

List of Recommended Conditions (updated 19/09/2025)

1. A) Application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission.

B) The development hereby permitted shall take place not later than 2 years from the date of approval of the last of the reserved matters to be approved.
2. Details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority prior to the commencement of development and the development shall be carried out as approved.
3. The development hereby permitted shall be carried out in accordance with the following approved plans: 1422 002 Rev D (Parameter Plan), 1422 004 (Site Location Plan) and access plans within the Transport Assessment Addendum ITB 19328-GA-001 Rev D, 19328-GA-003 Rev C and 19328-GA-131 Rev B.
4. The number of dwellings hereby permitted shall not exceed 99 in total.
5. Prior to the commencement of development, full details of the construction of the accesses, including levels, widths, construction materials, depths of construction, surface water drainage, boundary treatment, landscaping and lighting shall be submitted to and approved in writing by the local planning authority. Each dwelling shall not be occupied until the vehicle access/road to serve that dwelling has been constructed in accordance with the approved details to road base level and the final wearing course will be provided within 6 months of occupation. The access shall thereafter be maintained in accordance with the approved details.
6. Prior to the first occupation of the development hereby permitted, the visibility splays as shown in plan ITB19328-GA-001D, ITB19328-GA-003C and ITB19328-GA-131B shall be cleared of any obstruction exceeding 0.6 metres in height prior to the occupation of the development. The accesses shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times.
7. Prior to the first occupation of the development hereby permitted, details of all external lighting (including to any public areas) shall be submitted to and approved in writing by the local planning authority. The details shall include location, height, type and direction of light sources and intensity of illumination for all external lighting strategies including details of lighting for all highways, cycleways, footpaths, public areas and any non-residential buildings. The details shall demonstrate how the areas identified as the retained boundary hedgerow and ecological buffer zone are retained unlit. No further external lighting shall be installed without the written approval of the local planning authority.
8. No development shall take place, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved

Statement shall be adhered to throughout the construction period. The Statement shall provide for but not be limited to the following:

- (a) construction of suitable works access;
- (b) the parking of vehicles of site operatives and visitors;
- (c) loading and unloading of plant and materials;
- (d) storage of plant and materials used in constructing the development;
- (e) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- (f) wheel washing facilities;
- (g) measures to control the emission of dust and dirt during construction;
- (h) a scheme for recycling/disposing of waste resulting from demolition and construction works; and
- (i) hours of delivery

9. No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

10. No development shall take place until a programme of archaeological work in accordance with a written scheme of investigation has been submitted and approved by the planning authority. The development shall only take place in accordance with the approved detailed scheme.

11. No development shall take place until an Arboricultural Method Statement has been submitted to and approved in writing by the local planning authority, this shall include details of existing trees and hedges to be retained in the submitted Arboricultural Impact Assessment, in line with BS5837:2012, and shall include details of;

- (a) any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the sub-phase;
- (b) any proposed alterations to ground levels within the Root Protection Area or Crown Spread (whichever is the greater) of any retained tree, including trees on land adjacent to the site;
- (c) the specification and position of fencing and of any other measures to be taken for the protection of any retained tree from damage before or during the course of development.
- (d) the erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. 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.

(e) Prior to occupation of the first dwelling, a Veteran Tree Management Plan shall be agreed in writing with the local planning authority. This Plan shall include:

- Specialist Survey Method assessment of the trees;
- Individual tree management programme geared towards maximising longevity;
- Provision and maintenance of knee-rail style fencing beyond crown driplines, enclosing access-deterrent planting; and
- Regular review by a competent person of veteran trees' condition, with follow-up management works being implemented as recommended. The first three elements of the Plan shall be implemented also prior to first occupancy.

12. No trees, shrubs or hedges within the site which are shown as being retained on the plans approved under condition 3 shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

13. Prior to commencement of development a detailed Tree Compensation Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall be prepared applying the principles set out in the Tree Assessment and Compensation Strategy prepared by Tyler Grange (04 June 2025). The development shall be carried out in accordance with the approved Scheme.

14. Prior to the commencement of the development a Landscape Environmental Management Plan (LEMP), including long term design objectives, management responsibilities, timescales, and maintenance schedules for all landscape areas, other than privately owned domestic gardens, which delivers and demonstrates a habitat and hedgerow biodiversity net gain shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved LEMP.

15. Prior to commencement of the development hereby permitted, a Construction Environmental Management Plan (CEMP): Biodiversity in respect of the development shall have been submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out otherwise than in accordance with the approved CEMP: Biodiversity. The CEMP: Biodiversity shall include details on the following matters relevant to the development:

- a) risk assessment of potentially damaging construction activities for protected species and retained habitats;
- b) provision of updated Ground Level Tree Assessment and badger walkover surveys, to ensure no breach in legislation regarding bat roosts and badger setts (as these features can change over time);
- c) identification of "biodiversity protection zones";

- d) practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts to ecological features during construction (may be provided as a set of method statements);
- e) the location and timing of sensitive works to avoid harm to biodiversity features;
- f) the times during construction when specialist ecologists need to be present on site to oversee works;
- g) responsible persons and lines of communication
- h) the role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;
- i) use of protective fences, exclusion barriers and warning signs;
- j) provision of boundary hoarding; and
- k) measures to ensure no on-site fires during construction;

The development shall be carried out in full compliance with the approved CEMP: Biodiversity at all times.

16. An investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, including radon gas, (whether it originates on the site or not). The investigation and risk assessment should be undertaken by competent persons and a written report of the findings produced. The written report would be subject to the approval in writing of the Local Planning Authority. The report of the findings should include:

- (i) a survey of the extent, scale, and nature of any contamination.
- (ii) an assessment of the potential risks to:
 - 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,
 - archaeological sites and ancient monuments.
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Where a Submission of Remediation Scheme is required, 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 shall be submitted and approved by the Local Planning Authority. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme should 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.

