

LIST OF SUGGESTED CONDITIONS SCHEME 2
APPENDIX F OF COUNCIL'S RULE 6 STATEMENT

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason:

In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. Before the development hereby permitted commences at the site a scheme showing hard surfacing and complying with the requirements specified in BS 5837 (2005) 'Trees in Relation to Construction' shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall show the extent and nature of all hard surfaced areas, and the materials to be used. The hard surfacing shall be completed before the building/use hereby permitted is first occupied/commenced, and shall be permanently retained thereafter, in accordance with the agreed details.

Reason:

In order to ensure that the development has a satisfactory appearance and to accord with Policy BD1 of the Council's Borough Wide Primary Policies Development Plan Document.

3. Before the development hereby permitted commences at the site, a scheme showing existing landscape features and proposed landscaping, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall comply with the requirements specified in BS 5837 (2005) 'Trees in Relation to Construction' shall show the position, species, trunk diameter, height and canopy spread of all the existing trees, plants and shrubs, as well as existing ground levels. The

scheme shall also show which of the existing trees, plants and shrubs are to be retained and which are to be removed: none of the existing trees, plants and shrubs at the site, shown to be removed, shall be removed until this scheme has been approved in writing by the Local Planning Authority. The scheme shall further show proposals for new planting of trees, plants and shrubs, new ground levels, the position, depth and design of any underground service trenches or foundation works and their means of excavation in the vicinity of any trees, plants or shrubs to be retained. The new planting shall be carried out in the first planting and/or seeding season following the first occupation of the building(s)/commencement of the use and shall comply with the requirements specified in BS 3936 (1980) 'Specification of Nursery Stock Part 1 Trees and Shrubs', and in BS 4428 (1969) 'Recommendations for General Landscape Operations'. None of the new trees, plants or shrubs planted shall be lopped or topped within a period of five years from the completion of the development. Any trees, plants or shrubs, which, within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season, in accordance with the approved scheme.

Reason:

In order to ensure that the development has a satisfactory appearance and to accord with Policy BD1 of the Council's Borough Wide Primary Policies Development Plan Document.

4. All the existing trees, plants and shrubs indicated to be retained in the scheme approved under condition 3 above shall be retained, and shall not be lopped, topped, felled or removed (excluding regular hedge trimming) unless previously agreed in writing by the Local Planning Authority.

Reason:

In order to maintain the existing vegetation at site which makes an important contribution to the character of the area, and to accord with policies E2 and BD1 of the Council's Borough Wide Primary Policies Development Plan Document.

5. Before the development hereby permitted commences at the site, a scheme for the protection of all the existing trees, plants and shrubs indicated to be retained in the scheme approved under condition 3 above shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show the position, height and nature of all fences or other means of enclosure proposed to surround each existing tree, plant and shrub. The protection measures as approved shall be undertaken at the site before any work in connection with the development hereby permitted commences at the site, and shall be retained for the entire period of the duration of any work at the site, in connection with the development hereby permitted. Within the fence or other means of enclosure surrounding each tree, plant or shrub, no activities associated with building operations shall take place (including the placing or storage of any structure, vehicle, plant, machinery, equipment, materials or spoil) nor shall any fires be lit, nor any changes in ground level be made, unless previously agreed in writing by the Local Planning Authority.

Reason:

In order to maintain existing vegetation at the site which makes an important contribution to the character of the area, and to accord with policies E2 and BD1 of the Council's Borough Wide Primary Policies Development Plan Document.

6. Before any development hereby permitted commences at the site, a schedule of proposed works to the trees, plants and shrubs indicated to be retained in the scheme approved under condition 3 above, shall be submitted to and approved in writing by the Local Planning Authority.

The works as approved shall be completed before the building/use hereby permitted is first occupied/commenced.

Reason:

In order to ensure that retained vegetation at the site is left in a safe and healthy condition following completion of the development, and to accord with policy BD1 of the Council's Borough Wide Primary Policies Development Plan Document.

7. Before the development hereby permitted commences at the site, details/samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with these approved details.

Reason:

In order to ensure that the development has a satisfactory appearance and to comply with Policies E3 and BD1 of the Council's Borough Wide Primary Policies Development Plan Document.

8. Before the use hereby permitted commences at the site, details of the proposed refuse storage and recycling facilities to be provided at the site shall be submitted to and approved in writing by the Local Planning Authority. The facilities as approved shall then be provided at the site prior to use hereby permitted first commencing and retained at the site thereafter in accordance with the approved drawings at all times.

Reason:

In order to ensure that any such facilities respect the visual amenity of the locality, and the amenities enjoyed by the occupants of neighbouring

property and to comply with Policy BD1 of the Council's Borough Wide Primary Policies Development Plan Document.

9. Before the development hereby permitted commences at the site, a scheme shall be submitted to and approved in writing by the Local Planning Authority describing the means by which all of 100% of the dwellings to be provided at this site shall meet the Lifetime Homes criteria recommended by the Joseph Rowntree Foundation. The development shall only be carried out and completed in accordance with this scheme.

