

CONSOLIDATED CONDITIONS SCHEDULE – NEWGATE LANE (NORTH AND SOUTH), FAREHAM

Application P/18/1118/OA (Newgate Lane North)

1. **Reserved Matters** 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 before any development takes place and the development shall be carried out as approved.

2. **Timing** Application for approval of the reserved matters shall be made to the local planning authority not later than **one year** from the date of this permission. The development hereby permitted shall take place not later than one year from the date of approval of the last of the reserved matters.

3. **General Accordance with the Access Plan** The development hereby permitted shall be carried out in general accordance with the approved access plan ref. Figure AHJ6_North.

4. **General Accordance with the Illustrative Masterplan** The development hereby permitted shall be carried out in general accordance with plan ref. BRS.4989_20_1 Revision F. For the avoidance of doubt, no dwellings shall be constructed on the western side of the River Alver in flood zones 2 or 3.

5. **Accordance with Parameter Plans** The development hereby permitted shall be carried out in accordance with the principles shown on the following plans refs: BRS.4989_46_1 Rev A, BRS.4989_47_1 Rev C, BRS.4989_48_1 Rev B, and BRS.4989_49_1 Rev B.

6. **Number of Dwellings** The development hereby permitted shall not exceed 75 dwellings.

7. Ecological Mitigation and Enhancement Full details of all necessary ecological mitigation, compensation, enhancement and management measures (to be informed as necessary by up-to-date survey and assessment) shall be submitted for approval to the local planning authority in the form of a mitigation and enhancement method statement with each reserved matters application. Such details shall be in accordance with the outline ecological mitigation, compensation and enhancement measures detailed within the submitted Ecological Assessment by Ethos Environmental Planning (February 2019). Any such approved measures shall thereafter be implemented in strict accordance with the agreed details and with all measures maintained in perpetuity, unless otherwise agreed in writing by the local planning authority.

8. Bat Corridors The dark corridors as illustrated by Figure 14 'Biodiversity Mitigation Plan' of the submitted Ecological Appraisal by Ethos Environmental Planning (February 2019) shall be implemented and retained in perpetuity. A scheme of lighting (during the operational life of the development), designed to minimise impacts on bats, approved by the applicant's ecologist, shall be submitted to and approved in writing by the LPA. Thereafter the approved scheme shall be implemented.

9. Surface Water Drainage Prior to commencement, a detailed surface water drainage scheme for the site based on the principles within the Flood Risk Assessment by The Civil Engineering Practice, V2.2 with a discharge rate of less than or equivalent to the existing greenfield run off rate for the corresponding rainfall event, shall be submitted to, and approved in writing by, the local planning authority. The submitted details should include:

- a. A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment.
- b. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
- c. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.

- d. Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.
- e. Confirmation that existing overland flow routes and watercourses are maintained without any detriment in capacity.
- f. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.
- g. Details of the watercourse crossings
- h. Details of potential watercourse realignment
- i. finished flood levels for all dwellings within the development.

The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

10. SuDS Scheme Prior to commencement, details of the maintenance and management of the sustainable drainage scheme approved by condition 9 shall be submitted to and approved in writing by the local planning authority. Those details shall include a timetable for its implementation, and a management and maintenance plan, which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the effective operation of the sustainable drainage system throughout its lifetime. The sustainable drainage system shall be managed and maintained in accordance with the approved details for the lifetime of the development.

11. Foul Drainage Prior to commencement, a scheme for the disposal of foul and surface water drainage shall be submitted to and approved in writing by the local planning authority in consultation with Southern Water. This shall include a timetable for implementation and details of the measures which will be undertaken to protect the public sewers and shall be carried out in accordance with the approved scheme.

12. Archaeology Prior to commencement, the developer shall secure the implementation of a programme of archaeological assessment in accordance

with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority. The assessment should take the form of trial trenches located across the site to ensure that any archaeological remains encountered within the site are recognised, characterised and recorded.

Prior to commencement, the developer shall secure the implementation of a programme of archaeological mitigation based on the results of the trial trenching, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.

Following completion of archaeological fieldwork, a report will be produced in accordance with the approved programme submitted by the developer and approved in writing by the local planning authority setting out and securing post-excavation assessment, specialist analysis and reports, publication and public engagement.

13. Arboriculture Prior to commencement, a detailed Arboricultural Impact Assessment and Tree Protection Method Statement shall be submitted to and approved in writing by the local planning authority. The arboricultural works must be carried out in accordance with the approved details and may only be fully discharged on the subject to satisfactory written evidence of contemporaneous supervision and monitoring of tree protection throughout construction by the appointed arboriculturist.

14. Contamination Prior to commencement, the developer shall submit to the LPA for approval, an intrusive site investigation and an assessment of the risks posed to human health, the building fabric and the wider environment including water resources.

The site investigation shall not take place until the requirements of the LPA have been fully established. This should be submitted to and approved in writing by the LPA.

Where the site investigation and risk assessment reveals a risk to receptors, a strategy of remedial measures and detailed method statements to address identified risks shall be submitted to and approved in writing by the LPA, including the nomination of a competent person (to be agreed with the LPA) to oversee the implementation of the measures.

