

## **SCHEDULE OF CONDITIONS**

- 1) Details of the access, appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development takes place and the development shall be carried out as approved.

REASON: To comply with the provisions of Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The first application for approval of the Reserved Matters shall be made to the Local Planning Authority not later than the expiration of 3 years from the date of this permission, and the last application for approval of Reserved Matters must be made not later than the expiration of 5 years from the date of this permission. The development hereby permitted shall be begun no later than the expiration of 2 years from the date of approval for each Reserved Matter for that approved phase.

REASON: To comply with the provisions of Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3) The development shall be carried out in accordance with the following plans and documents:

- Figure 3.2 Proposed Site Access Locations - 30292\_5510\_005
- Ashford Road Proposed Site Access Location - 30292\_5510\_021
- Proposed Site Access Arrangement At Magpie Hall Road/ Ashford Road/ Steeds Lane Cross Road - 30292\_5510\_004 REV F
- Pound Lane Proposed Site Access Location - 30292\_5510\_007 REV C
- Ashford Road Proposed Site Access Location - 30292\_5510\_008 REV C
- Ashford Road Proposed Site Access Location - 30292\_5510\_009 REV C
- Bond Lane Proposed Site Access Location - 30292\_5510\_010 REV C
- Steeds Lane Proposed Site Access Location - 30292\_5510\_011 REV B
- Site Location Plan - 19-002-001 A
- Parameter Plan: Building Heights - 14007(P)015\_I
- Parameter Plan: Density - 14007(P)014\_J
- Parameter Plan: Land Use - 14007(P)012\_V
- Parameter Plan: Connectivity - 14007(P)011\_O
- Flood Risk Assessment and Drainage Strategy prepared by Wardell Armstrong dated October 2022

- Nutrient Neutrality Assessment and Mitigation Strategy April 2023 (ref: 22072-NUT-RP-01.C04)
- Proof of Evidence by Guy Laister in respect of Nutrient Neutrality (ref: 22072-NUT-RP-02.C01)
- Rebuttal Proof of Evidence by Guy Laister in respect of Nutrient Neutrality (ref: 22072-NUT-RP-03.C01)

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.

- 4) Prior to the submission of any application for approval of Reserved Matters pursuant to condition 1 a phasing plan identifying the phases of development and their sequence of implementation shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved phasing plan, or in accordance with any subsequent Phasing Plan agreed by the Local Planning Authority, with each phase being severable and separately implementable.

REASON: In the interests of the proper planning of the development and in accordance with policies S4 & S5 of the Ashford Local Plan 2030.

- 5) The plans and particulars pursuant to condition 1 shall include the following (where relevant):
- i) An Arboricultural Impact Assessment and Tree Protection Plan, including a schedule of arboricultural site monitoring for the duration of the development until completion;
  - ii) Details of existing and proposed levels and earth works for the site, including details of grading and mounding of land, showing the relationship with retained vegetation and surrounding landform;
  - iii) A Public Right of Way Management Scheme, to include details of the proposed alignment, enhancement and upgrading of existing and proposed new PROWs within the site, including details of upgrade works to enable access for cyclists and horse riders; details of PROW management before and during construction, if any temporary closures or diversions are required; and a timetable for delivery of the enhancements and improvements agreed;
  - iv) A Play Space Strategy for the site, providing details of the provision of all play space on the site, including details of incidental and doorstep play;
  - v) Layout plans and sections to demonstrate the provision of level thresholds to all principal entrances to all dwellings and/or level thresholds accessed by shallow ramps where level thresholds cannot be provided, linking the principal entrance of the dwelling/building to that which forms the public realm.

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

REASON: In the interests of preventing damage to trees and their roots; to preserve the visual amenity of the area and the amenity of neighbouring residents; to ensure the existing public right of way

network is not obstructed and to ensure adequate public right of way provision for pedestrians, cyclists and horse riders; to ensure sufficient play provision is provided and to ensure that all dwellings and public buildings are accessible and are able to accommodate varying mobility needs in accordance with policies SP1, SP6, S4, S5, TRA5, TRA6, TRA7, ENV1, ENV5 & COM2 of the Ashford Local Plan 2030.