Reason:

In order to ensure that the development provides a satisfactory mix in terms of the types of new dwellings to be provided, and to accord with Policy H2 of the Council's Borough Wide Primary Policies Development Plan Document.

10. The development shall be carried out so as to achieve Level 3 in the Code for Sustainable Homes 2008 (or as subsequently amended). This shall be achieved by implementing the measures set out in the Sustainability Statement (incorporated in the Design and Access Statement) unless otherwise agreed by the Local Planning Authority. No dwelling shall be occupied until confirmation of the Code Rating Assessment has been submitted and received by the Local Planning Authority confirming that minimum Code Level 3 has been achieved for each dwelling to be occupied.

Reason:

In order to ensure that the development is sustainably constructed and to comply with Policy BD1 of the Council's Borough Wide Primary Policies Development Plan Document and Policy 4A.7 of the London Plan.

11. Before the development hereby permitted commences at site, details shall be submitted to and approved in writing by the Local Planning Authority showing how 6m waiting space will be provided to the car park entrance, how disabled parking will be provided on site, how two-way access to the car park will be managed and how safe visibility levels will be achieved from car parking spaces onto surrounding roads.

Reason:

In order to ensure that the safe and accessible operation of the parking facilities provided at the development and to comply with policy T5 of the Council's Borough Wide Primary Policies Development Plan Document.

12. This new residential development should be designed to achieve a whole home water standard of 105 litres/head/day (equivalent to level 3/4 within the Code for Sustainable Homes).

Reason:

In order to comply with Policy 4A.16 of the London Plan which states that boroughs should apply a maximum water use target of 105 litres per person per day for residential development.

13. Ground Source Heat Pump systems using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason:

In order to prevent the creation of potential pathway for any contamination at the surface to enter the major aquifer in the chalk.

The site is located within a Source Protection Zone 2 around a potable public water supply borehole. This borehole extracts water from the Major Aquifer in the chalk which is present below the London Clay at this site.

14. No extensions, including those permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Statutory Instrument revoking, re-enacting or amending that Order), shall be carried out on the six semidetached houses approved under this permission without the grant of further specific permission from the Local Planning Authority.

Reason:

In order that any further additions may be considered by the Local Planning Authority, having regard to the size of the dwelling, its plot and the amenities enjoyed by occupants of neighbouring property and to comply with Policies BD1 and BD5 of the Council's Borough Wide Primary Policies Development Pland Document.

15. Before the development hereby permitted commences, demolition of the boundary wall and fencing shall be undertaken.

Reason:

In order to ensure that the development has a satisfactory appearance and to accord with Policy BD1 of the Council's Borough Wide Primary Policies Development Plan Document.

16. The development hereby permitted shall only be carried out and completed in accordance with the drawings hereby approved being:

- F639 - 001, Rev B,
- F639 - 002
- F639 - 100

- F639 - 101, Rev D
- F639 - 102, Rev A
- F639 - 103, Rev A
- F639 - 201, Rev A
- F639 - 202, Rev A
- F639 - 203, Rev A
- F639 - 204, Rev A
- F639 - 205, Rev A
- F639 - 206, Rev A
- F639 - 207, Rev C
- F639 - 208, Rev C
- F639 - 209, Rev C

Reason:

In order to ensure that the development hereby permitted is carried out in accordance with the submitted plans.

**LIST OF SUGGESTED CONDITIONS for SCHEME 3
APPENDIX F OF COUNCIL'S RULE 6 STATEMENT**

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason:

In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. Before the development hereby permitted commences at the site a scheme showing hard surfacing and complying with the requirements specified in BS 5837 (2005) 'Trees in Relation to Construction' shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall show the extent and nature of all hard surfaced areas, and the materials to be used. The hard surfacing shall be completed before the building/use hereby permitted is first occupied/commenced, and shall be permanently retained thereafter, in accordance with the agreed details.

Reason:

In order to ensure that the development has a satisfactory appearance and to accord with Policy BD1 of the Council's Borough Wide Primary Policies Development Plan Document.

3. Before the development hereby permitted commences at the site, a scheme showing existing landscape features and proposed landscaping, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall comply with the requirements specified in BS 5837 (2005) 'Trees in Relation to Construction' shall show the position, species, trunk diameter, height and canopy spread of all the existing trees, plants and shrubs, as well as existing ground levels. The

scheme shall also show which of the existing trees, plants and shrubs are to be retained and which are to be removed: none of the existing trees, plants and shrubs at the site, shown to be removed, shall be removed until this scheme has been approved in writing by the Local Planning Authority. The scheme shall further show proposals for new planting of trees, plants and shrubs, new ground levels, the position, depth and design of any underground service trenches or foundation works and their means of excavation in the vicinity of any trees, plants or shrubs to be retained. The new planting shall be carried out in the first planting and/or seeding season following the first occupation of the building(s)/commencement of the use and shall comply with the requirements specified in BS 3936 (1980) 'Specification of Nursery Stock Part 1 Trees and Shrubs', and in BS 4428 (1969) 'Recommendations for General Landscape Operations'. None of the new trees, plants or shrubs planted shall be lopped or topped within a period of five years from the completion of the development. Any trees, plants or shrubs, which, within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season, in accordance with the approved scheme.