15. Remediation Prior to occupation, if remediation measures are identified in condition 14, the agreed scheme of remedial measures shall be fully implemented. Remedial measures shall be validated in writing by an independent competent person as agreed with the LPA, and shall include photographic evidence and as built drawings where required by the LPA. The requirements of the LPA shall be agreed in advance.

Should contamination be encountered during works that has not been investigated or considered in the agreed scheme of remedial measures, investigation, risk assessment and a detailed remedial method statement shall be submitted to and agreed with the LPA. The remediation shall be fully implemented and validated in writing by an independent competent person as agreed with the LPA.

16. Noise Mitigation No dwelling shall be first occupied until noise mitigation has been carried out in accordance with the principles established in the approved Noise Report and Illustrative Section of the Eastern Boundary (ref. BRS.4989_52_1). The scheme shall include the timetable for constructing the acoustic fence and how it will be maintained for the lifetime of the development. The scheme shall be carried out as approved.

17. CEMP No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by the local planning authority. The CEMP shall provide for:

- a. the parking of vehicles of site operatives and visitors;
- b. loading and unloading of plant and materials;

- c. storage of plant and materials used in constructing the development;
- d. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- e. wheel washing facilities;
- f. measures to control the emission of dust and dirt during construction;
- g. delivery and construction working hours; and
- h. a method for ensuring that minerals that can be viably recovered during the development operations are recovered and put to beneficial use.
- i. a scheme of work detailing the extent and type of piling proposed.

The approved CEMP shall be adhered to throughout the construction period for the development.

18. Sustainability Provision shall be made for at least 1 electric vehicle (EV) 'rapid charge' point per 10 residential dwellings.

19. Sustainability All dwellings must be designed with water efficiency measures to seek to meet the government's optional standards requirement of no more than 110 litres per person per day usage.

20. Linking No development shall commence on site until construction of the first dwelling on the site subject of planning permission (P/19/0460/OA) has been commenced. The development shall not be first occupied until the works required to facilitate pedestrian/cycle movement to Woodcote Lane, approved pursuant to Condition **20** of planning permission (P/19/0460/OA), have been completed in full in accordance with the approved details.

Application P/19/0460/OA (Newgate Lane South)

1. **Reserved Matters** 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 before any development takes place and the development shall be carried out as approved.

2. **Timing** Application for approval of the reserved matters shall be made to the local planning authority not later than **one year** from the date of this permission. The development hereby permitted shall take place not later than one year from the date of approval of the last of the reserved matters.

3. **General Accordance with the Access Plan** The development hereby permitted shall be carried out in general accordance with the approved access plan ref. Figure AHJ7_South.

4. **General Accordance with the Illustrative Masterplan** The development hereby permitted shall be carried out in general accordance with plan ref. BRS.4989_20_2 Rev H. For the avoidance of doubt, no dwellings shall be constructed on the western side of the River Alver in flood zones 2 or 3.

5. **Accordance with Parameter Plans** The development hereby permitted shall be carried out in accordance with the principles shown on the following plan refs: BRS.4989_46_2 Rev A, BRS.4989_47_2 Rev D, BRS.4989_48_2 Rev C, and BRS.4989_49_2 Rev C.

6. **Number of Dwellings** The development hereby permitted shall not exceed 115 dwellings.

7. **Ecological Mitigation and Enhancement** Full details of all necessary ecological mitigation, compensation, enhancement and management measures (to be informed as necessary by up-to-date survey and assessment)

shall be submitted for approval to the local planning authority in the form of a mitigation and enhancement method statement with each reserved matters application. Such details shall be in accordance with the outline ecological mitigation, compensation and enhancement measures detailed within the submitted Ecological Assessment by Ethos Environmental Planning (September 2019). Any such approved measures shall thereafter be implemented in strict accordance with the agreed details and with all measures maintained in perpetuity, unless otherwise agreed in writing by the local planning authority.

A scheme of lighting (during the operational life of the development), designed to minimise impacts on bats, approved by the applicant's ecologist, shall be submitted to and approved in writing by the LPA. Thereafter the approved scheme shall be implemented.

8. Bat Corridors The dark corridors as illustrated by Figure 14 'Biodiversity Mitigation Plan' of the submitted Ecological Appraisal by Ethos Environmental Planning (September 2019) shall be implemented and retained in perpetuity.

9. Surface Water Drainage Prior to commencement, a detailed surface water drainage scheme for the site based on the principles within the Flood Risk Assessment by The Civil Engineering Practice, V3.1 with a discharge rate of less than or equivalent to the existing greenfield run off rate for the corresponding rainfall event, shall be submitted to, and approved in writing by, the local planning authority. The submitted details should include:

- a. A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment.
- b. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
- c. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.

- d. Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.
- e. Confirmation that existing overland flow routes and watercourses are maintained without any detriment in capacity.
- f. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.
- g. Details of the watercourse crossings
- h. Details of potential watercourse realignment
- i. finished flood levels for all dwellings within the development.

