

**APPEAL A: APP/E2205/W/20/3259450**

**Agreed Wye College Conditions (with the exception of 10, 11, 13, 15, 17 and 20b)**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

*Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.*

2. The development shall be carried out in accordance with the plans listed in the section of this decision notice headed Plans/Documents approved by this decision and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification).

*Reason: To ensure the development is carried out in accordance with the approval and to ensure the quality of development indicated on the approved plans is achieved in practice.*

3. The development shall be made available for inspection, by agreement at any reasonable time, by the local planning authority to ascertain whether a breach of planning control may have occurred on the site (e.g. as a result of departure from the plans hereby approved and/or the terms of this permission).

*Reason: In the interests of ensuring the proper planning of the locality and the protection of amenity and the environment, securing high-quality development through adherence to the terms of planning approvals, and ensuring community confidence in the planning system.*

Materials

4. Samples of all external materials shall be provided on site for discussion with the Local Planning Authority within three months of the commencement of construction works and shall be accompanied by written details of the agreed materials including source/manufacturer and samples of all bricks, stone, tiles and cladding materials to be used externally. These details of external materials shall be approved in writing by the Local Planning Authority before their use in the development.

*Reason: In the interests of visual amenity.*

Phasing

5. The development shall be carried out in accordance with the approved phasing details for the listed building. A programme for the new build units shall be agreed in writing by the Local Planning Authority. The new build units should not be occupied until at least 50% of the converted flats have been completed.

*Reason: To ensure the early works to the restoration of the listed buildings and in the interests of the proper planning of the development.*

### Architectural detailing (new structures)

6. No development above ground floor slab level on any new build structures shall be commenced until the following details have been submitted to and approved by the Local Planning Authority in writing:-
- a) 1:20 scale details of eaves, fascias, coping and roof ridge details
  - b) 1:20 details of vertical or horizontal cladding panels including dimensions, overlaps, joint details and fixing methods
  - c) Details of any external rainwater goods.
  - d) All boundary wall details
  - e) All proposed gates including style, detailing and final finish colour
  - f) Brick or stone laying patterns, mortar specification and colour
  - g) Brick bond and decorative brick work bands including vertical brick courses and window surround details
  - h) 1:10 and 1:20 details and sections of the window frames to residential units including doorframes
  - i) 1:20 details of the balconies including materials, balustrade, railings, fixings and soffits.
  - j) 1:20 details and sections of recessed or projecting sections of the facades and materials to show joins and edge treatment and depth
  - k) Details of all supporting columns including materials, finish and colour
  - l) Depth of window reveals
  - m) Details of down pipes and guttering to match the colour of joinery
  - n) External doors to car ports, cycle store and bin stores
  - o) 1:20 details of the location, set back, colour and specification of any expansion points or weep holes
  - p) Rooftop fixtures or equipment

Thereafter, the development shall only be constructed in accordance with the approved details and all approved details shall be retained unless any variations have been approved in writing by the Local Planning Authority.

*Reason: Further details are required in order to ensure that the external fine detail of dwellings is of a high design quality.*

### External Fixtures & Equipment

7. Full details of the location, design, appearance and material of any external fixtures and equipment located on any new buildings or converted buildings shall be submitted to and approved in writing by the Local Planning Authority within no later than one month before their installation. The details shall include anything above ground level including;
- a) Lighting
  - b) Signage
  - c) Intercom System
  - d) Security, alarms or CCTV cameras
  - e) Post collection
  - f) Gas
  - g) Electricity
  - h) Water
  - i) Telecommunications

- j) Cables & Pipework
- k) Vents, grilles or flues

This does not apply to any works that may need listed building consent which should be checked and considered separately. Thereafter any approved works on these details (a)-(k) shall be carried out in full accordance with these approved details.

*Reason: To ensure the development is carried out in accordance with the approval and to ensure the quality of development indicated on the approved plans is achieved in practice.*

#### Residential Amenity

8. The following windows shall be obscure glazed before any of the associated units are occupied and before the heritage centre can be used,
- a) Unit 20 Dining/Living/Study – 2 west facing windows overlooking the garden of unit 18.
  - b) Archive Room – 2 east facing windows overlooking the private garden area of unit 20.

Thereafter these windows shall remain obscure glazed unless otherwise agreed in writing by the Local Planning Authority.

*Reason: In the interest of residential amenity*

9. No construction activities shall take place, other than between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 13:00 on Saturdays, with no working activities on Sunday or Bank Holidays.

