

Draft Conditions last edited 18th April 2023

No.	Condition	LPA	Agreed
Outline / Time Limits			
1.	<p>Approval of the details of the layout, scale, appearance of the building(s) and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority, in writing before any development is commenced.</p> <p>Reason: The application was submitted as an outline application in accordance with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).</p>	Agreed	Agreed
2.	<p>Any application for the approval of reserved matters made pursuant to this planning permission shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.</p> <p>Reason: In accordance with the provisions of section 92 of the Town and Country Planning Act 1990.</p>	Agreed	Agreed
3.	<p>The development hereby permitted shall be begun before the expiry of two years from the date of approval of the last of the reserved matters to be approved.</p> <p>Reason: In accordance with the provisions of section 92 of the Town and Country Planning Act 1990.</p>	Agreed	Agreed
Details and Drawings			
4.	The development shall be carried out in accordance with the following approved plans:	Agreed	Agreed

	<p>Site Location Plan – Drawing Number 180809L0101 dated March 2019</p> <p>‘Site Access General Arrangement’ (Drawing Number 184199-GA-01 Rev D) shall be completed before any dwelling is occupied. The visibility splays these shall be formed before the development is commenced, and they shall be kept free of any obstruction exceeding 600mm above their ground levels thereafter.</p> <p>Reason: To ensure a safe construction access is provided, and the development is served by acceptable road and pedestrian access in accordance with policy CS10 of the North Somerset Core Strategy and DM24 of the North Somerset Sites and Policies Plan Part 1 – Development Management Policies.</p>		
	<p>Construction Management Plan</p>		
<p>5.</p>	<p>No phase or component of development shall be commenced, including ground works or vegetation clearance, until a Construction Environmental Management Plan (CEMP) for that phase or component of development has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:</p> <p>(a) the location where site operatives and visitor vehicle parking shall take place on the site</p> <p>(b) the location of the site compound for the loading, unloading and storage of plant and materials including waste materials, and temporary site offices.</p> <p>(c) the routing of construction traffic within a 400 metres radius of the site including an existing condition survey of all highway infrastructure on those access routes in that radius. This shall exclude construction related</p>	<p>Agreed</p>	<p>Agreed</p>

<p>vehicle access to or from the site across the road bridge on Ebdon Road to the north-east of the site near to the junction with Bourton Road, which is unsuitable for construction traffic due to its width, profile, and weight limit.</p> <p>(d) HGV delivery/departure hours to and from the site to avoid peak hours and school start and finish times.</p> <p>(e) the erection and maintenance of security hoarding</p> <p>(f) the means to reduce mud and debris from the site being deposited on the road network, including details of road cleaning and/or wheel wash facilities</p> <p>(g) measures to control the emission of dust and dirt during construction.</p> <p>(h) measures to control noise from works on the site</p> <p>(i) detailed measures including interceptors to prevent silt, fuel, chemicals, or other contaminants from entering the water environment, including storage and disposal facilities for contaminants during construction.</p> <p>(j) details of measures to avoid harm to biodiversity and protected species and their habitats during construction. This shall include the following:</p> <ul style="list-style-type: none">a) Risk assessment of potentially damaging construction activities.b) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).c) The location and timings of sensitive works to avoid harm to biodiversity features.		
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	<p>d) Use of protective fences, exclusion barriers and warning signs if applicable.</p> <p>e) Lighting details in terms of the location, type, lux levels and lighting contour plan.</p> <p>f) Responsible persons and lines of communication, and he role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.</p> <p>The development shall be carried out in accordance with the approved CEMP.</p> <p>Reason: This needs to be a pre-commencement planning condition, because it is in the interests of public safety and to minimise the impact on the development of nearby residents as required by Policies CS3 & CS10 of the North Somerset Core Strategy, and to comply with the Habitats and Species Regulations (2010) and ensure the survival of rare or protected species, and the protection of a Wildlife Site in accordance with Policy CS4: Nature Conservation in the adopted North Somerset Core Strategy.</p>		
	Finished Levels		
6.	<p>Details to be submitted under condition 1 shall include the current and proposed finished ground levels across the site, the slab, floor, and the ridge levels of the proposed dwellings in relation to the ridge height of at least 2 adjoining building and fixed datum points. The development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure that the finished height of the development is clear and is contextualised in accordance with policy CS12 of the North Somerset Core Strategy and DM32 of the North Somerset Sites and Policies Plan Part 1.</p>	Agreed	Agreed