The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

10. SuDS Scheme Prior to commencement, details of the maintenance and management of the sustainable drainage scheme approved by condition 9 shall be submitted to and approved in writing by the local planning authority. Those details shall include a timetable for its implementation, and a management and maintenance plan, which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the effective operation of the sustainable drainage system throughout its lifetime. The sustainable drainage system shall be managed and maintained in accordance with the approved details for the lifetime of the development.

11. Foul Drainage Prior to commencement, a scheme for the disposal of foul and surface water drainage shall be submitted to and approved in writing by the local planning authority in consultation with Southern Water. This shall include a timetable for implementation and details of the measures which will be undertaken to protect the public sewers and shall be carried out in accordance with the approved scheme.

12. Archaeology Prior to commencement, the developer shall secure the implementation of a programme of archaeological assessment in accordance

with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority. The assessment should take the form of trial trenches located across the site to ensure that any archaeological remains encountered within the site are recognised, characterised and recorded.

Prior to commencement, the developer shall secure the implementation of a programme of archaeological mitigation based on the results of the trial trenching, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.

Following completion of archaeological fieldwork, a report will be produced in accordance with the approved programme submitted by the developer and approved in writing by the local planning authority setting out and securing post-excavation assessment, specialist analysis and reports, publication and public engagement.

13. Arboriculture Prior to commencement, a detailed Arboricultural Impact Assessment and Tree Protection Method Statement shall be submitted to and approved in writing by the local planning authority. The arboricultural works must be carried out in accordance with the approved details and may only be fully discharged on the subject to satisfactory written evidence of contemporaneous supervision and monitoring of tree protection throughout construction by the appointed arboriculturist.

14. Contamination Prior to commencement, the developer shall submit to the LPA for approval, an intrusive site investigation and an assessment of the risks posed to human health, the building fabric and the wider environment including water resources.

The site investigation shall not take place until the requirements of the LPA have been fully established. This should be submitted to and approved in writing by the LPA.

Where the site investigation and risk assessment reveals a risk to receptors, a strategy of remedial measures and detailed method statements to address

identified risks shall be submitted to and approved in writing by the LPA, including the nomination of a competent person (to be agreed with the LPA) to oversee the implementation of the measures.

15. Remediation Prior to occupation, if remediation measures are identified in condition 14, the agreed scheme of remedial measures shall be fully implemented. Remedial measures shall be validated in writing by an independent competent person as agreed with the LPA, and shall include photographic evidence and as built drawings where required by the LPA. The requirements of the LPA shall be agreed in advance.

Should contamination be encountered during works that has not been investigated or considered in the agreed scheme of remedial measures, investigation, risk assessment and a detailed remedial method statement shall be submitted to and agreed with the LPA. The remediation shall be fully implemented and validated in writing by an independent competent person as agreed with the LPA.

16. Noise Mitigation No dwelling shall be first occupied until noise mitigation has been carried out in accordance with the principles established in the approved Noise Report, Illustrative Section of the Eastern Boundary (ref. BRS.4989_52_2) and Illustrative Section of the Southern Boundary (ref. BRS.4989_53). The scheme shall include the timetable for constructing the acoustic fence and how it will be maintained for the lifetime of the development. The scheme shall be carried out as approved.

17. CEMP No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by the local planning authority. The CEMP shall provide for:

- a. the parking of vehicles of site operatives and visitors;
- b. loading and unloading of plant and materials;
- c. storage of plant and materials used in constructing the development;

- d. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- e. wheel washing facilities;
- f. measures to control the emission of dust and dirt during construction;
- g. delivery and construction working hours; and
- h. a method for ensuring that minerals that can be viably recovered during the development operations are recovered and put to beneficial use.
- i. a scheme of work detailing the extent and type of piling proposed.

The approved CEMP shall be adhered to throughout the construction period for the development.

18. **Sustainability** Provision shall be made for at least 1 electric vehicle (EV) 'rapid charge' point per 10 residential dwellings.

19. **Sustainability** All dwellings must be designed with water efficiency measures to seek to meet the government's optional standards requirement of no more than 110 litres per person per day usage.

20. **Linking** No development shall commence on site until a scheme for the provision of pedestrian/cycle infrastructure necessary to facilitate safe and convenient access from the site subject of planning permission (P/18/1118/OA) and onward connections at Woodcote Lane, including a programme for its implementation, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed scheme.*

21. **Brookers Lane** No development shall commence on site until a scheme for improved pedestrian access on the public right of way known as Brookers Lane to the extent between the eastern side of the pedestrian crossing of the B3385 (Newgate Lane East) and the gateway adjoining no.61 The Drive, Gosport, has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the approved scheme has

been implemented in full.

Alternative Provision

* In the event that permission is granted in respect of the Newgate Lane South site only, Condition 20 should be amended as follows:

20. **Linking** No development shall commence on site until a scheme for the provision of pedestrian/cycle infrastructure necessary to facilitate safe and convenient access from the site and onward connections at Woodcote Lane, including a programme for its implementation, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed scheme.