*Reason: To protect the amenity of local residents in accordance with the provisions of the National Planning Policy Framework*

10. The following areas and rooms of the building shall only be used as follows:
- a) Wye Heritage Centre shall only be used for purposes within Use Class F1 and F2 as a non residential institution, as a heritage centre and public hall for exhibitions, meetings, archive, education and activities of local community groups and for no other purpose within Use Class F1 and F2 whatsoever.
  - b) Lecture Theatre and Old Hall shall only be used by occupants of the development for communal uses ancillary to the main residential C3 use of the site and/or, by prior arrangement, as an ancillary hall for meetings and activities of local community groups or by prior arrangement by external individuals as set out in condition 13 for uses ancillary to the main C3 use of the site.
  - c) The Jacobean Dining Room and former Parlour Room, main Jacobean Staircase, cloisters and quads shall only be used by occupants of the development for communal uses or by prior arrangement by external individuals as set out in condition 13 for communal uses ancillary to the main residential C3 use of the site.
  - d) The Chapel shall only be used for F1 uses in connection with public worship and for no other purposes within Use Class F1 whatsoever.

These rooms and areas shall not be used for any other purpose whether or not in the same Use Class of the Schedules of the Town & Country Planning (Use Classes) Order 2005 or any subsequent Order revoking or re-enacting that Order, or whether the alternative uses

permitted by virtue of Article 3 and Schedule 2 Part 3 of the Town & Country Planning (General Permitted Development) Order 1995 or any order revoking or re-enacting that Order.

*Reason: to ensure the availability of communal residential uses and community uses in accordance with the application proposals and policies WNP6, WNP11 of the Wye Neighbourhood Plan and COM1 of the Ashford Local Plan.*

11. From the date of first occupation of the development, the area marked on plan TT-0001 as the Wye Heritage Centre shall be made available for use as a Heritage Centre. The Heritage Centre shall be available for use between the hours of 08:00 and 22:00 hours each day. Details of the arrangements for making the proposed rooms available shall be agreed in writing by the LPA. Details of the management agreement and hire cost based on a proportionate peppercorn basis for the facility shall be agreed in writing by the LPA in consultation with the Parish council.

*Reason: to ensure the practical availability of the Wye Heritage Centre as a community asset in accordance with policies WNP6, WNP11 of the Wye Neighbourhood Plan and COM1 of the Ashford Local Plan.*

12. a) Prior to first occupation of the development, details of the management company appointed to manage the communal parts of the development shall be notified to the Local Planning Authority.

b) From the date of first occupation of the development, the communal areas of the buildings including the Old Hall, Jacobean Dining Room and former Parlour Room, main Jacobean staircase and Lecture Theatre shall be made available for residents of the complex to use between the hours of 08:00am and 22:00pm. No use of these rooms shall be permitted outside of these times other than for specific individual functions (such as New Year's Eve) agreed in advance with the Management Company.

*Reason: to ensure that the use of the facilities is available for residents at times that do not give rise to unacceptable impacts on residential amenity*

13. A Public Heritage Access Programme for the building complex will form part of any Management Agreement to cover access to the following areas of the building for the following periods.

- a. Twice per calendar month access by appointment of no less than 4 hours, to Great Hall, Jacobean Panelled Dining Room; adjoining linked room between Panelled Room and Staircase; Solar Room; Lecture Theatre; Staircase & Statues; Scheduled Ancient Monuments; War Memorials and all Cloisters and external courtyards.
- b. Chapel – to be available for a minimum of 2 services a week each of between 3 and 6 hours as set out by any Management Agreement and arrangement with the Management Company.
- c. An annual heritage open day of up to 6 hours duration.

The Management Agreement and Public Heritage Access Programme and agreement must include full details setting out the precise management arrangements of how and when a such a programme will be held, publicised, managed, charged and operated and shall be programmed in accordance with the designated timescales unless otherwise agreed in

writing with the Local Planning Authority. The Public Heritage Access Programme will also be subject to consultation with local heritage groups and Wye with Hinxhill Parish Council.

The Programme will also set out how to encourage property owners to participate how the Annual Open Days and shall be submitted to and approved in writing by the Local Planning Authority following consultation with local heritage groups and Wye with Hinxhill Parish Council.

All tours of the building should be free of charge and will only be conducted by an organisation that has been set out in the Management Agreement agreed in writing with the Local Planning Authority unless otherwise agreed in writing with the local Planning Authority.