	Travel Plan		
7.	<p>Prior to first occupation of the development, a travel plan which shall include clear objectives and modal split targets, together with a time-bound programme of implementation, monitoring, regular review, and update, shall be submitted to and approved in writing by the Local Planning Authority and thereafter operated in accordance with the agreed details.</p> <p>Reason: To secure sustainable modes of travel and in accordance with policies CS1 and CS10 of the North Somerset Core Strategy, policy DM26 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Travel Plans SPD. Revised North Somerset Travel Plans Supplementary Planning Document 2023.</p>	Agreed	Agreed
	Access and Parking		
8.	<p>No dwelling shall be occupied until pedestrian and vehicle access to it, together with vehicle and cycle parking and refuse storage facilities serving that dwelling, have been constructed in accordance with details to be approved. Once provided the said elements shall be retained for their intended purpose thereafter.</p> <p>Reason: To ensure that each dwelling is served by acceptable access, parking and refuse storage facilities in accordance with policies CS10 and CS11 of the North Somerset Core Strategy and policies DM24 and DM28 of the North Somerset Sites and Policies Plan Part 1, and the and Parking Standards SPD December 2021.</p>	Agreed	Agreed
	Flood Prevention and Drainage details		
9.	<p>The development shall be carried out in accordance with the submitted Flood Risk Assessment (Lynchmead Farm, Weston-super-Mare – Flood Risk Assessment (FRA), July 2019, Vectos (South)</p>	Agreed	Agreed

	<p>Limited, ref 184199).</p> <ul style="list-style-type: none"> • No above ground work shall take place until an assessment has been undertaken using the most up to date hydraulic modelling available of flood levels for the defended design flood of 1 in 200 year plus climate change and finished floor levels set 300mm above this level. The assessment and finished floor levels should be submitted to and approved in writing by the local planning authority. • No above ground work shall take place until an assessment has been undertaken using the most up to date hydraulic modelling available of flood levels for the undefended design flood of 1 in 200 year plus climate change and the safe refuge floor levels set 300mm above this level. The assessment and safe refuge floor levels should be submitted to and approved in writing by the local planning authority. • A Flood Management Plan shall be prepared detailing registration of the site for Flood Alerts and Warnings and details of the strategy of remaining in places of safe refuge in the event of an extreme tidal flood. <p>These mitigation measures shall be fully implemented prior to the occupation of each dwelling.</p> <p>Reason: To reduce the risk of flooding and provide a safe refuge should flooding occur in accordance with policy CS3 of the North Somerset Core Strategy policy and policy DM1 of the North Somerset Sites and Policies Plan Part 1 (Development Management Policies).</p>		
10.	No above ground work shall take place until surface water drainage	Agreed	Agreed

	<p>works have been implemented in accordance with details that have first been submitted to and approved in writing by the local planning authority. Before these details are submitted, an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework, associated Planning Practice Guidance and the non-statutory technical standards for sustainable drainage systems, and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the system shall be designed such that there is no surcharging for a 1 in 30-year event and no internal property flooding for a 1 in 100-year event + 40% allowance for climate change. The submitted details shall:</p> <p>i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site to greenfield run off rates and volumes, taking into account long-term storage, and urban creep and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and</p> <p>ii. include a timetable for its implementation.</p> <p>Reason: To reduce the risk of flooding to the development from surface water/watercourses, and in accordance with policy CS3 of the North Somerset Core Strategy policy and policy DM1 of the North Somerset Sites and Policies Plan Part 1 (Development Management Policies).</p>		
11.	<p>No above ground work shall take place until details of the implementation, maintenance and management of the approved sustainable drainage scheme have been submitted to and approved, in writing, by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance</p>	Agreed	Agreed

	<p>with the approved details. The details to be submitted shall include:</p> <p>a) a timetable for its implementation and maintenance during construction and handover; and</p> <p>b) a management and maintenance plan for the lifetime of the development which shall include details of land ownership; maintenance responsibilities/arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable urban drainage scheme throughout its lifetime; together with a description of the system, the identification of individual assets, services and access requirements and details of routine and periodic maintenance activities.</p> <p>Reason: To reduce the risk of flooding and to ensure that maintenance of the SUDs system is secured for the lifetime of the development, and in accordance with policy CS3 of the North Somerset Core Strategy policy and policy DM1 of the North Somerset Sites and Policies Plan (Part 1- Development Management Policies).</p>		
12.	<p>No dwelling shall be occupied until a scheme for the disposal of foul water has been submitted to and approved by the Local Planning Authority. The approved details shall be completed for each dwelling before that dwelling is occupied.</p> <p>Reason: To prevent pollution of the water environment in accordance with paragraph 17 and sections 10 and 11 of the National Planning Policy Framework, the Technical Guidance to the National Planning Policy Framework (March 2012) and Policy CS/3 of the North Somerset Core Strategy.</p>	Agreed	Agreed
	Landscaping and Trees		

