

## Working Draft: IBC and ESC Suggested Conditions- HDL Appeal 16.01.2025- Outline Applications

The Inspector is respectfully requested to dismiss this appeal. However, if the Inspector is minded to allow this Appeal, the Local Planning Authorities suggest the following conditions in relation to the Full Planning Permission and the Outline Planning Permission.

### IBC Outline Suggested Conditions

#### Conditions in full

No.	Wording and reason	Suffolk County Council Comments	Hopkins Homes/Barratt David Wilson Comments	Joint Council's Comments
		16.1.25	15.1.25	16.1.25
1	<b>Time Frame for Commencement</b> Any Reserved Matter Application for approval must be made not later than the expiration of three years beginning with the date of this permission and the development to which this permission (Outline Planning Permission) relates must be begun not later than the expiration of two years from the final approval of the Reserved Matters, or in the case of approval on different dates, the final approval of the last of such matters to be approved.		Suggest condition amended to submission of 1 <sup>st</sup> RM within 3 years and all RMs within 6 years. Whilst there is an eagerness to deliver, delivery is not helped by an unrealistic timeframe for the submission of the final RM (NB the Fonereau Neighbourhood in the Ipswich Garden Suburb, granted in 2020, has 5 years for first RM and 13 years for final RM).	Content to consider to an extended timeframe. However, the case put forward by the Appellant is the early delivery of the site. Uncertain that 6 years achieves this.

	<p><i>Reason: To comply with the provision of section 92 of the Town and Country Planning Act (1990) as amended.</i></p>			<p>It is worth noting that the Fonnereau Neighbourhood of IGS was subject to an Environmental Statement and included a Phasing Plan. Both indicated the timeframe for construction and completion of the scheme.</p> <p>The Application has not included a Phasing Plan.</p> <p>Alternative wording could be:</p> <p><i>An application for Reserved Matters for the first phase of development hereby permitted shall be submitted to the Local Planning Authority no later than the expiration of three years from the date of this permission and the development must be begun no later than two years from the date of the approval of the first reserved matters.</i></p>
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**Commented [DB1]:** Does this conflate two issues? Standard condition for commencement and a requirement for a phasing plan to be submitted with the REM - I need to understand why this would be necessary too? Is this limited to delivery timeframe for example?

				<p><i>Applications for the Reserved Matters for all subsequent phases of development hereby permitted shall be submitted to the Local Planning Authority before the expiration of XX years from the date of this permission and shall be begun within XX years of the date of this permission or within XX years from the date of approval of the last of the reserved matters for the subsequent phases, whichever is the later.</i></p> <p>.</p>
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2	<p><b>Approval of Reserved Matters</b></p> <p><del>The development hereby approved will be delivered in a phased manner in accordance with conditions 1 and 4.</del></p> <p>Approval of the details of access (internal accesses), appearance, landscaping, layout and scale (hereinafter called "the Reserved Matters") for each phase shall be obtained from the Local Planning Authority in writing before development within that phase is commenced. Plans and particulars of the Reserved Matters shall be submitted to and approved in writing by Local Planning Authority and the development shall be carried out as approved.</p> <p><i>Reason: No such details have been submitted and these items have been reserved for future consideration, in order to comply with the provisions of section 92 of the Town and Country Planning Act, as amended.</i></p>		<p>The cross-reference to other conditions is confusing and unnecessary. RMs and phases are not necessarily the same thing, as one phase could have more than one RM.</p> <p>Condition 4 already adequately covers the requirements for the development to be built in accordance with a phasing plan.</p>	Content to agree the omission.
3	<p><b>Limits for Development</b></p> <p>The submission of Reserved Matter Applications pursuant to the development hereby approved shall together provide for no more than 660 dwellings, up to 400sqm (net) of non-residential floorspace falling within Use Class E and/or Use Class F2(b), and an Early Years Facility. The Reserved</p>		<p>As the development is limited by the description the first part of this condition is not necessary.</p> <p>This condition can be amended to being a standard "In accordance with the approved plans ..." condition.</p>	To Appellant: The purpose of this condition is to be precise as to the limits of the development (e.g. no more than 660 dwellings) but also to ensure the RMs

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	<p>Matters shall demonstrate compliance with the following approved parameter plans:</p> <p><b>Final drawing numbers TBC</b></p> <p><i>Reason: To determine the scope of this permission in accordance with the submitted documents.</i></p>			<p>provide for these three elements (housing, non-residential and EYS). As such it is considered necessary to retain and is not agreed to remove.</p>
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4	<p><b>Phasing Strategy</b></p> <p>Prior to the submission of the first Reserved Matters Application, a programme of phasing across the entire site of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority (herein referred to as the 'Phasing Strategy'). The Phasing Strategy shall include:</p> <ul style="list-style-type: none"> <li>a) A plan defining the extent of the area of each Phase;</li> <li>b) The order and timing of the proposed Phases;</li> <li>c) Details of the approximate number and mix of residential units to be accommodated within each Phase (or part thereof), including any self-build plots and affordable units in accordance with obligations in the associated S106 Agreement;</li> <li>d) Details of the minimum area of land to accommodate the Early Years Facility and the Commercial Uses;</li> <li>e) The phasing of access and connections through and into the site including routes for a bus service;</li> <li>f) The details of the order and timing of strategic infrastructure consisting of public realm, infrastructure</li> </ul>	No comments	<p>There is no necessity for the phasing plan to specify mix, nor is this likely to be possible in advance of the submission of the first RM. NB Affordable housing mix is set out in the s106. Additionally, in advance of detailed designs for later phases, it would not be possible to set out an accurate number of units, and therefore the condition could only reasonably require an indication to show how 660 is expected to be provided, rather than a fixed figure.</p>	<p>The inclusion of 'approximate' is not considered necessary or precise. It opens up the potential for an RM to go against the Phasing Strategy on the basis it only provides an approximate or estimate number of dwellings.</p> <p>The Phasing Strategy is a high-level document which would be used to inform the requirements of each phase and is likely to be developed in conjunction with the Overarching Design Code.</p> <p>Phasing Strategies to the IGS developments have provided a number range for the number of dwellings in a Phase as opposed to a fixed figure. This allows the flexibility within the design process but ensures the maximum level of housing is not exceeded. It also reflects that the Outline</p>
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**Commented [DB2]:** Is this something different to what the Council's suggest at condition 1? Not clear