- 6) The plans and particulars pursuant to condition 1 'layout' relating to Area 1 and Area 2 shall include details of the proposed roads/footpaths provided up to the development site boundary to provide vehicle/pedestrian/cycle connections from Ashford Road to the adjacent Court Lodge development (to be delivered under Local Plan Policy S3) and a timetable for implementation. The development shall thereafter be implemented in accordance with the approved details and timetable for implementation and retained and maintained as such thereafter.

REASON: To ensure the delivery of a sustainable development with appropriate vehicle, pedestrian and cycle links to the adjacent development site and beyond, in accordance with policies S4, S5, TRA5, TRA6 & TRA7 of the Ashford Local Plan 2030.

- 7) No development, including any preparation works prior to building operations, within any phase shall take place until a Construction and Transport Management Plan for that phase has been submitted to, and approved in writing by the Local Planning Authority. The Construction and Transport Management Plan shall include, but not be limited to the following:
- i) A site plan identifying location of site entrance and exit; areas on site for parking and turning for site personnel; areas on site for parking loading and unloading of plant and materials, and provision on-site for turning for delivery and construction vehicles including HGV's;
  - ii) Details of areas for the storage of plant and materials, including stock piles;
  - iii) Details of the form and location of any proposed temporary works compounds/welfare facilities;
  - iv) Details of facilities by which vehicles will have their wheels, chassis and bodywork effectively cleaned and washed free of mud and similar substances and details of measures to ensure that the local highway hinterland of the site is regularly monitored and cleared of any mud or similar substances, including location of water supplies;
  - v) A programme of works (including details of the timing of deliveries, measures for traffic management/signage);
  - vi) Details of any temporary fencing/hoardings to be provided;
  - vii) Details of the routing of construction and delivery vehicles to / from site.
  - viii) Details of hours of construction
  - ix) Dust Management Plan and Risk Assessment, including proposals for monitoring dust / particulates and procedures to be put in place for preventing or controlling unacceptable releases, including dust suppression methods to be used; a bonfire policy; confirmation if a mobile crusher will be used on site and if so, a copy of the permit

and intended dates of operation; details of liaison with other construction sites within 200m of the site boundary to ensure plans are co-ordinated and dust and particulate matter emissions are minimised.

The approved Construction and Transport Management Plan shall be adhered to throughout the duration of the construction period.

REASON: To prevent obstruction of the highway, to protect the residential amenity of the occupiers of neighbouring properties, to protect areas of nature conservation interest and prevent adverse impact on air quality in accordance with policies SP1, TRA5, TRA7, ENV1 and ENV12 of the Ashford Local Plan 2030.

- 8) Prior to first occupation of the 50th dwelling, the Pound Lane / Church Hill / Ashford Road signal junction and associated double yellow line parking restrictions as shown in drawing number 30292-5510-006 Revision D shall be implemented and opened to vehicular traffic. The signalisation scheme shall also include the closure of Pound Lane to vehicular traffic (to the west of Riverside Close) and re-routing of vehicular traffic through the Ashford Local Plan Site S5 to Ashford Road as shown in drawing number 30292\_5510\_007 Revision C.

REASON: In the interests of highway and pedestrian safety in accordance with policies SP1, S5, TRA5 and TRA6 of the Ashford Local Plan 2030.

- 9) Prior to the occupation of the first dwelling in Area 2 or by the commencement of construction of the 151st dwelling (whichever is sooner) the Magpie Hall Road / Ashford Road / Steeds Lane junction realignment and side road access to Area 2 as shown in drawing number 30292\_5510\_004 Revision F shall be implemented and opened to vehicular traffic.

REASON: In the interests of highway and pedestrian safety in accordance with policies SP1, S4, TRA5 and TRA6 of the Ashford Local Plan 2030.

- 10) Prior to commencement of construction of the Magpie Hall Road/Ashford Road/Steeds Lane junction realignment a landscaping scheme for the existing carriageway to be realigned and adjacent open space to the north (as identified on drawing number 30292\_5510\_004 Rev F) that incorporates a pedestrian and cycle route shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in the first available planting season following such approval.