The Management Agreement and Public Heritage Access Programme and must be submitted to and approved in writing by the Local Planning Authority within 3 months of the first occupation of the development and shall remain in place for as long as the property has a residential use.

Three years after the first occupation of the building, the Public Heritage Access Programme will be subject to a full review to establish their popularity and to review the need for any potential changes to time, length and frequency of all events and access. This shall be discussed and agreed in writing by the Local Planning Authority having sought the views of the Wye with Hinxhill Parish Council, relevant local historical groups and the residents of the building. A full review will then be repeated for a final time a further 2 years later (5 years after the first occupation) to establish if the times and frequencies are practical or if there is any need or scope to increase the public access to the building and will again be subject to the same local consultation.

*Reason: to ensure that the use of the facilities is available for public access and are used in a manner that does not give rise to unacceptable impacts on residential amenity*

#### Archaeology

14. The developer shall afford access at all reasonable times to any archaeologist nominated by the Local Planning Authority and shall allow him/her to observe the excavations and record items of interest and finds. The developer shall inform the County Archaeologist of the start date of construction works on site not less than two weeks before the commencement of such works.

*Reason: To ensure that features of archaeological interest are properly examined and recorded.*

15. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of archaeological field evaluation works in accordance with a specification and written timetable which has previously been submitted to and approved in writing by the Local Planning Authority; and following on from the evaluation has secured the implementation of; Any safeguarding measures, identified in the evaluation as necessary, to ensure preservation in situ of important archaeological remains and/or Further archaeological

investigation in accordance with a timetable which has previously been submitted to and approved in writing by the Local Planning Authority.

*Reason: To ensure appropriate assessment of the archaeological implications of any development proposals and the subsequent mitigation of adverse impacts through preservation in situ or by record. Archaeology Protective Fencing*

16. No development shall take place until the need for fencing has been assessed. If required the fencing shall be erected, in a manner to be previously agreed in writing by the Local Planning Authority, about the Scheduled Ancient Monument]; the fencing shall be retained for the duration of construction works and no works shall take place within the area inside that fencing without the prior written consent of the Local Planning Authority.

*Reason: To ensure that important archaeological remains are not adversely affected by construction works. Archaeology Recording*

17. No development, shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of building recording in accordance with a written specification and timetable which has been previously submitted to and approved in writing by the Local Planning Authority.

*Reason: To ensure that historic building features are properly examined and recorded.*

#### Permitted Development Rights

18. Notwithstanding the provisions of the Town and Country Planning (Use Classes Order 1987 or any subsequent Order revoking or re-enacting that Order, the houses and apartments hereby approved shall only be occupied as single dwelling houses as described by Use Class C3 of the Town and Country Planning (Use classes)( Amendment) (England) Regulations 2020 or any subsequent Order revoking or re-enacting that Order.

*Reason: To protect the amenities of future occupiers of the development.*

#### External Lighting

19. Prior to occupation of any dwelling details of external lighting shall be submitted to the local planning authority and agreed in writing. The approved lighting shall be installed prior to occupation of any dwelling in that phase and no further external lighting shall be installed in that phase without the prior written consent of the Local Planning Authority.

*Reason: In the interests of the visual amenity of the area, comply with the Council's adopted Dark Skies SPD and to protect the flight path and foraging of bats and birds.*

#### Public Rights of Way

20. Within 6 months of the start of construction (excluding strip out/refurbishment) details and specifications of the following footpath improvements shall be submitted.
  - a) AE113 between Olantigh Road and footpath AE110 through the site be widened and upgraded with a new bound surface.

- b) A section of footpath AE110 adjacent to the development site, to be confirmed, which shall be resurfaced with a new bound surface

These specifications shall be approved by the Local Planning Authority in consultation with Kent County Council Public Rights Of Way Officer prior to their construction and shall be completed within 3 months of the first occupation of the development.

*Reasons: To promote walking and in the interests of the visual amenity of the area.*

#### Landscaping

21. No development shall take place, with the exception of above ground demolition, until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details unless previously agreed otherwise in writing by the Local Planning Authority.

*Reason: In the interests of the amenity of the area.*

22. Within 12 months of the commencement of construction works full details of both hard and soft landscape works on the site shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- Main entrance forecourt adjacent to High Street
- Public Footpath AE110 & AE112
- proposed finished levels or contours;
- means of enclosure;
- car parking layouts;
- samples of hard surfacing materials;
- areas of planting
- minor artefacts and structures
- lighting and any measures in accordance with ABC's Dark Skies SPD.
- proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.);

Thereafter these works shall be carried out as approved unless previously agreed otherwise in writing by the Local Planning Authority.