**Commented [DB3]:** Given the comments is this the correct trigger?

**Commented [DB4]:** Not precise if the condition were to be included

	<p>works, cycle hub, highway works and pedestrian and cycle works; and</p> <p>g) Details of the quantum and type of strategic open space, play, and outdoor sports facilities to be provided in each Phase and a timetable for its provision for use by the public.</p> <p>Development will be carried out in accordance with the approved Phasing Strategy unless a variation to the approved Phasing Strategy, <del>which would not compromise the comprehensive delivery of this development,</del> is submitted to, and approved in writing by the Local Planning Authority. In such cases, the development shall be carried out in accordance with the approved variation.</p> <p>Each Reserved Matters Application shall include details to demonstrate compliance with the approved Phasing Strategy or any approved variation.</p> <p><i>Reason: The approved details will provide necessary background information regarding the planned sequence for key features across the development site and will be used in the consideration of</i></p>		<p>Whilst the Appellant understands the objective and does not disagree, the wording is considered unnecessary for the condition, as it relates more to how any variation to the agreed phasing plan would be assessed upon an application, than a matter of condition compliance.</p>	<p>Permissions are 'up to' a certain number of dwellings and provides for a minimum number of houses. This enables IBC to ensure the developments are efficient in the proposed land use.</p> <p>It is anticipated the same approach would be taken for this development given its scale.</p> <p>It is also considered important to identify the mix of dwellings across the development to ensure the RMs (together) meet the local need and provides a wide range of units (apartments/flats to 5 bed properties).</p> <p>In addition, it is important to understand the supporting infrastructure for the housing e.g. open space for each phase and the whole development.</p>
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	<i>subsequent conditions to ensure that the development is comprehensively designed and phased. This is required prior to submission of the first Reserved Matters Application as it will inform the design approach for the detailed design stage.</i>			<p>It is not expected that the Phasing Strategy would provide a precise mix e.g. 10 2 beds, 50 3 beds etc but identify that a phase would provide 1 beds, 2 beds etc.</p> <p>Due to design reasons, e.g. character areas, location, scale etc, it may not be suitable for a Phase to include certain property types e.g. 1 bed apartments or 5 bed detached units. The Phasing Strategy enables the suitable mix to be applied to that Phase.</p>
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				<p>The final clause is not agreed to be altered either. It is acknowledged that given the timeframe for completing the development, the phasing strategy may need to alter. However, the wording makes it clear that the submission of variation is only permitted where they do not compromise the comprehensive delivery of the development.</p>
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5	<p><b>Overarching Design Code</b></p> <p>Prior to <u>or concurrent with</u> the submission of the first <u>residential</u> Reserved Matters Application, an Overarching Design Code, covering the entire development site which <u>is broadly consistent</u> with the submitted Design and Access Statement shall be submitted to and approved in writing by the Local Planning Authority. The Overarching Design Code shall address the following matters: -</p> <ul style="list-style-type: none"> <li>a) Character areas and design principles;</li> <li>b) Green framework including drainage, ecology and biodiversity;</li> <li>c) Movement hierarchy including streets, cycle routes, footways and parking typologies;</li> <li>d) Built form and place making features including lighting;</li> <li>e) Non-residential uses – Early Years and Commercial Uses</li> <li>f) Relationship with existing residential properties.</li> </ul> <p>The Reserved Matter Applications shall include details to demonstrate compliance with the approved Overarching Design Code.</p>		<p>Wording adjusted to enable a concurrent Design Code discharge with the first residential RM application, so that absence of a design code is not an impediment to early infrastructure works, and to enable parallel processing of the first RM alongside the Design Code.</p>	<p>IBC do not agree to the change in wording. IBC from experience with other major developments have found that when such documents are required concurrent with the first RM or prior to approval of the first RM, they</p> <p>Can; a) cause delays to the determination of the RM when the design code is not accepted; b) require amendments to the RM to accord with changes to the design code; and c) the design code is not used to inform the design stage of the RM before submission.</p> <p><u>The overarching design parameters should be approved first and then used to inform the detailed design proposal.</u></p> <p>In addition, the design code is applicable to all the development including the early infrastructure and not just the residential parts.</p>
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Commented [DB5]: Not precise

Commented [DB6]: ?

Commented [DB7]: I would like to understand more about approach as if this order is appropriate then the condition needs to reflect this approach

	<i>Reason: To inform the Reserved Matters Application and ensure a high quality and co-ordinated design for the development. This is required prior to submission of the first Reserved Matters Application as it will inform the design approach for the detailed design stage.</i>			It is noted that the access junctions are separate to the Outline Permission and are therefore not impeded by the ODC.
6	<p><b>Site Wide Foul and Surface Water Drainage Strategy</b></p> <p>Prior to the submission of the first Reserved Matters Application, a Site Wide Foul and Surface Water Drainage Strategy, which covers the entire development site shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The Strategy shall be in accordance with the <del>approved Flood Risk Assessment</del> (insert specific details) principles shown on the Drainage Strategy Plan referenced 890695 RSK ZZ XX DR C 0007 P03 (Appendix C of the Rebuttal evidence of Mr Fillingham dated January 2025) and include site wide design guidance indicating the technical specifications and overarching strategy for the implementation, maintenance responsibilities and management (in accordance with the obligations in the</p>	<p>Condition for foul and surface can be in one but be aware the the LLFA cannot comment on the foul strategy and thus full discharge will require input from two consultees.</p> <p>Not accepted some of the proposed changes – the strategic model so far uses one fully modelled catchment and extrapolated sizing for the rest. This is acceptable at outline but requires further detail design. Agree point that this condition should be for the strategic infrastructure.</p>	<p>Suggest foul and surface water are split into two conditions, as they could be discharged separately (and have different principal consultees). Foul drainage strategy should be prior to the first residential reserved matter (rather than any reserved matter)</p> <p>Reference is to the drainage strategy that the Appellant understand the LLFA find acceptable.</p> <p>It is not possible to include full detailed drawings for the 'on plot' drainage network until designs are prepared for the Reserved Matters. The Site Wide drainage approval therefore typically relates to all of the strategic infrastructure, outside of plot boundaries.</p>	<p>Amended condition to include previous recommendation from SCC on 8.1.24. Content with changes but have retained point a relating to dimensioned plans and retained the bullet point regarding foul drainage (highlighted point k).</p> <p>To Appellant: Do not agree to the removal of the foul water from the Site Wide Strategy. Having one drainage strategy allows for the interrelationship between the two networks to be identified and avoid any overlaps- particularly in relation to piped networks, rising mains and position of pumping stations.</p>

**Commented [DB8]:** Given the interplay between the conditions and SOCG matters on drainage I would like to discuss this as part of RTD on agreed matters ahead of any conditions session to be clear on what is and is not sought by parties. Also the in principle point about whether foul and surface water matters should be separated out for conditions.