17. If land contamination is found at any time during site clearance, groundwork and construction, the discovery shall be reported immediately to the local planning

authority. A full contamination risk assessment shall be carried out and, if found to be necessary, a remediation method statement shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved remediation method statement.

18. The development shall be carried out in accordance with the submitted flood risk assessment prepared by SLR Consulting Limited and dated 14 August 2025.

- a. Finished floor levels shall be set no lower than 38.23 metres above Ordnance Datum (AOD), in accordance with Section 7.4.3 of the submitted flood risk assessment (prepared by SLR Consulting Limited and dated 14 August 2025).
- b. The loss of flood plain storage within the 1% (1:100) AEP plus 46% Climate Change Allowance flood event caused by the proposed development shall be directly compensated for on a level for level basis

19. No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

- a) BRE 365 test results demonstrating whether infiltration is achievable or not.
- b) Use of SuDS following the SuDS hierarchy, preferably infiltration.
- c) Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100 year flood event with a 40% allowance for climate change and runoff controlled at 17.7l/s, or preferably better.
- d) Separate drainage systems for any proposed adopted highways and residential dwellings.
- e) Groundwater monitoring confirming seasonal high groundwater levels in the area.
- f) A drainage strategy plan indicating the location and sizing of SuDS features. Where soakaways or other SuDS features relying on infiltration are proposed the base of these SuDS features located at least 1m above the seasonal high water table level.
- g) Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

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20. No development shall be occupied until confirmation has been provided that either:

- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or

- a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

21. No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

22. Prior to the first occupation of the development, a Flood Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include an evacuation plan, flood resilience measures and measures, including signage, to manage any impacts of flooding on the access from Lodge Road. Thereafter, the development shall be carried out in accordance with the approved Flood Management Plan.

23. No development shall take place until a scheme for deculverting and renaturalising the entire length of the Hatchgate Ditches channel that runs north to south through the western portion of the proposed development site has been submitted to, and agreed in writing by, the local planning authority. Thereafter, the development shall be carried out in accordance with the approved scheme. The scheme shall include:

- Plans showing the route of the deculverted channel;
- A long section of the proposed deculverted channel showing the bed gradient along its length and how the opened channel would tie in with bed levels of the existing open channel at the upstream and downstream ends;
- Cross sections through the opened channel showing bank slopes and any marginal shelf areas in relation to the bed level and water level. The banks shall have some variation in terms of slope in order to avoid creating a trapezoidal channel;

24. No development shall take place until a scheme for the design of the road crossing over the deculverted channel of the Hatchgate Ditches has been submitted to and agreed in writing by the local planning authority. Thereafter, the development shall be carried out in accordance with the approved scheme. The scheme shall include:

- Detailed drawings showing the location of the proposed crossing in relation to the deculverted channel.
- Detailed cross-section and long section drawings of the proposed crossing, showing this in relation to the newly formed channel and its bed and banks, and showing how wildlife would be able to pass along the channel freely.

Appellants Alternate wording for Condition 23

No development shall take place until a scheme for deculverting and renaturalising the Hatchgate Ditches channel that runs north to south through the western portion of the proposed development site, excluding the section

Commented [SS1]: This condition is not agreed by the appellant and alternate wording is proposed below.

Commented [SS2]: This condition is only needed if the LPA's proposed wording for condition 23 (above) is included in any DN by the Inspector. But it is agreed by Appellant, if imposed.

running under the access hereby approved which shall remain culverted, has been submitted to and agreed in writing by, the local planning authority. Thereafter, the development shall be carried out in accordance with the approved scheme. The scheme shall include:

- Plans showing the route of the deculverted channel;
- A long section of the proposed deculverted channel showing the bed gradient along its length and how the opened channel would tie in with bed levels of the existing open channel at the upstream end and the retained downstream culvert off site;
- Cross sections through the opened channel showing bank slopes and any marginal shelf areas in relation to the bed level and water level. The banks shall have some variation in terms of slope in order to avoid creating a trapezoidal channel;

Additional Condition Requested by EA (Condition 25) as updated by EA on 09/09/25

No development shall take place until a scheme for the provision and management of buffer zones, being a minimum of 10 metres in width alongside all watercourses on or adjacent to the proposed development site has been submitted to, and approved in writing by, the local planning authority. Thereafter, the development shall be carried out in accordance with the approved scheme.

The buffer zones shall be free from built development including lighting, domestic gardens, parking and formal landscaping. The scheme shall include:

- plans showing the extent and layout of the buffer zones. The buffer zones shall be measured from the top of the watercourse banks, defined as the point at which the bank slope meets the level of the surrounding land. Where a watercourse runs through the site, the buffer zone will be provided on both sides of the channel
- details of any proposed planting scheme which should use locally native species of UK genetic provenance
- details of any proposed footpaths, fencing, lighting, etc within and adjacent to the buffer zones
- details demonstrating how the buffer zone will be protected during development and managed over the longer term, including adequate financial provision and named body responsible for management plus the production of detailed management plan

Appellants Alternate Wording to Condition 25 "Additional Condition Requested by EA"

The proposed development shall include a buffer zone being a minimum width of 10m alongside all open watercourses on or adjacent to the proposed development site. The buffer zones shall be free from built development including domestic gardens and parking (but excluding footpaths, fencing, lighting, allotments, orchards and landscape furniture). The buffer zones shall be measured from the top of the watercourse banks, defined as the point at which the bank slope meets the level of the surrounding land. Where a

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watercourse runs through the site, the buffer zone will be provided on both sides of the channel where that land falls within the development site.