

## **Conditions to be imposed on approval of reserved matters**

1. The development shall be carried out in accordance with the following plans and details secured as part of this Reserved Matters approval:

- 0333-0001 Site Location Plan (Rev A)
- 0333-0001 Proposed Site Layout (Rev R)
- 0333-2001 Proposed Floor Plans & Elevations (HT - H753) ( Rev F)
- 0333-2002 Proposed Floor Plans & Elevations (HT - B753) (Rev D)
- 0333-2003 Proposed Floor Plans & Elevations (HT - F840) (Rev E)
- 0333-2004 v1 Proposed Floor Plans & Elevations (HT - H904) (Rev E)
- 0333-2004 v2 Proposed Floor Plans & Elevations (HT - H904) (Rev C)
- 0333-2005 Proposed Floor Plans & Elevations (HT - B1022) (Rev E)
- 0333-2006 v1 Proposed Floor Plans & Elevations (HT - H1065) (Rev D)
- 0333-2006 v2 Proposed Floor Plans & Elevations (HT - H1065) (Rev D)
- 0333-2007 Proposed Floor Plans & Elevations (HT - H1313) (Rev D)
- 0333-2008 v1 Proposed Floor Plans & Elevations (HT - H1220) (Rev F)
- 0333-2008 v2 Proposed Floor Plans & Elevations (HT - H1220) (Rev F)
- 0333-2009 Proposed Floor Plans & Elevations (HT - H1334) (Rev E)
- 0333-2010 v1 Proposed Floor Plans & Elevations (HT - H1450) (Rev G)
- 0333-2010 v2 Proposed Floor Plans & Elevations (HT - H1450) (Rev E)
- 0333-2011 Proposed Floor Plans & Elevations (HT - H1570) (Rev E)
- 0333-2012 Proposed Floor Plans & Elevations (HT - H1334) (Rev B)
- 0333-2251 Proposed Floor Plans & Elevations (Garages) (Rev B)
- 0333-2252 Proposed Floor Plans & Elevations (Garages) (Rev B)
- 0333-2501 Proposed Floor Plans & Elevations (HT - F540) (Rev C)
- 0333-2502 Proposed Floor Plans & Elevations (HT - F840) (Rev E)
- 0333-2503 Proposed Floor Plans & Elevations (HT - H850) (Rev B)
- 0333-2504 v1 Proposed Floor Plans & Elevations (HT - H1000) (Rev B)
- 0333-2504 v2 Proposed Floor Plans & Elevations (HT - H1000) (Rev B)
- 0333-2751 Proposed Refuse & Cycle Stores (Rev A)
- 0333-4003 Proposed Building Heights Plan (Rev D)
- 0333-4004 Proposed Housing Mix Plan (Rev E)
- 0333-4005 Proposed Parking Strategy Plan (Rev F)
- 0333-4006 Proposed Refuse Strategy Plan (Rev C)
- 0333-4007 Proposed Open Space Plan (Rev C)
- 0333-5001 Proposed Pedestrian & Cycle Route Plan (Rev C)
- 0333-PP01 Development Parameters (Rev B)
- JBA19-144-01 Landscape Masterplan (Rev H)
- JBA19-144-04 Sudbury Plots (Rev D)
- JBA19-144-05 Sudbury Plots (Rev D)
- JBA19-144-06 Sudbury Plots (Rev D)
- JBA19-144-07 Sudbury Plots (Rev D)
- JBA19-144-08 Sudbury Plots (Rev D)
- JBA19-144-09 Sudbury Plots (Rev D)
- JBA19-144-10 Sudbury POS (Rev F)
- JBA19-144-11 Sudbury POS (Rev F)

- JBA19-144-12 Sudbury POS (Rev F)
- JBA19-144-13 Sudbury POS (Rev F)
- JBA19-144-14 Sudbury POS (Rev F)
- JBA19-144 Mitigation Strategy 14th November 2019
- JBA19-144 AR01 Arboricultural Method Statement (Rev D)

*Reason - For the avoidance of doubt and to secure compliance with those details considered to be acceptable.*

2. The development shall be carried out in accordance with the details contained in the Landscape and Ecological Management Plan (James Blake Associates, September 2019).