	<p>associated S106 Agreement) of the strategy including:</p> <p>a) Dimensioned plans and drawings of the <u>strategic</u> surface water drainage scheme <u>(being all elements of the drainage network outside of the development parcels shown on the approved Land Use Parameter Plan)</u>;</p> <p><del>b) Further infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible;</del></p> <p><del>c) If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to Qbar or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including climate change as specified in the Flood Risk Assessment;</del></p> <p><del>d) Modelling to demonstrate that the peak flows and volumes of surface water runoff discharged to the receiving watercourse will be limited in accordance with the National standards (Peak flow and volume of runoff not to exceed green field rate for all events up to</del></p>	<p>Condition 9 was intended to cover the point about discharging for each the on parcel drainage as per Kevin's second paragraph plan but has been amended to be for foul only for some reason? This condition is to cover strategic infrastructure and 9 was for parcel design.</p> <p><b>Condition wording: Site Wide Foul and Surface Water Drainage Strategy</b></p> <p>Prior to the submission of the first Reserved Matters Application, a Site Wide Foul and Surface Water Drainage Strategy, which covers the entire development site shall be submitted to and approved in writing by the Local Planning Authority in</p>	<p>A second condition can then deal with on plot drainage i.e. 'Alongside the submission of any Reserved Matters application for development within the development parcels shown on the approved Land Use Parameter Plan, details of the proposed drainage relating to that parcel, which shall accord with the principles shown on Plan 890695 RSK ZZ XX DR C 0007 P03, shall be submitted ...' etc.</p> <p>Part (d) not required as there is no receiving watercourse.</p> <p>Part (f) suggested for deletion as there are no buildings within the area covered by the strategic drainage. This element would therefore form part of the drainage details to be provided with the on-plot designs.</p>	<p>SCC need to confirm they are content with the referenced document included and provide comments on the proposed amendments.</p> <p>There will need to be an understanding of the discharge rates from the development parcels in order to inform the design requirements of the strategic network. The SWDS will therefore need to provide some details/assumptions of the drainage within parcels. Removal of part f is not therefore agreed.</p> <p>A second condition is already proposed for the RMs to comply with the SWDS and what they shall include.</p>
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Field Code Changed

	<p><del>the critical 1 in 100-year rainfall event including climate change);</del></p> <p>e)b) Modelling of the surface water drainage scheme to show that the attenuation/<del>infiltration</del> features will contain the 1 in 100 year rainfall event including climate change;</p> <p><del>f)c) Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year climate change rainfall event including climate change, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;</del></p> <p>d) <u>Demonstration that runoff from the first 5mm of rainfall will be intercepted in Accordance with the current CIRIA SuDS Manual (C753) and Appendix A of the Suffolk Flood Risk Management Strategy - Sustainable Drainage Systems (SuDS) - a Local Design Guide</u></p> <p>e) <u>Demonstration that water treatment measures are included within the proposed strategy. The treatment measures should be designed following the requirements set out</u></p>	<p>consultation with the Lead Local Flood Authority. The Strategy shall be in accordance with the principles shown on the Drainage Strategy Plan referenced 890695 RSK ZZ XX DR C 0007 P03 (Appendix C of the Rebuttal evidence of Mr Fillingham dated January 2025) and include site wide design guidance indicating the technical specifications and overarching strategy for the implementation, maintenance responsibilities and management (in accordance with the obligations in the associated S106 Agreement) of the strategy including:</p> <p>a) Dimensioned plans and</p>		
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	<p><u>in Appendix A of the Suffolk County Council Sustainable Drainage Systems (SuDS) a Local Design Guide and the CIRIA SuDS Manual (C753) for 1 in 1-year return period storm event.</u></p> <p><del>g)f) Topographical plans depicting all exceedance flow paths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;</del></p> <p><del>h)g) Proposals for maintaining or replacing the existing ditches on the site, including indicative access points;</del></p> <p><del>h)h) Phasing plan for implementation of the strategy (including temporary and permanent drainage);</del></p> <p><u>i) A description of each Sustainable Drainage Systems (SuDS) component and its relationship with other SuDS components to include storage volumes and interception areas in each phase, and a catchment plan showing estimated flow rates between phases;</u></p> <p><del>j) Details of the maintenance and management of the surface water drainage scheme throughout its</del></p>	<p>drawings of the strategic surface water drainage scheme (being all elements of the drainage network outside of the development parcels shown on the approved Land Use Parameter Plan);</p> <p>b) Further infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible;</p> <p>c) Modelling of the surface water drainage scheme to</p>		
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	<p><del>lifetime. A management and maintenance plan for the lifetime of the development to secure the effective operation of the SuDS scheme throughout its life time.</del></p> <p><del>k) Locations and capacity of foul sewage pumping stations, foul sewers, rising mains and catchments which need to be incorporated into each phase.</del></p> <p><i>Reason: To ensure that the development is provided with a comprehensive and well-designed means of drainage, as well as to reduce the risk of creating or exacerbating a flooding problem, to minimise the risk of pollution and to ensure that all phases of the development accord with common standards and design principles. This is required prior to submission of the first Reserved Matters as it will inform the detailed design stage.</i></p>	<p>show that the attenuation features will contain the 1 in 100 year rainfall event including climate change;</p> <p>d) Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year climate change rainfall event including climate change, along with topographic plans showing</p>		
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		<p>where the water will flow and be stored to ensure no flooding of buildings or offsite flows;</p> <p>e) Demonstration that runoff from the first 5mm of rainfall will be intercepted in Accordance with the current CIRIA SuDS Manual (C753) and Appendix A of the Suffolk Flood Risk Management Strategy - Sustainable Drainage Systems (SuDS) - a Local Design Guide</p> <p>f) Demonstration that water treatment measures are included within the proposed strategy. The</p>		
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		<p>treatment measures should be designed following the requirements set out in Appendix A of the Suffolk County Council Sustainable Drainage Systems (SuDS) a Local Design Guide and the CIRIA SuDS Manual (C753) for 1 in 1-year return period storm event.</p> <p>g) Topographical plans depicting all exceedance flow paths (strategic infrastructure) and demonstration that the flows would not flood buildings or flow offsite, and if they are to be</p>		
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		<p>directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;</p> <p>h) Proposals for maintaining or replacing the existing ditches on the site, including indicative access points;</p> <p>i) Phasing plan for implementation of the strategy (including temporary and permanent drainage);</p> <p>j) A description of each Sustainable Drainage Systems</p>		
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		<p>(SuDS) component and its relationship with other SuDS components to include storage volumes and interception areas in each phase, and a catchment plan showing estimated flow rates between phases;</p> <p>k) A management and maintenance plan for the lifetime of the development to secure the effective operation of the SuDS scheme throughout its life time.</p> <p><i>Reason: To ensure that the development is provided with a comprehensive and well-designed means of drainage, as well as to</i></p>		
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		<i>reduce the risk of creating or exacerbating a flooding problem, to minimise the risk of pollution and to ensure that all phases of the development accord with common standards and design principles. This is required prior to submission of the first Reserved Matters as it will inform the detailed design stage.</i>		
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7	<p><b>Ecological Enhancement Strategy</b></p> <p>Each Reserved Matters Application shall include an Ecological Enhancement Strategy for the development proposed under that application. The Strategy shall address how ecological enhancements will be delivered on site.</p> <p>Ecological enhancement measures will be delivered and retained in accordance with the approved Strategy.</p> <p><i>Reason: To ensure that the development delivers ecological enhancements and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife &amp; Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats &amp; species).</i></p>		<p>The condition should refer to phases, rather than reserved matters. Suggest "Prior to commencement of residential development within any phase, an ecological enhancement strategy for that phase ..."</p> <p>Also suggest that this condition should include reference to the EHS taking into account updated ecological survey information for any scheme submitted for approval after 2 years from approval, so that condition 35 can be removed.</p>	<p>It is not agreed to alter the timeframes. It is important that the ecological enhancements are secured as part the RMs at they have implications on landscaping and layout proposals. It is also relevant to all parts of the development rather than just residential developments. An alternative would be for a Site Wide Ecological Enhancement Strategy or Phase Ecological Enhancement Strategies which the RMs would demonstrate compliance with.</p> <p>Do not consider it necessary to refer to Condition 35- Updated Ecological Surveys. Condition 35 is related to updating the mitigation measures in the EcIA rather than enhancement measures; though I appreciate updated surveys</p>
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**Commented [DB9]:** This requires discussion. As drafted it is not precise, initial trigger in particular, and the implementation part is weak, not being clear on when things would be required to be done.