13.	<p>Details to be submitted under condition 1 shall include a hard and soft landscaping scheme. This shall include details of all public and private landscaping areas, details of the location, equipment, and boundary fencing of any play area to be provided at the site, details of all trees, hedgerows, and other planting to be retained; the proposed finished ground levels; a planting specification to show numbers, size, species and positions of all new trees and shrubs to be planted, and details of all hard surfacing. New planting in relation to the location of any retained or new below ground services such as pipes, cables, manholes and any associated easements shall also be shown. The hard and soft landscaping scheme shall be carried out in accordance with the approved details, specifications, and a programme of implementation.</p> <p>Reason: To ensure a satisfactory landscaping scheme is implemented and maintained in the interests of the character and biodiversity value of the development area, and in accordance with policies CS4, CS5, CS9 and CS12 of the North Somerset Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity and Trees SPD.</p>	Agreed	Agreed
14.	<p>All works comprised in the approved details of soft landscaping shall be carried out in accordance with the approved details during the months of October to March inclusive following occupation of the building or completion of the development, whichever is the sooner.</p> <p>Reason: To ensure that a satisfactory landscaping scheme is implemented, and in accordance with policies CS4, CS5 and CS9 of the North Somerset Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity and Trees SPD.</p>	Agreed	Agreed

15.	<p>Trees, hedges, and plants shown in the landscaping scheme to be retained or planted which, during the development works or a period of ten years following full implementation of the landscaping scheme, are removed without prior written consent from the Local Planning Authority or die, become seriously diseased or are damaged, shall be replaced in the first available planting season with others of such species and size as the Authority may reasonably specify.</p> <p>Reason: To ensure as far as possible that the landscaping scheme is fully effective and in accordance with policies CS4, CS5 and CS9 of the North Somerset Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity and Trees SPD.</p>	Agreed	Agreed
16.	<p>No development, including site preparation or site clearance shall commence until an Arboricultural Method Statement Report with Tree Survey and Tree Protection Plan showing the location and design of tree and hedge protection fencing has been submitted to and agreed in writing by the Local Planning Authority and the agreed tree and hedge protection has been erected around existing trees and hedges to be retained.</p> <p>Unless otherwise specified, the fencing shall be as shown in Figure 2 of BS5837:2012 'Trees in relation to design, demolition, and construction – Recommendations' and shall be erected to achieve root protection areas in accordance with BS5837:2012 root protection area calculations and the location of the fencing shall be informed by the recommendations of BS5837:2012. This fencing shall remain in place during site works. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.</p>	Agreed	Agreed

	<p>No fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree or hedge. No equipment, machinery or structure shall be attached to or supported by a retained tree or hedge. No mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area.</p> <p>The Local Planning Authority is to be advised prior to development commencing of the fact that the tree and hedge protection measures as required are in place and available for inspection.</p> <p>Reason: These details need to be agreed before development commences to ensure that trees to be retained are not adversely affected by the development, in the interests of the character and biodiversity value of the area, and in accordance with policies CS4, CS5 and CS9 of the North Somerset Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity and Trees SPD. The details are required prior to commencement of development because the development/construction works have the potential to harm retained trees. Therefore, these details need to be agreed before work commences.</p>		
	<p>Landscape and Ecological Management Plan (LEMP)</p>		
17.	<p>No development, including site preparation or site clearance shall commence until a landscape and ecological management plan (LEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The content of the LEMP shall include the following:</p> <p>(a) Description and evaluation of features to be managed, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens;</p>	Agreed	Agreed

<p>(b) Ecological trends and constraints on site that might influence management;</p> <p>(c) Aims and objectives of the management plan;</p> <p>(d) Appropriate management options for achieving aims and objectives;</p> <p>(e) Prescriptions for management actions; (f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);</p> <p>(g) Details of the body or organization responsible for implementation of the plan; and</p> <p>(h) Ongoing monitoring and remedial measures.</p> <p>The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body/bodies responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed with the Local Planning Authority, and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.</p> <p>Reason 1: Reason 1: A pre-commencement condition is necessary to avoid ensure that the biodiversity value of the site is not adversely affected on commencement of site preparation or ground works, and to</p>		
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	<p>ensure that ecology and biodiversity are properly managed in accordance with the Conservation of Habitats and Species Regulations 2017, the Wildlife and Countryside Act 1981 (as amended), policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1), and paragraphs 179 and 180 of the National Planning Policy Framework.</p> <p>Reason 2: To ensure that the landscape and biodiversity scheme remains fully effective in the interests of the character and amenity impacts of the development. accordance with policies CS4, CS5 and CS9 of the North Somerset Core Strategy, policies DM8, DM9, DM10 and DM32 of the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Biodiversity and Trees SPD</p>		
	<p>Lighting</p>		
<p>18.</p>	<p>All reserved matters applications shall include a Lighting Design Strategy and detailed design measures to maintain 'dark areas' within the site during construction and operation of the development, in broad accordance with the principles of the Ecological Parameters Plan (EAD Ecology October 2021). The Strategy and detailed design measures shall include the following details to be submitted to and approved by the Local Planning Authority:</p> <p>a) A map showing the "dark areas" that will be maintained on site.</p> <p>b) Evidence to demonstrate how light spill not exceeding 0.5 lux will be achieved within the approved "dark areas". This shall include lux-contours from external lighting (both public-realm and domestic) combined with light-spill from within buildings.</p>		