Reason:

In order to ensure that the development has a satisfactory appearance and to accord with Policy BD1 of the Council's Borough Wide Primary Policies Development Plan Document.

4. All the existing trees, plants and shrubs indicated to be retained in the scheme approved under condition 3 above shall be retained, and shall not be lopped, topped, felled or removed (excluding regular hedge trimming) unless previously agreed in writing by the Local Planning Authority.

Reason:

In order to maintain existing vegetation at the site which makes an important contribution to the character of the area, and to accord with policies E2 and BD1 of the Council's Borough Wide Primary Policies Development Plan Document.

5. Before the development hereby permitted commences at the site, a scheme for the protection of all the existing trees, plants and shrubs indicated to be retained in the scheme approved under condition 3 above shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show the position, height and nature of all fences or other means of enclosure proposed to surround each existing tree, plant and shrub. The protection measures as approved shall be undertaken at the site before any work in connection with the development hereby permitted commences at the site, and shall be retained for the entire period of the duration of any work at the site, in connection with the development hereby permitted. Within the fence or other means of enclosure surrounding each tree, plant or shrub, no activities associated with building operations shall take place (including the placing or storage of any structure, vehicle, plant, machinery, equipment, materials or spoil) nor shall any fires be lit, nor any changes in ground level be made, unless previously agreed in writing by the Local Planning Authority.

Reason:

In order to maintain existing vegetation at the site which makes an important contribution to the character of the area, and to accord with policies E2 and BD1 of the Council's Borough Wide Primary Policies Development Plan Document.

6. Before any development hereby permitted commences at the site, a schedule of proposed works to the trees, plants and shrubs indicated to be retained in the scheme approved under condition 3 above, shall be submitted to and approved in writing by the Local Planning Authority.

The works as approved shall be completed before the building/use hereby permitted is first occupied/commenced.

Reason:

In order to ensure that retained vegetation at the site is left in a safe and healthy condition following completion of the development, and to accord with policy BD1 of the Council's Borough Wide Primary Policies Development Plan Document.

7. Before the development hereby permitted commences at the site, details/samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with these approved details.

Reason:

In order to ensure that the development has a satisfactory appearance and to comply with Policies E3 and BD1 of the Council's Borough Wide Primary Policies Development Plan Document.

8. Before the use hereby permitted commences at the site, details of the proposed refuse storage and recycling facilities to be provided at the site shall be submitted to and approved in writing by the Local Planning Authority. The facilities as approved shall then be provided at the site prior to use hereby permitted first commencing and retained at the site thereafter in accordance with the approved drawings at all times.

Reason:

In order to ensure that any such facilities respect the visual amenity of the locality, and the amenities enjoyed by the occupants of neighbouring

property and to comply with Policy BD1 of the Council's Borough Wide Primary Policies Development Plan Document.

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Reason:

In order to ensure that the development provides a satisfactory mix in terms of the types of new dwellings to be provided, and to accord with Policy H2 of the Council's Borough Wide Primary Policies Development Plan Document.

10. The development shall be carried out so as to achieve Level 3 in the Code for Sustainable Homes 2008 (or as subsequently amended). This shall be achieved by implementing the measures set out in the Sustainability Statement (incorporated in the Design and Access Statement) unless otherwise agreed by the Local Planning Authority. No dwelling shall be occupied until confirmation of the Code Rating Assessment has been submitted and received by the Local Planning Authority confirming that minimum Code Level 3 has been achieved for each dwelling to be occupied.

Reason:

In order to ensure that the development is sustainably constructed and to comply with Policy BD1 of the Council's Borough Wide Primary Policies Development Plan Document and Policy 4A.7 of the London Plan.

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Reason:

In order to ensure that the safe and accessible operation of the parking facilities provided at the development and to comply with policy T5 of the Council's Borough Wide Primary Policies Development Plan Document.

12. This new residential development should be designed to achieve a whole home water standard of 105 litres/head/day (equivalent to level 3/4 within the Code for Sustainable Homes).

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13. Ground Source Heat Pump systems using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason:

In order to prevent the creation of potential pathway for any contamination at the surface to enter the major aquifer in the chalk.

The site is located within a Source Protection Zone 2 around a potable public water supply borehole. This borehole extracts water from the Major Aquifer in the chalk which is present below the London Clay at this site.

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- F639 - 001, Rev E,

- F639 - 002
- F639 - 100, Rev B
- F639 - 101, Rev F
- F639 - 102, Rev C
- F639 - 103, Rev B
- F639 - 201, Rev B
- F639 - 202, Rev B
- F639 - 203, Rev E
- F639 - 204, Rev D
- F639 - 205, Rev D
- F639 - 206, Rev D
- F639 - 207, Rev D
- F639 - 208, Rev F
- F639 - 209, Rev F
- F639 - 220

Reason:

In order to ensure that the development hereby permitted is carried out in accordance with the submitted plans.