				may alter enhancement measures.
8	<p><b>Compliance with Building Regulations M4(2)</b></p> <p>For housing located within the administrative area of Ipswich Borough Council, any Reserved Matters Application which includes residential development shall include details to demonstrate 25% of this housing will be built in accordance with Building Regulations standard M4(2) (or any replacement Building Regulation standards in each case addressing the same topic as M4(2) prevailing at the time the details are submitted).</p> <p><i>Reason: To meet the need for accessible and adaptable dwellings in accordance with Ipswich Local Plan Policy DM12 and to ensure the Reserved Matter Applications comply with this requirement.</i></p>			

**Commented [DB10]:** If this would be compliant with building regs why is a condition necessary? Are you seeking to identify which dwellings within the scheme would be accessible and adaptable? If so should the condition be reworked?

9	<p><b>Reserved Matters - Foul and Surface Water Drainage</b></p> <p>Each Reserved Matters Application <del>containing residential or non-residential built development for each phase</del> shall demonstrate how the development accords with the Site Wide Foul and Surface Water Drainage Strategy as approved under <b>condition 6</b>. <del>To demonstrate compliance with the Site Wide Foul and Surface Water Drainage Strategy within the Reserved Matters Applications, the following information shall be included:</del></p> <p><del>Detailed development layout;</del></p> <p><del>Detailed flood and drainage design plans and sections showing SuDS storage capacities, controls, interception and treatment areas consistent with the approved site wide foul and surface water strategy;</del></p> <p><del>Full structural, hydraulic modelling and drainage design calculations;</del></p> <p><del>Plan showing exceedance flow paths and storage areas and proposed levels;</del></p> <p><del>Detailed landscaping details (within and in the vicinity of the SuDS);</del></p>		Adjusted to relate to foul drainage only (as surface water to be covered separately).	<p>The amendment to this condition is not accepted.</p> <p>This condition relates to the Site Wide Drainage Strategy (condition 6) and the requirements of each RM to demonstrate compliance with. It is also not agreed to separate foul and surface water.</p>
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Commented [DB11]: See comments on 6 about principles

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	<p><del>Geotechnical reports;</del></p> <p><del>Detailed modelling of the reserved matter site drainage including phasing; risk assessments and control measures for SuDS;</del></p> <p><del>Foul water strategy;</del></p> <p>a) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption, including the body / organisation responsible for the maintenance and management by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime, <del>in accordance with obligations in the associated S106 Agreement.</del></p> <p>No part of the development shall be first occupied or first brought into use until the <u>foul</u> drainage system serving that part of the development has been implemented in accordance with any approval under this condition and in accordance with the</p>			
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	<p>approved phasing plan and is functionally available for use and retained thereafter.</p> <p><i>Reasons: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development. To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater. To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.</i></p>			
10	<p><b>Reserved Matters – Air Quality Mitigation</b></p> <p>Each Reserved Matters Application shall include details to demonstrate compliance with section A5 - Scheme of Mitigation Statement within the Air Quality Assessment by Air Quality Consultants dated February 2024. The development shall thereafter be carried out and constructed in full accordance with the approved details.</p> <p><i>Reason: In the interests of ensuring adequate impacts on air quality and in the interests of future and existing residential amenity.</i></p>		<p>Condition still under review – whilst the Appellant is happy for necessary air quality mitigation to be conditioned, initial reaction is that it exceeds what is necessary for air quality impacts to be mitigated.</p>	<p>The condition is ensuring the mitigation set out within the application submission is applied and provided through the RM. Each RM will of course apply the relevant measures accordingly and proportionately.</p>

**Commented [DB12]:** How would this work? Also implementation clause - prior to occupation if physical works?

11	<p><b>Reserved Matters- Noise and Vibration Mitigation</b></p> <p>In accordance with the Noise and Vibration Assessment by 24 Acoustics dated 20<sup>th</sup> February 2024, each Reserved Matter Application which includes residential uses shall provide an updated Noise and Vibration Assessment based on the proposed detailed design and provide the full acoustic specifications for any noise mitigation that may be required. This shall include location of any air source heat pumps to buildings and plant equipment to non-residential uses. The assessment shall account for any changes in the baseline data.</p> <p><i>Reason: In the interest of protecting the amenity of future occupants of the development.</i></p>			
12	<p><b>Reserved Matters- Lighting Design Strategy</b></p> <p>Each Reserved Matters Application shall be accompanied by a Lighting Design Strategy for Biodiversity for the development covered by that Application. The strategy shall:</p> <p>a) identify those areas/features on site that are particularly sensitive for biodiversity likely to be impacted by</p>			

Commented [DB13]: Implementation?

	<p>lighting and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and</p> <p>b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.</p> <p>All external lighting shall be installed in accordance with the specifications and locations set out in the Strategy as approved and shall be maintained thereafter in accordance with the Strategy. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.</p> <p><i>Reason: In the interest of nature conservation, improving the ecological value of the site and protecting and conserving priority and protected species and habitats. To ensure that impacts on</i></p>			
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Commented [DB14]: Tail piece - appropriate?