REASON: In the interest of the visual amenity of the area and to enable pedestrian and cyclist access, in accordance with policies SP1, S4, TRA5 and TRA6 of the Ashford Local Plan 2030.

- 11) Prior to the commencement of development in Area 2 or by the commencement of construction of the 151st dwelling (whichever is sooner) the following shall be delivered:
- i) a new pair of bus stops, raised kerbs and shelters along Ashford Road between Areas 1 and 2, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

- ii) the existing bus stop and shelter on Ashford Road to the north of the Magpie Hall Road / Steeds Lane junction shall be moved in a northerly direction in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
- iii) A new southbound bus stop, raised kerb and shelter shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway and pedestrian safety in accordance with policies SP1 and TRA5 of the Ashford Local Plan 2030.

- 12) Prior to the occupation of any dwellings hereby permitted, the Ashford Road Site Area 1 Access Junction and associated visibility splays as shown on drawing number 30292\_5510\_008C Revision C shall be implemented and opened to vehicular traffic.

REASON: In the interests of highway and pedestrian safety in accordance with policies SP1, S5 and TRA5 of the Ashford Local Plan 2030.

- 13) Prior to the occupation of any dwelling hereby permitted in Area 2 or Area 3 the site access junctions with Ashford Road and associated visibility splays as shown in drawing number 30292\_5510\_009 Revision C shall be implemented and opened to vehicular traffic.

REASON: In the interests of highway and pedestrian safety in accordance with policies SP1, S4 and TRA5 of the Ashford Local Plan 2030.

- 14) Prior to the occupation of any dwelling hereby permitted in Area 3, served off Bond Lane, or any dwelling in Area 4, the site access junctions with Bond Lane and associated visibility splays as shown in drawing number 30292\_5510\_010 Revision C shall be implemented and open to vehicular traffic.

REASON: In the interests of highway and pedestrian safety in accordance with policies SP1, S4 and TRA5 of the Ashford Local Plan 2030.

- 15) Prior to the occupation of any dwelling hereby permitted in Area 3, served off Bond Lane, or any dwelling in Area 4, Bond Lane shall be widened in part and closed as a through route to vehicular traffic as shown in drawing number 30292\_5510\_010 Revision C.

REASON: In the interests of highway and pedestrian safety in accordance with policies SP1, S4 and TRA5 of the Ashford Local Plan 2030.

- 16) Prior to the occupation of any dwelling hereby permitted in Area 4 the site access junction with Steeds Lane and associated visibility splays as shown on drawing number 30292\_5510\_011 Revision B shall be implemented and opened to vehicular traffic.

REASON: In the interests of highway and pedestrian safety in accordance with policies SP1, S4 and TRA5 of the Ashford Local Plan 2030.

- 17) Prior to the first occupation of any dwelling hereby permitted, a detailed Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include the following:

- i) setting of objectives and targets;
- ii) measures to promote and facilitate public transport use, walking and cycling;

- iii) measures to reduce car usage;
- iv) measures to reduce air pollution;
- v) promotion of practices/facilities that reduce the need for travel;
- vi) monitoring and review mechanisms;
- vii) Travel Plan co-ordinators and associated support;
- viii) Provision of travel information and marketing together with a timetable for the implementation of each element.

The agreed Travel Plan measures shall subsequently be implemented in accordance with the details approved and within three months of the first use or occupation of the development hereby permitted and thereafter maintained.

REASON: In order to promote sustainable travel and to realise a sustainable pattern of development in accordance with policies SP1 and TRA8 of the Ashford Local Plan 2030.

- 18) Prior to the first occupation of each dwelling hereby permitted, the following works shall be completed between that dwelling and the adoptable highway:
- i) Footways and/or footpaths, with the exception of the wearing course;
  - ii) Carriageways, with the exception of the wearing course but including a turning facility, highway drainage, visibility splays, street lighting, street nameplates and highway structures (if any).

REASON: In the interests of highway and pedestrian safety in accordance with policies SP1 and TRA5 of the Ashford Local Plan 2030.