*Reason: In order to protect and enhance the amenity of the area.*

23. Within 12 months of the commencement of construction works the full details of soft landscape works required by condition above shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a) planting plans;
- b) written specifications (including cultivation and other operations associated with plant and grass establishment);
- c) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;

- d) tree pits including root protection details
- e) an implementation programme.
- f) a landscape management plan

Thereafter these works shall be carried out as approved unless previously agreed otherwise in writing by the Local Planning Authority.

*Reason: To ensure that adequate details of the proposals are submitted in the interests of the protection and enhancement of the area and to ensure it's properly maintained in the interest of the amenity of the area.*

24. All hard landscape works shall be carried out prior to the occupation of that phase of the development and soft landscaping works shall be carried out within 3 months of the first occupation of that phase in accordance with the programme agreed in writing with the Local Planning Authority. Any trees or plants whether new or retained which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

*Reason: In the interests of the amenity of the area.*

25. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved unless previously agreed otherwise in writing by the Local Planning Authority.

*Reason: To ensure the new landscaped areas are properly maintained in the interest of the amenity of the area.*

#### Boundary Details

26. Prior to the commencement of the development, with the exception of above ground demolition, details of walls and fences to be erected within the development shall be submitted to and approved in writing by the Local Planning Authority. The walls and fences shall then be erected prior to the occupation of that phase of the development in accordance with the approved details unless previously agreed in writing by the Local Planning Authority.

*Reason: In the interests of the amenity of the area.*

#### Highway & Parking

27. The area shown on the drawing reference number 2742-03 rev P9 (Proposed Site Plan) as vehicle parking space, car ports, visitor parking bays, loading bay and turning areas shall be provided, surfaced and drained in accordance with details submitted to and approved in writing by the Local Planning Authority before any of the homes served by these areas are first occupied. Thereafter they shall be permanently maintained and retained for the use of the occupiers, and visitors to, the development, and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order



2015 (or any Order revoking and re-enacting that Order), shall be carried out on that area of land so shown or in such a position as to preclude vehicular access to this reserved parking space.

*Reason: To ensure the provision and retention of adequate off-street parking facilities for vehicles in the interests of highway safety as development without provision of adequate accommodation for the parking of vehicles is likely to lead to parking inconvenient to other road users.*

28. The proposed footways, footpaths, verges, lighting, bollards, sewers, drains, retaining walls, service routes, surface water outfall, visibility splays, accesses, gradients, car parking and street furniture shall be laid out in accordance with details to be submitted to and approved in writing by the Local Planning Authority in writing before construction begins. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials, and method of construction shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details.

*Reason: In the interests of consistency and to allow proper consideration of the impact in highway terms*

29. No dwelling shall be occupied until details of a residents' information pack in respect of the nature of the approved allocated parking arrangement for each home (including Squires Cottages) has been submitted and approved by the Local Planning Authority in writing. The residents' information pack shall comprise the following:-
- a) confirmation of the location of any allocated parking facilities serving the home,
  - b) confirmation that in respect of any car barns such covered facilities have been purposely designed to ensure that they are used for the parking of motor vehicles and that the addition of further doors is prohibited
  - c) details of cycle parking spaces
  - d) details of any additional resource car parking in the village
  - e) details of public transport connections (bus and train)

The approved details shall be given to the first occupier of each dwelling and also those managing communal areas at flats at first occupation.

*Reason: In order to ensure that soft landscaping and tree planting is understood those managing communal space to ensure that car parking arrangements, particularly in respect of covered car barns, is similarly understood.*

30. The completion of the access details shown on the submitted plans shall take place prior to the occupation of each phase of the development hereby permitted and shall thereafter be permanently maintained for this use.

*Reason: In the interest of highway safety*

31. Within 6 months of the commencement of construction works, details of measures to prevent the discharge of surface water from the private parking spaces onto the highway shall be submitted to and agreed in writing with the Local Planning authority. It shall be provided prior

to the occupation of any of the apartments that these parking areas serve, hereby permitted and thereafter they shall be permanently maintained for this use.