	<p>The development shall be carried out in accordance with the approved measures before the referred lighting is first operated. Thereafter it shall be maintained in accordance with the approved details.</p> <p>Reason: To reduce the potential for light pollution in accordance with Policy CS3 of the North Somerset Core Strategy and to protect bat habitat in accordance with the Conservation of Habitats and Species Regulations 2017, Wildlife and Countryside Act 1981 (as amended), policy CS4 of the North Somerset Core Strategy and policy DM8 of the North Somerset Sites and Policies Plan (Part 1).</p>		
	<p>Ground Conditions</p>		
<p>19.</p>	<p>No development shall take place until an assessment of the nature and extent of contamination on site has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether, or not it originates on the site. Moreover, it must include:</p> <p>(i) a survey of the extent, scale and nature of contamination;</p> <p>(ii) an assessment of the potential risks to:</p> <ul style="list-style-type: none"> • human health, • property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, • adjoining land, • groundwaters and surface waters, • ecological systems, and 	<p>Agreed</p>	<p>Agreed</p>

	<ul style="list-style-type: none"> • archaeological sites and ancient monuments <p>Reason: To ensure that land is suitable for the intended uses and in accordance with policy CS3 of the North Somerset Core Strategy.</p>		
20.	<p>Unless the Local Planning Authority confirms in writing that a remediation scheme is not required no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings, and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures.</p> <p>The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.</p> <p>Reason: To ensure that land is suitable for the intended uses and in accordance with-policy CS3 of the North Somerset Core Strategy.</p>	Agreed	Agreed
21.	<p>The remediation scheme, if required, shall be implemented in accordance with the approved timetable of works. Within 3 months of the completion of measures identified in the approved remediation scheme, a validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to the Local Planning Authority.</p> <p>Reason: To ensure that land is suitable for the intended uses and in accordance with policy CS3 of the North Somerset Core Strategy.</p>	Agreed	Agreed

	Renewable Energy		
22.	<p>The dwellings hereby permitted shall not be occupied until measures to generate 15% of the energy required in the use of the development (measured in kilowatt hours - KWh) through micro renewable or low carbon technologies have been installed on site and are fully operational in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority.</p> <p>Thereafter, the approved technologies shall be permanently retained.</p> <p>Reason: to secure a high level of energy saving is achieved by reducing carbon emissions generated by the use of the building in accordance with policy DM32 of the Sites and Policies Plan Part 1 and Policies CS1 and CS2 of the North Somerset Core Strategy.</p>	Agreed	Agreed
	Technical Housing Standards		
23.	<p>All dwellings shall comply with the DCLG 'Technical housing standards 2015 (as amended) - nationally described space standards', unless shown not to be practicable and viable.</p> <p>Reason: This is the appropriate space development standard for new and market housing, and it is required under policy DM42 of the North Somerset Sites and Policies Plan Part 1.</p>	Agreed	Agreed
	Accessible Homes		
24.	<p>A minimum of 17% of the dwellings hereby approved shall comply with the requirements of The Building Regulations 2010 Volume 1 M4(2) Category Two: Accessible and adaptable dwellings.</p>	Agreed	Agreed

	Reason: To ensure that sufficient accessible housing is provided in accordance with Policy DM42 of the North Somerset Sites and Policies Plan Part 1 Development Management Policies, and the North Somerset Accessible Housing Needs Supplementary Planning Document April 2018.		
	Permitted Development		
25.	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that Order, no electricity sub-station or gas governor shall be erected on any part of the development site hereby permitted, without the prior written permission of the Local Planning Authority.</p> <p>Reason: In the interests of protecting the living conditions of neighbouring residents in accordance with policies DM32 and DM37 the North Somerset Sites and Policies Plan (Part 1) and the North Somerset Residential Design Guide SPD (Section 1: Protecting living conditions of neighbours).</p>	Agreed	Agreed