	<i>ecological receptors from external lighting are prevented.</i>			
13	<p><b>Prior to commencement - Habitat Management and Monitoring Plan</b></p> <p>No development within a phase shall commence until a Habitat Management and Monitoring Plan (the HMMP) for that phase, has been submitted to, and approved in writing by, the Local Planning Authority. The created and/or enhanced habitat specified in the approved HMMP shall be implemented, retained, managed and monitored in accordance with the approved HMMP for a minimum of 30 years.</p> <p>The HMMP shall be prepared in accordance with the Overall Biodiversity Gain Plan and include:</p> <ul style="list-style-type: none"> <li>• a non-technical summary;</li> <li>• the roles and responsibilities of the people or organisation(s) delivering the HMMP;</li> <li>• the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;</li> <li>• the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a minimum period of 30 years</li> </ul>	No comments	To avoid duplication, suggest that the HMMP/BNG conditions are placed at the start of the condition schedule, rather than split and duplicated under the hybrid/outline conditions.	<p>For the purposes of this exercise the conditions are applied to both to show they are relevant to both parts.</p> <p>Nevertheless, the Outline and Full Applications are two separate permissions (split decision) and therefore each condition should be applied to both decision notice.</p>

**Commented [DB15]:** This does not read well as implementation clause is in front of what is required.

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	<p>from the completion of development; and</p> <ul style="list-style-type: none"> <li>the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,</li> </ul> <p><i>Reason: To ensure that habitats created or enhanced to meet the Biodiversity Gain objective are appropriately managed and monitored for a minimum of 30 years in accordance with the requirements of the Environment Act (2021).</i></p>			
14	<p><b>Prior to commencement- Archaeological Investigation</b></p> <p>No development shall take place within any phase of the development until an implementation of a full programme of archaeological work for that phase has been secured in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority. The Written Scheme of Investigation shall include:</p> <ul style="list-style-type: none"> <li>a) The programme and methodology of site investigation and recording.</li> <li>b) The programme for post investigation assessment.</li> </ul>		<p>Agreement to the SoCG wording, taking into account SCC's view that there may be additional targeted investigation in some areas.</p>	<p>Wording follows SoCG but has alternative wording to the final paragraph as highlighted to be more specific and precise- that the investigations must be carried out prior to commencement.</p>

**Commented [DB16]:** I do not understand the highlighted wording. The condition is pre commencement already and that is clear. Is this issue an implementation matter? If so this part needs to be revisited - given SOCG I would suggest pick up at agreed matters RTD.

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	<p>c) Provision to be made for analysis of the site investigation and recording.</p> <p>d) Provision to be made for publication and dissemination of the analysis and records of the site investigation.</p> <p>e) Provision to be made for archive deposition of the analysis and records of the site investigation.</p> <p>f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.</p> <p>No development shall commence within each respective phase until the site investigation for that phase has been completed unless any such other phased arrangement has been previously agreed and approved in writing by the Local Planning Authority under this condition.</p> <p><i>Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this</i></p>			
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	<i>development. This required prior to commencement to ensure archaeological investigation must be carried out in order to ensure that any below ground heritage assets are not damaged or destroyed by the construction works.</i>			
15	<p><b>Prior to commencement- Arboricultural Method Statement</b></p> <p>No development shall commence within a phase or part thereof, until a detailed Arboricultural Method Statement for that phase or part thereof has been submitted to and approved in writing by the Local Planning Authority. The Statement should expand on the submitted Arboricultural Impact Assessment (received 26.03.2024) to ensure:</p> <ul style="list-style-type: none"><li>a) appropriate tree and hedge retention;</li><li>b) specifications for tree protection barriers including any revisions to barrier locations;</li><li>c) a schedule of tree and hedgerow works;</li><li>d) phasing of work;</li><li>e) safeguarding procedures for development within Root Protection Areas; and</li></ul>			

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	<p>f) a scheme for auditing tree protection and subsequent reporting to Ipswich Borough Council Arboricultural Officers.</p> <p>Detailed Tree Protection Drawings should be prepared to 1:500 scale to support the Arboricultural Method Statement with detail given of proposed ground levels and service routes.</p> <p>The development shall only be implemented in full accordance with the details as approved.</p> <p><i>Reason: To safeguard existing trees and other natural features within and adjoining the site in the interest of amenity. This is required prior to commencement because it is necessary to have the tree protection measures approved and installed prior to construction works commencing to avoid any harm to trees and other natural features.</i></p>			
16	<p><b>Prior to commencement- Construction and Environmental Management Plan</b></p> <p>No development shall commence within a phase or part thereof until a Construction and Environmental Management Plan ('CEMP') for that phase or part thereof has been submitted to and approved in writing</p>			



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	<p>by the Local Planning Authority in consultation with the Local Highway Authority. The CEMP shall include the following matters:</p> <ul style="list-style-type: none"><li>a) The control of noise and vibration during hours of noisy activities;</li><li>b) Details of hours and days when construction activity will take place;</li><li>c) Include the measures for the control and monitoring of dust as detailed in Table A6.1 of the Air Quality Assessment dated February 2024 by Air Quality Consultants including a Dust Management Plan.</li><li>d) Construction traffic routing through the locality and the development site and an enforcement system for breach of its provisions;</li><li>e) Details of the Construction Site Layout including site compounds, welfare areas, storage areas for plant and material, lighting, fencing and off-road parking for site operatives;</li><li>f) Details of the arrangements for public notification and liaison during construction work.</li><li>g) Details of loading and unloading of plant and materials.</li><li>h) Piling techniques (if applicable).</li></ul>			
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	<ul style="list-style-type: none"> <li>i) Provision and use of wheel washing facilities.</li> <li>j) Programme of site works and all associated works such as utilities including details of traffic management necessary to undertake these works.</li> <li>k) Provision of boundary hoarding and lighting.</li> <li>l) Details of measures to prevent mud from vehicles leaving the site during construction.</li> <li>m) Monitoring and review mechanisms.</li> <li>n) Details of deliveries times to the site during construction phases.</li> </ul> <p>Construction of the development shall not be carried out other than in strict accordance with the approved CEMP.</p> <p><i>Reason: In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase. Also to protect the amenities of neighbouring occupiers and to ensure the mitigation measures identified in the Air Quality Assessment in relation to the effects of the construction of the development are satisfactorily</i></p>			
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	<i>accommodated. This required prior to commencement as an approved Construction and Environmental Management Plan must be in place at the outset to ensure construction is carried out appropriately.</i>			
17	<p><b>Prior to commencement- CEMP: Biodiversity</b></p> <p>No development shall take place within a phase or part thereof (including any demolition, ground works or vegetation clearance) until a Construction Environmental Management Plan: Biodiversity (CEMP: Biodiversity) for that phase or part thereof, has been submitted to and approved in writing by the Local Planning Authority. The CEMP: Biodiversity shall include the following:</p> <ul style="list-style-type: none"> <li>a) Risk assessment of potentially damaging construction activities, including those in relation to great crested newts, breeding birds and bats.</li> <li>b) Identification of "biodiversity protection zones".</li> <li>c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).</li> </ul>		<p>Same comments as for detailed condition i.e. this should be an Construction Ecological Management Plan (CEcMP), and can include reptiles under (a) to avoid the need for separate condition 18.</p>	<p>This is not agreed for the same reasons to the detailed condition. Construction Environmental Management Plan relates to the BS standard and the EclA submitted with the application. Reptiles should also be kept as a separate condition.</p>

