

251260- Heathlands Pack House

Conditions discharge

18/03/2026

Condition No.	Condition Requirements	Notes/Actions
5	A) No development shall take place/commence until a programme of archaeological work, including a Written Scheme of Investigation (WSI) has been submitted to, and approved by, the local planning authority in writing. The WSI shall include an assessment of significance and research questions; and: 1. The programme and methodology of site investigation and recording 2. The programme for post investigation assessment 3. Provision to be made for analysis of the site investigation and recording 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation 5. Provision to be made for archive deposition of the analysis and records of the site investigation 6. Nomination of a competent person or persons/organisation to undertake the works set out within the WSI. B) The Development shall take place in accordance with the WSI approved under condition (A). The development shall not be occupied until the site investigation and post investigation assessment, in association with each relevant phase, has been completed in accordance with the programme set out in the WSI approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.	Part A discharged For Part B - See Archaeological Evaluation prepared by TVAS dated January 2026
6	Prior to the commencement of development, a specification achieving BREEAM WAT-01 Level 3 for water efficiency shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development.	See Water Efficiency statement prepared by VIDA dated 16 January 2026
7	Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a Great Crested Newt Precautionary Working Methods Statement (GCNPWMS), which shall detail reasonable avoidance measures to safeguard individual great crested newts from harm during the development. The development shall be carried out in accordance	See Great Crested Newt Precautionary Working Method Statement dated December 2025 prepared by John Wenman

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	with the approved details within the GCNPWMS.	
8	Prior to the occupation of the development, a Delivery and Servicing Plan shall be submitted to and approved in writing by the local planning authority. The submitted Delivery and Servicing Plan shall include the following details: i. Management details of proposed delivery activities (Trained banksmen to be used) ii. Including HGV booking system (such as Fulcrum or similar). iii. Anticipated daily HGV nos. expected, iv. Routing plan for HGVs (avoiding any schools and weight/height restrictions on the surrounding road network); v. Accreditation Schemes in use (E.g. FORS and CLOCS) vi. Parking and Turning areas for HGVs. Turning areas to be demonstrated by swept path analysis of the largest vehicle. The management of the deliveries onto and within the site shall be in accordance with the approved details thereafter.	See Servicing & Delivery Plan dated 12 March 2026 prepared by Bellamy Roberts
9	Prior to the occupation of the development, details of biodiversity enhancements, to include integral bird and bat boxes, tiles or bricks on the new building and native and wildlife friendly landscaping, shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.	See Biodiversity Enhancement Scheme Plan dated December 2025 prepared by John Wenman