*Reason: In the interest of highway safety*

32. Full details of communal cycle stores, including internal amenity lighting, secure entrance doors and cycle parking within the store shall be provided and agreed in writing with the Local Planning Authority before occupation of the development. The cycle parking facilities shown on the submitted plans shall be provided prior to the occupation of the development hereby permitted and shall thereafter be retained permanently for this use.

*Reason: To ensure the provision and retention of adequate off-street parking facilities for bicycles in the interests of highway safety.*

#### Drainage

33. Development shall not commence, with the exception of above ground demolition, until a drainage strategy detailing the proposed means of surface water disposal and an implementation timetable, has been submitted to and approved in writing by the local planning authority in consultation with the sewerage undertaker.

The design of drainage should ensure that no additional land drainage or ground water is to enter public sewers network. Land uses such as general hardstanding that may be subject to oil/petrol spillages should be drained by means of oil trap gullies or petrol/oil interceptors. The development shall be carried out in accordance with the approved drainage scheme and timetable.

*Reason - To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding as per the requirements of paragraph 103 of the NPPF and its associated Non-Statutory Technical Standards.*

34. Development shall not begin, with the exception of above ground demolition, until a details of the foul and surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority in consultation with Southern Water.

The detailed drainage scheme shall demonstrate that the additional surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of within the curtilage of the site without increase to flood risk on or offsite.

The drainage scheme shall also demonstrate that silt and pollutants resulting from the site use and construction can be adequately managed to ensure there is no pollution risk to receiving waters.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- a timetable for its implementation,

- a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the drainage system throughout its lifetime.

*Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding. These details and accompanying calculations are required prior to the commencement of the development and helps to ensure that any measures to mitigate flood risk and protect water quality on/off the site are fully implemented and maintained (both during and after construction), as per the requirements of paragraph 103 of the NPPF and its associated Non-Statutory Technical Standards.*

#### Ecology

35. Prior to the completion of the development hereby approved, details of how the development will enhance biodiversity will be submitted to and approved in writing by the Local Planning Authority. These details shall include the installation of bat and bird nesting boxes along with provision of generous native planting where possible. The approved details will be implemented and thereafter retained.

*Reason: To enhance the local biodiversity.*

#### Refuse

36. No apartment shall be occupied until the details identified below have been submitted to and approved by the Local Planning Authority in writing and subsequently provided (in accordance with the approval) available for use by the occupiers of the flats:-
- a) details of secure access arrangements to the integral bin store, including opening / closing hardware (FB1 or FB2), stays or catches to lock double opening doors back in an open position at collection time, amenity lighting and hose down/cleaning facilities, and
  - b) details of secure access arrangements to the integral cycle store, nature of secure storage racks & anchoring points and amenity or security lighting.

Thereafter, unless the Local Planning Authority has given written approval to any variation, the approved arrangements in relation to (a) and (b) above shall be retained in working order.

*Reason: No such fine details have been provided. The fine detail of these stores is important to ensure that the spaces are secure and safe for use.*

#### Water efficiency

37. The building hereby permitted shall achieve the minimum optional requirement set out in the Building Regulations for water efficiency that requires an estimated water use of no more than 110 litres per person per day.

*Reason: In order to carefully manage water supply given the level of household demand relating to available resource.*

#### Fibre to premises:

38. Prior to the first occupation of the two newly constructed dwellings, details including plans, shall have been submitted to and approved by the Local Planning Authority in writing for the installation of a High Speed wholly Fibre broadband To The Premises (FTTP) connection to the development hereby approved. Thereafter, the infrastructure shall be laid out in accordance with the approved details at the same time as other services during the construction process and be available for use on the first occupation of the building unless otherwise agreed in writing by the Local Planning Authority (where supported by evidence detailing reasonable endeavours to secure the provision of FTTP and alternative provisions that been made in the absence of FTTP).

*Reason: To ensure that the new development in Ashford is provided with high quality broadband services enhancing Ashford as an attractive location in accordance with Policy EMP6 of the Ashford Local Plan 2030.*

#### Electric Car Charging Points

39. Prior to the first occupation of development details of where designated parking spaces or carports can be provided with electric vehicle charging point shall be submitted to and agreed in writing with the Local Planning Authority. The charging point may be a dedicated electric vehicle charging socket, or a suitably rated three-pin socket capable of safely providing a slow charge to an electric vehicle via a domestic charging cable. The charging point shall be made available prior to first occupation of the individual units concerned and shall thereafter be retained available, in a working order, for the charging of electric vehicles unless otherwise agreed in writing with the Local Planning Authority.