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	<p>d) The location and timing of sensitive works to avoid harm to biodiversity features.</p> <p>e) The times during construction when specialist ecologists need to be present on site to oversee works.</p> <p>f) Responsible persons and lines of communication.</p> <p>g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.</p> <p>h) Use of protective fences, exclusion barriers and warning signs.</p> <p>Construction of the development shall not be carried out other than in strict accordance with the approved CEMP: Biodiversity.</p> <p><i>Reason: To ensure that ecological receptors are adequately protected and to minimise impacts on. This is required prior to commencement because an approved CEMP: Biodiversity must be in place at the outset to ensure construction is carried out appropriately to protect and conserve ecological receptors.</i></p>			
18	<p><b>Prior to commencement: Reptile Method Statement</b></p> <p>No development shall take place within a phase or part thereof (including any</p>		Not required, see above.	Do not agree as above.

**Commented [DB17]:** How does this align to the ecology SOCG? That is very specific about where further survey work is required.

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	<p>demolition, ground works or vegetation clearance) until a Reptile Method Statement for that phase or part thereof has been submitted to and approved in writing by the Local Planning Authority. The Reptile Method Statement shall include the following:</p> <ul style="list-style-type: none"><li>a) purpose and objectives for the proposed works;</li><li>b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);</li><li>c) extent and location of proposed works shown on appropriate scale maps and plans;</li><li>d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;</li><li>e) persons responsible for implementing the works;</li><li>f) initial aftercare and long-term maintenance (where relevant);</li><li>g) disposal of any wastes arising from works.</li></ul> <p>The works shall only be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.</p>			
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	<p><i>Reason: To ensure that ecological receptors are adequately protected and to minimise impacts on biodiversity. This is required prior to commencement because an approved Reptile Method Statement must be in place at the outset to ensure construction is carried out appropriately to protect ecological receptors.</i></p>			
19	<p><b>Prior to commencement- Fire Hydrants</b>  No development shall commence within a phase or part thereof until details of the fire hydrants to be installed within that phase or part thereof have been submitted to and approved in writing by the Local Planning Authority in consultation with the Fire Authority. The development shall be completed in full accordance with the approved details.</p> <p><i>Reason: To create safe communities and development. This is required prior to commencement to ensure that the suitable groundworks and utilities associated with the hydrants can be carried out at the appropriate time.</i></p>			
20	<p><b>Prior to commencement- Site Waste Management Plan</b>  No development shall commence within a phase or part thereof, until a Site Waste Management Plan for that phase or part</p>			

Commented [DB18]: Is this reasonable? Could this be part of layout of REM?

Commented [DB19]: Precision?

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	<p>thereof has been submitted to and approved in writing by the Local Planning Authority. The Site Waste Management Plan shall be based on the Site Waste Management Plan by Barratt David Wilson and Hopkins Homes and shall include details concerning the management of soil, transportation and disposal of waste including targets for waste minimisation and re-use of materials.</p> <p>Construction of the development shall not be carried out other than in strict accordance with the approved Site Waste Management Plan.</p> <p><i>Reason: To maintain and retain soil quality and manage waste arisings in accordance with the waste hierarchy.</i></p>			
21	<p><b>Prior to commencement- Construction Surface Water Management Plan</b></p> <p>No Development shall commence within a phase or part thereof until a Construction Surface Water Management Plan ('CSWMP') for that phase or part thereof detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) has been submitted to and approved in writing by the Local</p>			

**Commented [DB20]:** When does it have to be done by?  
Prior to occupation for example?

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	<p>Planning Authority in consultation with the Lead Local Flood Authority.</p> <p>The CSWMP shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include:-</p> <ul style="list-style-type: none"><li>a) Temporary drainage systems</li><li>b) Measures for managing pollution / water quality and protecting controlled waters and watercourses</li><li>c) Measures for managing any on or offsite flood risk associated with construction.</li></ul> <p>The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.</p> <p><i>Reasons: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site during construction. To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater. To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage. This is required prior to commencement to</i></p>			
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	ensure an acceptable strategy is in place to manage surface water during construction.			
22	<p><b>Habitat Regulation Assessment</b></p> <p>The hereby approved development shall be completed in full accordance with the mitigation measures detailed within the <i>Information to inform Habitats Regulations Assessment</i> by CSA Environmental dated February 2024.</p> <p><i>Reason: To ensure the development will have no likely significant effect on the integrity of any European designated site, either alone or in combination with other plans or projects in accordance the Suffolk Recreational Disturbance Avoidance and Mitigation Strategy.</i></p>			As Competent Authorities, the Joint Councils do not have a HRA Appropriate Assessment that we agree. This condition is predicated on the Inspector as the Competent Authority to this Appeal taking a different position.
23	<p><b>Walking and cycling infrastructure and junction improvements</b></p> <p>Prior to any works above slab level, a programme for completion of the walking and cycling infrastructure and junction improvements listed below shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority.</p> <p>a) Walking and cycling infrastructure along Sidegate Lane to provide</p>	No additional comments at this point.	The extent to which off-site interventions are necessary in respect of the Appeal Scheme remains in dispute, and therefore the wording of this condition remains in dispute. The Appellants will comment further on this condition following the highway evidence to be given at the start of the Inquiry.	To Appellant: The position is acknowledged.

Commented [DB21]: Why would this be necessary?