*Reason - To conserve and enhance protected and/or priority species and allow the LPA to discharge its duties under the UK Habitats Regulations, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 and s17 Crime & Disorder Act 1998.*

3. Notwithstanding the approved drawings, construction of any buildings shall not be commenced above slab level until a schedule of the types, colour, and finish of materials to be used in the external finishes of those buildings has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

*Reason - In the interests of visual amenity and the character/appearance of the locality.*

4. No development apart from the access and enabling works shall commence until a timetable/phasing for the planting of all soft landscaping hereby approved has been submitted to and agreed in writing by the Local Planning Authority. The timetable/phasing schedule shall include information to demonstrate how it has been informed by a programme of consultation and engagement with the Chilton Parish Council. The planting shall then be carried out in strict accordance with the approved timetable/phasing schedule.

*Reason - In the interests of visual amenity and the character/appearance of the locality.*

5. Any trees or plants which die, are removed or become seriously damaged, or diseased within a period of ten years from the completion of the development shall be replaced in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation.

*Reason - In the interests of visual amenity and the character/appearance of the locality.*

6. Prior to the first occupation of the development, the details of the public art benches to be installed within the site shall be submitted to and agreed in writing by the Local Planning Authority. The details shall include a layout plan, maintenance plan, programme for implementation and a detailed drawing showing the scale, form, and detailed appearance of the benches to be installed. The development shall be carried out in accordance with the approved details.

*Reason - In the interests of visual amenity and the character/appearance of the locality; to provide for a high-quality public realm.*

7. Notwithstanding the approved drawings, construction of any buildings shall not be commenced above slab level until details of all enclosures and boundary treatments for the development have been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details.

*Reason - In the interests of visual amenity and the character/appearance of the locality; to secure property and safeguard privacy.*

8. The garages/carports hereby permitted shall only be used for the parking of vehicles associated with the dwelling and not used for living accommodation.

*Reason - To ensure adequate parking and garage space is provided within the site in accordance with the standards adopted by the Local Planning Authority.*

9. Prior to the first occupation of the development, details of the external lighting for the parking courts on site shall be submitted to, and approved in writing by, the Local Planning Authority. The details shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles, luminaire profiles and energy efficiency measures, with timing/"auto-off" details). All lighting shall be installed, maintained and operated in accordance with the approved details. There shall be no other sources of external lighting installed within the parking courts on site.

*Reason - In the interests of safeguarding amenity and for the prevention of crime.*

10. No more than 45 dwellings shall be occupied until a strategy for the implementation of pedestrian and cycle links as approved on drawing O333-CON14 has been submitted to and approved in writing by the Local Planning

Authority. The pedestrian and cycle links shall be implemented in accordance with the approved strategy.

*Reason - To secure the delivery of links that would improve the connectivity and sustainability of the site and development.*

11. Notwithstanding the details to be approved under condition 9 above, prior to the erection/installation of any floodlighting or other means of external lighting at the site, details to include position, height, aiming points, lighting levels and a polar luminance diagram shall be submitted to and approved, in writing, by the Local Planning Authority. The details shall include information to demonstrate how it has been informed by a programme of consultation and engagement with the Chilton Parish Council. The lighting shall be carried out and retained as may be approved. There shall be no other means of external lighting installed and/or operated on/at the site.

*Reason - To minimise pollution and to safeguard the character and appearance of the locality.*

12. Notwithstanding the approved drawings, no dwelling shall be occupied until details (including siting, installation (and phasing of), and ongoing maintenance) of the play area(s) to be provided within the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

*Reason - In the interests of visual amenity and the character/appearance of the locality; to provide for a high-quality public realm.*

13. The development shall be carried out in accordance with the details contained in the Acoustic Design Advice Report (Resonance Acoustics, November 2019) and acoustic trickle vented glazing will be installed to all habitable rooms on Plots 1, 124, 125, 126, 127, 128, 129 and 130.

*Reason - To safeguard the amenity of the occupiers of those Plots.*