- 19) The development shall be carried out in such a manner as to avoid damage to the existing trees, including their root systems, and other hedges and shrubs to be retained by observing the following:
- i) All trees and hedges to be retained shall be protected during any operation on site by temporary fencing in accordance with BS 5837:2012, (Trees in relation to design, demolition and construction - recommendations) and in accordance with the approved Tree Protection Plan and any approved Arboricultural Method Statement, to the satisfaction of the Local Planning Authority. Such tree protection measures shall remain throughout the period of construction.
  - ii) No trenches for underground services shall be commenced within the Root Protection Areas of trees identified as being retained in the approved plans, or within 5m of hedgerows identified as being retained on the approved plans without prior written consent from the Local Planning Authority.
  - iii) No fires shall be lit within the spread of branches or downwind of the trees and other vegetation;
  - iv) No materials or equipment shall be stored within the spread of the branches or Root Protection Area of the trees and other vegetation;
  - v) No roots over 25mm diameter shall be cut, and no buildings, roads or other engineering operations shall be constructed or carried out within the spread of the branches or Root Protection Areas of the trees and other vegetation;



- vi) Ground levels within the spread of the branches or Root Protection Areas (whichever the greater) of the trees and other vegetation shall not be raised or lowered in relation to the existing ground level, except as may be otherwise agreed in writing by the Local Planning Authority.
- vii) If any retained tree is cut down, uprooted or destroyed or dies another tree or trees shall be planted at the same place and the tree or trees shall be of such size and species to reflect the lost canopy cover the size and number of which is to be agreed with the Local Planning Authority and shall be planted at such time as may be specified in writing by the Local Planning Authority.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and documents.

REASON: In the interests of preventing damage to tree roots and preserving the character and visual amenity of the area in accordance with policies SP1 and ENV5 of the Ashford Local Plan 2030.

- 20) Prior to commencement of development in any phase (including site clearance and below ground works) a Side Wide Ecological Mitigation Strategy informed by up-to-date ecological surveys of the site, including a walk over survey, shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall include (but not be limited to) the following:
- i) Habitat Creation Plan - including identification of how all phases will be responsible for habitat creation and the implementation of the Strategy;
  - ii) Habitat Enhancement Plan - for both the built area and open spaces;
  - iii) Habitat Creation Timetable - including details of what areas will be impacted at what stage of the development (including by the installation of utilities) and details of interim management. The timetable shall demonstrate that the mitigation habitat will be created in advance of the implementation of the mitigation;
  - iv) Ecological Management and Monitoring Plan.

The Strategy shall also demonstrate the following:

- a) How ground nesting bird mitigation will be implemented.  
Mitigation must not be solely addressed by the specific phases where the birds were recorded;
- b) How the management of SuDS will ensure that the SuDS will remain functional but also maintain suitable habitat for protected species;
- c) How hedgehog highways will be included within all suitable fences to ensure that there is terrestrial connectivity throughout the whole site.

The development shall thereafter be carried out in accordance with the approved Strategy.

REASON: To ensure the protection of wildlife and supporting habitat and enhance the nature conservation value of the site and character of the area and to secure opportunities for the enhancement of the ecological value of the site in accordance with policies SP1, S4, S5 & ENV1 of the Ashford Local Plan 2030.

- 21) Prior to commencement of development in a phase (including site clearance and below ground works) a detailed Ecological Mitigation Strategy for that phase informed by up-to-date ecological surveys of the site, including a walk over survey, shall be submitted to and approved in writing by the Local Planning Authority. The Detailed Ecological Mitigation Strategy shall be in general conformity with the Site Wide Ecological Mitigation Strategy pursuant to Condition 20. The development shall thereafter be carried out in accordance with the approved Detailed Ecological Mitigation Strategy.

REASON: To ensure the protection of wildlife and supporting habitat and enhance the nature conservation value of the site and character of the area and to secure opportunities for the enhancement of the ecological value of the site in accordance with policies SP1, S4, S5 & ENV1 of the Ashford Local Plan 2030.

- 22) Prior to the commencement of above ground works in a phase, an external lighting strategy relating to all external lighting to be installed within that phase shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include:
- i) Layout plan with details of lighting fixtures (luminaire type; mounting height; beam orientation and luminaire profiles);
  - ii) Details of compliance with the Institute of Lighting Engineers guidance on preventing light pollution;
  - iii) Details of the sensitive lighting design to mitigate for impacts of light-spill.

