the gable end of the house on Plot 6 as defined by the approved plan, which faces the adjoining Kart Track.

REASON:

In order to reduce the risk of unacceptable noise pollution.

19. There shall be obstruction whatsoever in the visibility splay referred to in condition 16. No planting or structure or works shall be taller than 0.6 metres in these splays.

REASON

In the interests of highway safety.