*Reason: To take into account the cumulative impacts of development on air quality and to encourage the use of sustainable transport modes including incorporation of facilities for charging plug-in vehicles.*

#### Cleaning & Maintenance Strategy

40. Before the development is occupied a cleaning maintenance strategy for all the external elements of the building shall be submitted to and agreed in writing with the Local Planning Authority. This shall include the different method and techniques of cleaning the different materials and frequency they are cleaned and the strategy shall be carried out in accordance with the approved details.

*Reason: To ensure the building is maintained to a high standard.*

#### Demolition - Retention of Stone/Brick

41. The demolition of any external walls shall be carried out in such a way as to ensure that all external stones/bricks not at present irretrievably damaged or eroded are set aside and stored securely for the potential re-use in the construction of other buildings within the development or for recycling.

*Reason: To ensure a satisfactory appearance upon completion of the Development*

#### Construction

42. Prior to development commencing, a construction management plan shall be submitted to and approved by the Local Planning Authority in writing and include;
- a) Location of the site compound and routing of construction and delivery vehicles to / from site from the M20 and A28 to the site (Former Wye College, Wye). The site compound and lorry routing shall be implemented in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority, and shall be retained as such for the duration of the works hereby approved.
  - b) Details of parking and turning areas for construction vehicles, delivery vehicles and site personnel.
  - c) Details of temporary traffic management signage.
  - d) Details of access points, loading / unloading and turning areas for all construction traffic,
  - e) Hours of operation and timing of deliveries
  - f) Details of proposed dust suppression, odour suppression and vapour suppression methods,
  - g) Details of proposed surrounding fencing / hoardings to any compounds,
  - h) details of proposed structures to be located within compounds and any proposed lighting (including measures to limit light spillage to the public any highway and to nearby residents), and
  - i) details of any plant, equipment and machinery to be installed as part of the compound including details of hours of operation and noise during operation shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the local highway authority) and thereafter the approved details shall be provided prior to the commencement of development and retained for the duration of the construction of the permitted development unless the Local Planning Authority has agreed otherwise in writing.

Prior to any above or below ground construction commencing, details of how the developer intends to liaise with and keep local residents informed about the development for the duration of the construction period shall be submitted to and approved by the Local Planning Authority in writing. Thereafter the details shall be implemented and maintained for the duration of the construction otherwise agreed in writing by the Local Planning Authority.

*Reason: In the interests of public engagement and to ensure provision of adequate off-street parking, loading and turning facilities for vehicles in the interests of highway safety and to protect the amenities of local residents in accordance with policy.*

43. Before any demolition on-site clearance commences, a Scheme of Minimum Environmental Requirements for Demolition (SMERFD) shall be submitted to and approved in writing by the Local Planning Authority in writing. Thereafter, demolition and on site clearance works shall be implemented in accordance with the SMERFD. The matters to be addressed in the SMERFD shall include the following;
- a) Code of Construction Practice, and
  - b) Hours of working for demolition and noisy activities and details of the installation of any large equipment such as cranes relating to those works.

*Reason: To ensure that the impacts of demolition on adjoining areas are minimised for the benefit of the local environment and the amenities of nearby residents.*

44. Before any construction commences a Scheme of Minimum Environmental Requirements for Construction (SMERFC) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, construction shall be implemented in accordance with the SMERFC. The matters to be addressed in the SMERFC shall include the following:-
- a) design, implementation and protection of any landscaping to be retained to relevant British Standards,
  - b) Considerate Contractors / Code of Construction Practice,
  - c) methodology of protecting existing and new trees to the relevant British Standard during construction, and
  - d) a method statement for any piling or other noisy construction activities, or the installation of any large static construction equipment such as cranes.

*Reason: To ensure that the impacts of construction on adjoining areas are minimised for the benefit of the local environment and the amenities of nearby residents.*

45. Prior to the commencement of development, details of facilities, by which vehicles will have their wheels, chassis and bodywork effectively cleaned and washed free of mud and similar substances at the application site, shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall then be provided prior to the works commencing on site and thereafter shall be maintained in an effective working condition and used before vehicles exit the site and enter onto the adopted highway for the duration of the construction works.

*Reason: To ensure that no mud or other material is taken from the site onto the neighbouring highway by wheels of vehicles leaving the site to the detriment of highway safety and the amenities of local residents.*