Commented [DB22]: Not necessary as LPA discharge conditions, yes you consult but no need to specify

	<p>connectivity to Northgate High School, the A1214 corridor and ongoing destinations, including Ipswich Town Centre and the Ipswich Garden Suburb.</p> <p>b) Improvements to pedestrian routes between the site and the Selkirk Local Centre.</p> <p>c) Improvements to pedestrian and cycle infrastructure between the site and Rushmere Hall Primary School.</p> <p>d) Junction improvements to the junction of Humber Doucy Lane and Tuddenham Road, to ensure suitable intervisibility between motorists at the junction and motorists on Tuddenham Road and to reduce the radius.</p> <p>e) Suitable crossing facilities along Humber Doucy Lane.</p> <p>The walking and cycling infrastructure and junction improvements listed above are to be constructed and completed in full accordance with the approved programme and in full accordance with precise details which shall previously have been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority.</p>			
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**Commented [DB23]:** If the condition were used this is not precise

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	<p>Thereafter the infrastructure and junction improvements shall be retained as approved and made available for use.</p> <p><i>Reason: In the interests of road safety, traffic capacity and accessibility to the town centre and other key locations in Ipswich by sustainable modes. See Suffolk County Council informatives at the end of this permission which relate to the Section 278 Agreement required to carry out these works.</i></p>			
24	<p><b>Landscape and Ecological Management Plan</b></p> <p>Prior to any works above slab level within a phase or part thereof, a Landscape and Ecological Management Plan ('LEMP') for that phase or part thereof, shall be submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following.</p> <ul style="list-style-type: none"> <li>a) Description and evaluation of features to be managed.</li> <li>b) Ecological trends and constraints on site that might influence management.</li> <li>c) Aims and objectives of management.</li> </ul>			

	<div><div><div>d) Appropriate management options for achieving aims and objectives.</div><div>e) Prescriptions for management actions.</div><div>f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).</div><div>g) Details of the body or organization responsible for implementation of the plan.</div><div>h) Ongoing monitoring and remedial measures.</div></div><div>The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.</div><div>The approved LEMP will be implemented in accordance with the approved details.</div></div>			
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Commented [DB24]: Is this reasonable?

Commented [DB25]: By when?

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	<i>Reason: In the interest of nature conservation, improving the ecological value of the site and protecting and conserving priority and protected species and habitats. Furthermore to ensure there is no net loss of biodiversity.</i>			
25	<p><b>Carriageways and footways</b>  No building shall be first occupied or brought into use until the carriageways and footways serving that building have been constructed to an appropriate course level and in accordance with details approved under the relevant Reserved Matters Application and any S38 Agreement entered into.</p> <p><i>Reason: To ensure that satisfactory access is provided for the safety of residents and the public.</i></p>			
26	<p><b>Travel Plans for residential uses</b>  Three months prior to the first occupation of the first residential unit or dwelling hereby approved, a Residents Travel Plan based on the Framework Travel Plan by RSK dated March 2024 shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority. The Residents Travel Plan shall include details of a new cycle hub</p>			

**Commented [DB26]:** I need this explained - it may be how it is drafted but I do not understand what, by when and who would agree the details?

**Commented [DB27]:** Not needed

	<p>(including location, size, and future management) and the contents of a Residents Travel Pack.</p> <p>Thereafter, the approved Residents Travel Plan shall be implemented in full prior to the first occupation of any residential units and dwellings hereby approved, operated at all times, and the monitoring provisions shall also be implemented as approved.</p> <p>Within one month of the first occupation of any dwelling, the occupiers of each of the dwellings shall be provided with a Residents Travel Pack (RTP) in accordance with the approved Residents Travel Plan.</p> <p><i>Reason: In the interests of promoting sustainable travel.</i></p>			
27	<p><b>Resident Welcome Pack</b></p> <p>Prior to occupation of the first residential unit on the site a 'new resident's welcome pack' shall be submitted to and agreed in writing by the Local Planning Authority. The welcome pack shall provide information, in an easily understandable and engaging format, from the <i>Information to inform Habitats Regulations Assessment</i> by CSA Environmental dated February 2024, the</p>			

Commented [DB28]: Repetition?

	<p>approved Phasing Strategy, findings from the Archaeological Investigations, Travel Plans and the Construction and Environmental Management Plan. The residents welcome pack shall include detail relating to:</p> <ul style="list-style-type: none"><li>a) Sustainable travel measures, including travel planning details, public transport details, cycle hub, walking and cycling routes to reach surrounding communities, services and facilities.</li><li>b) Information supporting the provision of the Suitable Alternative Natural Green Space ('SANG') on the site, the purpose of its provision including biodiversity enhancement measures, the way it is intended to be used, the way it will be developed and how it will be maintained.</li><li>c) Information on walking, dog walking, cycling and recreational routes within and around the site. It shall include a detailed map of the site and the area.</li><li>d) Information regarding the management body responsible for the open spaces and non-residential uses (when available).</li><li>e) Detail on the history of the site and interpretation information in relation</li></ul>			
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Commented [DB29]: I do not understand this first part and how it would operate.

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	<p>to designated and non-designated heritage assets on the site.</p> <p>f) Detail on the phasing of the development.</p> <p>g) When it becomes available, information on the proposed early years and non-residential uses.</p> <p>h) Details on site security and safety and the construction management plan.</p> <p>The welcome pack shall be made available to all new residents upon occupation in printed and/or digital format. A copy of the document will be placed on the relevant development webpage and updated as necessary.</p> <p><i>Reason: In the interests of delivering a sustainable development and community and to ensure that the new residents are appropriately informed of the design principles of the development, the requirements of the SANG and its purpose to mitigate impacts on European sites, to provide beneficial information to residents on the heritage of the site, to ensure that updates are provided on the delivery of the site and community, and to support resident's safety and security during development.</i></p>			
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28	<p><b>Archaeological Post Investigation</b></p> <p>No open space, building or dwelling within a phase shall be first used or occupied until the post investigation assessment for the phase has been completed, submitted to, and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under <b>Condition 14</b> and the provision made for analysis, publication and dissemination of results and archive deposition.</p> <p><i>Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development.</i></p>			
29	<p><b>Travel Plans for non-residential uses</b></p> <p>Prior to the first use of the Early Years Facility and any Commercial Unit (Use Classes E and/or F2(b)) as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended, or in any provision equivalent to that Class in any statutory instrument revoking and re-</p>			

	<p>enacting that Order with or without modification) hereby approved, details of the travel arrangements to and from the respective buildings in the form of a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority.</p> <p>Thereafter, the approved Travel Plan shall be implemented in full prior to the buildings being first bought into use, operated at all times, and the annual monitoring provisions shall also be implemented as agreed.</p> <p><i>Reason: In the interests of promoting sustainable travel,</i></p>			
30	<p><b>Servicing, Operational Times and Delivery Management Plan</b></p> <p>A Servicing, Operational Times and Delivery Management Plan for each of the following premises shall be submitted and approved in writing by the Local Planning Authority prior to the respective premises being first occupied or first brought into use;</p> <ul style="list-style-type: none"> <li>a) Commercial Units</li> <li>b) Early Years Facility</li> </ul> <p>The Plan shall include the delivery arrangements and operational times for the respective premises. Operational times</p>			

Commented [DB30]: Not needed

Commented [DB31]: Which one?