The external lighting shall be installed in accordance with the approved details prior to first occupation of the relevant phase of the development and maintained and retained thereafter.

REASON: In order to achieve an appropriately lit and high quality public realm that balances the requirements for safety and security with nature conservation and reducing light pollution in accordance with policies SP1, S4, S5 & ENV1 of the Ashford Local Plan 2030.

- 23) Within six months of the commencement of development in each phase a Landscape and Ecological Management Plan (LEMP) for that phase shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall include the following:
- i) Description and evaluation of features to be managed;
  - ii) Ecological trends and constraints on site that might influence management;
  - iii) Aims and objectives of management;
  - iv) Appropriate management options for achieving aims and objectives;
  - v) Prescriptions for management actions, together with a plan of management compartments;
  - vi) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
  - vii) Details of the body or organisation responsible for implementation of the plan;
  - viii) Ongoing monitoring and remedial measures.



The LEMP 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 LEMP for each phase shall build on the previous versions for previous phases (rather than each phase having a separate management plan). At the completion of construction there shall only be one management plan for the whole site.

The development shall be managed in accordance with the approved details and maintained thereafter in accordance with the Plan.

REASON: To ensure the protection of wildlife and supporting habitat and enhance the nature conservation value of the site and character of the area and to secure opportunities for the enhancement of the ecological value of the site in accordance with policies SP1, S4, S5 & ENV1 of the Ashford Local Plan 2030.

- 24) Prior to the commencement of development (except archaeology, clearance or demolition works) in each phase a detailed sustainable surface water drainage scheme for that phase shall be submitted to and approved in writing by the Local Planning Authority.

The detailed drainage scheme shall be based upon the Flood Risk Assessment and Drainage Strategy prepared by Wardell Armstrong dated October 2022 and the Nutrient Neutrality Assessment and Mitigation Strategy April 2023 (ref: 22072-NUT-RP-01.C04) and Proof of Evidence by Guy Laister in respect of Nutrient Neutrality (ref: 22072-NUT-RP-02.C01) and Rebuttal Proof of Evidence by Guy Laister in respect of Nutrient Neutrality (ref: 22072-NUT-RP-03.C01) and shall demonstrate that: 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 within the proposed development layout without increase to flood risk on or off-site; and that the utilisation of infiltration is based upon site investigation.

The drainage scheme shall also demonstrate (with reference to published guidance):

- i) that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters;
- ii) appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.
- iii) Details of the nutrient removal (phosphorus and nitrogen) from the proposed SuDS components.

The development shall be implemented in accordance with the approved details.

REASON: To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure the development does not exacerbate the risk of on/off site flooding or

impact on water quality in accordance with policies SP1, S4, S5, ENV6, ENV8 & ENV9 of the Ashford Local Plan 2030.

- 25) Prior to first occupation of any dwelling in each phase an operation and maintenance manual for the sustainable drainage system shall be submitted to and approved in writing by the Local Planning Authority. The manual, at a minimum, shall include the following details:
- i) A description of the drainage system and its key components;
  - ii) A general arrangement plan with the location of drainage measures and critical features clearly marked;
  - iii) An approximate timetable for the implementation of the drainage system;
  - iv) Details of the future maintenance requirements of each drainage or SuDS component, and the frequency of such inspections and maintenance activities;
  - v) Details of who will undertake inspections and maintenance activities, including the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

The system shall be provided in accordance with the agreed timetable and shall thereafter be operated and maintained in accordance with the approved operation and maintenance manual.

REASON: To ensure that all measures to mitigate flood risk and protect water quality on/off the site are fully implemented and maintained (both during and after construction) in accordance with policies SP1, S4, S5, ENV6, ENV8 & ENV9 of the Ashford Local Plan 2030.

- 26) No infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority.

REASON: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in accordance with policies SP1, S4, S5, ENV6 & ENV9 of the Ashford Local Plan 2030.

- 27) Prior to the commencement of development in each residential phase a detailed foul water sewerage disposal strategy for that phase shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include the following:
- i) The arrangements and implementation plan for the connection of all dwellings to the on-site Wastewater Treatment Works (WwTW).
  - ii) The arrangements and implementation plan for any temporary tankering of foul water to be treated in a WwTW outside the Stodmarsh catchment area including:
    - a) The detailed design, size and siting of any onsite foul water storage facility to accommodate wastewater prior to the proposed onsite WWTW becoming operational;
    - b) Details of the monitoring, management and maintenance of any onsite foul water storage facility prior to the proposed onsite WWTW becoming operational.

Any temporary nutrient neutrality mitigation measures set out in the approved strategy shall cease with immediate effect once the

proposed onsite WwTW has been constructed and is operational in accordance with Condition 30.

The development shall be implemented in accordance with the approved details.

REASON: To ensure the development is served by satisfactory arrangements for the disposal of foul water and does not impact on the water quality at the nationally and internationally designated wildlife habitat at Stodmarsh Lakes in accordance with policies SP1, S4, S5, ENV1 & ENV8 of the Ashford Local Plan 2030 and the Conservation of Habitats and Species Regulations 2017 (as amended).

- 28) Prior to the commencement of development (other than enabling works) details of the Wastewater Treatment Works (WwTW) together with a programme for its implementation shall be submitted to and approved in writing by the Local Planning Authority. The WwTW shall thereafter be constructed and maintained in accordance with the agreed details and programme. No dwelling shall be occupied until that dwelling has been connected to the on-site sewer network in accordance with the approved foul water sewerage disposal strategy pursuant to condition 27.

REASON: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 174 of the National Planning Policy Framework.

- 29) Prior to the occupation of the first dwelling, details of a management, maintenance and monitoring plan for the onsite WwTW to treat the foul sewage originating from the development, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the onsite WwTW shall be managed, maintained and monitored in accordance with the approved plan for the lifetime of the development.

REASON: In the interest of preserving protected and qualifying features of European protected sites from foul water pollution associated with the occupation phase of development in accordance with policies SP1 and ENV1 of the Ashford Local Plan 2030.

- 30) Not to operate the WwTW otherwise than in accordance with the following levels set out in the Nutrient Neutrality Assessment and Mitigation Strategy (or such other levels as are approved in writing from time to time by the Council):

- maximum of 10 mg/l for total nitrogen.
- maximum of 0.25 mg/l for total phosphorous.

REASON: In the interest of preserving protected and qualifying features of European protected sites from foul water pollution associated with the occupation phase of development in accordance with policies SP1 and ENV1 of the Ashford Local Plan 2030.

- 31) Prior to first occupation of any dwelling in each phase (or in accordance with an implementation schedule agreed in writing with the Local Planning Authority) a Verification Report, pertaining to the surface water drainage system and foul water drainage system approved pursuant to conditions 24 & 27, prepared by a suitably competent person, shall be submitted to and approved in writing by the Local Planning Authority. The

Report shall demonstrate that the drainage systems constructed are consistent with that which was approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; and information pertinent to the installation of those items identified on the critical drainage assets drawing.

REASON: To ensure the development, as constructed, is compliant with the details approved under Conditions 24 and 27 in order to ensure the development is served by satisfactory arrangements for the disposal of foul and surface water and does not exacerbate the risk of on/off site flooding or impact on the water quality in accordance with policies SP1, S4, S5, ENV6, ENV8 & ENV9 of the Ashford Local Plan 2030.

- 32) The plans and particulars pursuant to condition 1 for the waste water treatment works (WwTW) shall include the following:
- i) Detailed calculations and an assessment of Green House Gas emissions arising from the WwTW referenced against the baseline assumptions. Any additional measures required to mitigate an increase in emissions above those assessed and stated in the Environmental Statement Addendum 2022 shall be detailed in the report;
  - ii) Detailed hard and soft landscaping scheme for the WwTW site, including an implementation plan, demonstrating how the landscaping of the site will mitigate the visual and odour impacts of the WwTW;
  - iii) An updated odour assessment to assess the impacts of odour from the WwTW on existing and future residents and to identify any mitigation measures that may be required.

The development shall thereafter be carried out in accordance with the approved details. Any mitigation measures identified shall be implemented prior to first operation of the WwTW and retained and maintained thereafter.

REASON: In the interest of the visual amenity of the area and to protect the amenity of existing and future residents in accordance with policies SP1 & ENV12 of the Ashford Local Plan 2030.

- 33) Prior to first operation of the Waste Water Treatment Works (WwTW) a scheme for the control of noise and vibration of any plant (including ventilation, refrigeration, air conditioning and air handling units) to be installed at the WwTW to protect internal sound levels at nearby residential properties and confirmation of the geographical extent of the measures relative to the distance from the WwTW shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include full details of the design of the noise enclosure required around air blowers on the site.

The approved noise and vibration control measures shall be installed prior to the first operation of the WwTW. The equipment shall thereafter be maintained and operated in compliance with the approved scheme whenever it is operation. After installation of the approved plant, no new plant or ducting system shall be used without the prior written consent of the Local Planning Authority

REASON: To protect the amenity of occupiers of the dwellings from undue disturbance by noise and vibration in accordance with policy SP1 of the Ashford Local Plan 2030.

- 34) Prior to the installation of any lighting at the Waste Water Treatment Works site, a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The Lighting Scheme shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles). The approved scheme shall be installed, maintained and operated in accordance with the approved details.

REASON: To protect the amenity of nearby residents and the environment and wildlife from light pollution in accordance with policies SP1, ENV1 and ENV4 of the Ashford Local Plan 2030.

- 35) The rating level of noise emitted from proposed plant and equipment to be installed on the Waste Water Treatment Works site (determined using the guidance of BS4142: Method for rating industrial and commercial sound) shall not exceed the following:
- i) measured ambient noise level LA90, T during the night time period. For the purpose of the assessment the night time period is 23:00-07:00 hours.
  - ii) measured ambient noise level LA90, T during the day time period. For the purpose of the assessment the day time period is 07:00-23:00 hours.

REASON: To protect the amenity of occupiers of the dwellings from undue disturbance by noise in accordance with policy SP1 of the Ashford Local Plan 2030.

- 36) Prior to the commencement of development within each phase (including site clearance, demolition and below ground works) the applicant, or their agents or successors in title, shall secure and implement a programme of building recording, including the recording of military heritage, on the site, in accordance with a written specification and timetable which shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, a copy shall be deposited with Kent County Council Archaeology Unit.

REASON: To ensure that historic building features, such as pillboxes and agricultural structures, are properly examined and recorded and that due regard is had to the preservation in situ of important historic building features in accordance with policy ENV13 and ENV15 of the Ashford Local Plan 2030.

- 37) Prior to the commencement of development in each phase, including site clearance, demolition and below ground works, the applicant, or their agents or successors in title, shall secure the implementation of the following:
- i) archaeological field evaluation works in accordance with a specification and written timetable which shall be submitted to and approved in writing by the Local Planning Authority; and
  - ii) following on from the field evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in

accordance with a specification and timetable which shall be submitted to and approved in writing by the Local Planning Authority.

- iii) A programme of post excavation assessment and publication, details of which shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure an appropriate assessment of the archaeological implications of the proposed development is undertaken and the subsequent mitigation of adverse impacts through preservation in situ or by record in accordance with policy ENV13 and ENV15 of the Ashford Local Plan 2030.

- 38) Prior to the commencement of development in each phase (including site clearance, demolition and below ground works) the applicant, or their agents or successors in title, shall secure the implementation of the following:
  - i) Archaeological landscape survey and assessment in accordance with a specification and written timetable which shall be submitted to and approved in writing by the Local Planning Authority; and
  - ii) following on from the archaeological landscape assessment, any safeguarding measures to ensure preservation in situ of important historic landscape features and/or further historic landscape recording in accordance with a specification and timetable which shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure archaeological landscape features are identified and where possible retained within the development scheme in accordance with policy ENV13 and ENV15 of the Ashford Local Plan 2030.

- 39) Prior to commencement of development (including site clearance, demolition and below ground works) details of fencing to be erected around historic building features identified by the historic building recording pursuant to condition 36 and archaeological landscape features identified by the archaeological landscape survey and assessment pursuant to condition 38 shall be submitted to and approved in writing by the Local Planning Authority. The fencing shall be erected in accordance with the approved details prior to commencement of development (including site clearance, demolition and below ground works) and shall remain in situ for the duration of construction of the development. No works shall take place within the area inside the fencing.

REASON: To ensure that important heritage assets are not adversely affected by construction works in accordance with policy ENV13 and ENV15 of the Ashford Local Plan 2030.

- 40) Prior to first occupation of the development the applicant, or their agents or successors in title, shall secure the implementation of a Heritage Conservation Management and Interpretation Strategy in accordance with a written specification and timetable for implementation which shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that heritage of this site is suitably conserved and accessible to the residents and public for the future in accordance with policy ENV13 and ENV15 of the Ashford Local Plan 2030.



- 41) Prior to the commencement of development above foundation level, a scheme for protecting the dwellings, hereby approved, from road noise from Ashford Road, Magpie Hall Road and Steeds Lane shall be submitted to and approved in writing by the Local Planning Authority. The approved protection measures shall thereafter be completed before the approved dwellings are occupied, and thereafter shall be retained as effective protection.

REASON: To protect the amenity of occupiers of the dwellings from undue disturbance by noise in accordance with policy SP1 of the Ashford Local Plan 2030.

- 42) If unexpected contamination is found at any time when carrying out the approved development it must be reported in writing to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared. Following completion of the remediation scheme a verification report that demonstrates the effectiveness of the remediation carried out must be prepared and submitted for approval in writing by the Local Planning Authority.

REASON: To ensure that risks from land contamination to the future users of land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policies SP1, ENV1 and ENV8 of the Ashford Local Plan 2030.

- 43) The plans and particulars pursuant to condition 1 'layout', 'landscaping', 'scale' and 'appearance' shall include details of measures to be incorporated into the development to minimise the risk of crime, according to the principles and physical security requirements of Crime Prevention through Environmental Design (CPTED) and Secured by Design (SBD). The measures shall be implemented in accordance with the approved details prior to the first occupation or use of the relevant phase.

REASON: In the interest of security and to promote public safety and reduce crime in accordance with policy SP1 and SP6 of the Ashford Local Plan 2030.

- 44) Prior to the commencement of development within each phase (excluding archaeology and enabling works), a services plan for that phase shall be submitted to and approved in writing by the Local Planning Authority. The services plan shall include the provision of underground ducts to enable telephone services, electricity services and communal television services to be connected to any premises within that phase without recourse to the erection of distribution poles and overhead lines. Notwithstanding the provisions of Article 3(1) of the Town and Country Planning (General Permitted Development) Order 1995 or any other Order or any subsequent Order revoking or re-enacting that Order no distribution pole or overhead line within the application site shall be erected without the express consent of the Local Planning Authority. The development shall be implemented in accordance with the details so approved.

REASON: In the interests of visual amenity in accordance with policies SP1 and SP6 of the Ashford Local Plan 2030.

- 45) Prior to the occupation of each dwelling, that dwelling shall be constructed and fitted out to ensure that the potential consumption of wholesome water by persons occupying the dwelling will generally not exceed 110 litres per person per day.

REASON: To ensure the development is sustainable and in accordance with policies SP1 and ENV7 of the Ashford Local Plan 2030.

- 46) Prior to the occupation of each dwelling, that dwelling shall be provided with a system for rainwater harvesting with a connection to a rainwater downpipe. The rainwater harvesting system shall be maintained and retained thereafter.

REASON: To allow residents to store rainwater on site for re-use thereby reducing the demand for mains water on site in accordance with the Ashford borough Council Climate Change Guidance for Development Management March 2023.

- 47) Prior to the occupation of any dwelling in each phase, details including plans, shall be 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 that phase of the development, or in the case of new technology, details of such new technology demonstrating the comparable broadband speed. Thereafter, the infrastructure shall be laid out in accordance with the approved details and be available for use on the first occupation of each dwelling.

REASON: To ensure the development is provided with high quality broadband services in accordance with Policies SP1 and EMP6 of the Ashford Local Plan 2030.

## **END OF CONDITIONS**