	<p>shall include details of times when premises are open to the public and times when employees will be working at the premises. The premises shall be operated in accordance with the approved Plan in perpetuity.</p> <p><i>Reason: To ensure a suitable strategy for servicing and delivering for all non-residential uses alongside residential uses can be achieved.</i></p>			
31	<p><b>Replacement planting</b> If any plants or trees (excluding any new trees or plants in rear gardens) which have been planted pursuant to a condition of this permission, dies, are removed or become seriously damaged or diseased within the period of 15 years from the date on which the last building within the relevant Reserved Matters phase is occupied (or if no building is located within the relevant Reserved Matters phase the date on which the relevant Reserved Matters phase is first used for its intended purpose), they shall be replaced in the next planting season with other trees or plants (as appropriate) of a similar size and species.</p> <p><i>Reason: To ensure the new landscaped areas are properly maintained in the</i></p>		<p>There does not appear to be a hard/soft landscaping condition, which would normally precede this condition.</p>	<p>This is because the hard and soft landscaping would form part of the RM submission. It is expected, as the detailed design stage that detailed landscaping proposals would be provided with the RMs for landscaping to avoid any such condition.</p>

**Commented [DB32]:** Agree with that approach so why would you not add this then too? It would be specific to the landscape RM and more appropriate as you could assess then if it is in fact necessary.

	<i>interest of safeguarding the amenity of the area</i>			
32	<p><b>Ventilation, air handling and fume extraction</b></p> <p>Details of any ventilation or air handling and/or fume extraction equipment to be installed on any non-residential premises, shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The details submitted shall include the position and finish of any external flues and a programme of operation and equipment maintenance, in accordance with the manufacturer's recommendations.</p> <p>The approved scheme shall be installed in its entirety as approved and thereafter it shall be retained, operated and maintained in accordance with the manufacturer's recommendations and as approved in writing by the Local Planning Authority.</p> <p><i>Reason: In the interests of local amenity and visual appearance.</i></p>			
33	<p><b>Unexpected Contamination</b></p> <p>The development shall only be carried out in accordance with a watching brief for any potential asbestos containing materials and</p>			

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	<p>other previously undiscovered contamination.</p> <p>If, during development, contamination not previously identified is found to be present at the site then no further works in the immediate vicinity of the contamination source (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a Remediation Strategy detailing how this unexpected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The Remediation Strategy shall be fully implemented as approved. The extent of the area surrounding the contamination source where works shall be placed on hold will be determined by a suitably qualified person acting on behalf of the developer in consultation with the Local Planning Authority.</p> <p><i>Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to</i></p>			
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	<i>workers, neighbours and other offsite receptors.</i>			
34	<p><b>Sustainable Drainage System Verification Report</b></p> <p>Within 28 days of practical completion of the last dwelling or unit within a phase or part thereof, a Sustainable Drainage System (SuDS) verification report shall be submitted to and approved in writing by the Local Planning Authority. The Report shall detail that the SuDS have been inspected and have been built and function in accordance with the approved designs and drawings. The report shall also include a Flood Risk Asset Record providing details of all strategic SuDS components and piped networks, in an agreed form, for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.</p> <p><i>Reason: To ensure that the surface water drainage system has been built in accordance with the approved drawings and is fit to be put into operation. To ensure that the Sustainable Drainage System has been implemented as permitted and that all flood risk assets and their owners are recorded onto the Lead Local Flood Authority's statutory flood risk asset register as required under s21 of the Flood and Water Management Act 2010 in order to</i></p>			

**Commented [DB33]:** Do you need all this? If this is compliance and the report does not meet these requirements the condition would not be complied with

	<i>enable the proper management of flood risk within the county of Suffolk.</i>			
35	<p><b>Updated Ecology Surveys</b></p> <p>If any phase of the development hereby approved does not commence (or, having commenced, is suspended for more than 12 months) within 2 years from the date of the planning consent, the approved ecological measures secured through the submitted Ecological Impact Assessment (EcIA) (CSA Environmental, May 2024) shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to i) establish if there have been any changes in the presence and/or abundance of protected and/or UK Priority species and ii) identify any likely new ecological impacts that might arise from any changes.</p> <p>Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the relevant phase of the development. Works will then be carried out in accordance with the proposed new</p>			

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	<p>approved ecological measures and timetable.</p> <p><i>Reason: To ensure that ecological mitigation measures are appropriately delivered based on up-to-date evidence. To conserve and enhance protected and priority species and their habitats and providing net gains in biodiversity. Also to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife &amp; Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats &amp; species).</i></p>			
36	<p><b>Biodiversity Gain Plan</b></p> <p>The Overall Biodiversity Gain Plan and subsequent Biodiversity Gain Plans for each phase of the development submitted to discharge the pre-commencement Biodiversity Gain condition shall be prepared in accordance with the Biodiversity Net Gain Assessment: Design Stage report (CSA Environmental, March 2024).</p> <p><i>Reason: To ensure that the Overall Biodiversity Gain Plan and Biodiversity Gain Plans for each phase and part of the development are in accordance with the Biodiversity Gain information submitted with this application.</i></p>		See comments on HMMP	See comments on HMMP

Commented [DB34]: Needs explanation



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37	<p><b>Public Art</b></p> <p>Prior to the installation of any Public Art, details including the piece(s) of art, location(s) and their proposed maintenance, shall be submitted to and approved in writing by the Local Planning Authority. The Public Art shall thereafter be installed and maintained in accordance with the approved details.</p> <p><i>Reason: In the interest of good design and good quality public realm to promote sustainable development in accordance with Ipswich Local Plan Policy DM12.</i></p>			
38	<p><b>Sustainable Construction- Water Consumption Rate</b></p> <p>The residential development hereby approved shall be designed and built to achieve a water consumption rate of no more than 110 litres/person/day. All required water conservation measures installed to achieve this rate shall be retained/upgraded to ensure the required water consumption rate is not exceeded for the lifetime of the development.</p> <p><i>Reason: To ensure the finished development implements the approved</i></p>			

	<i>sustainable measures to comply with policy DM1 of the Ipswich Local Plan and to ensure Building Control Officers and Independent Building Inspectors are aware of the water efficiency standard for the dwellings.</i>			
39	<p><b>Skylark Mitigation Strategy</b></p> <p>Prior to the commencement of development, a Skylark Mitigation Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Skylark Mitigation Strategy shall include the following:</p> <ul style="list-style-type: none"> <li>a) Purpose and conservation objectives for the proposed Skylark plots;</li> <li>b) detailed methodology for the Skylark plots;</li> <li>c) locations of the Skylark plots by appropriate maps and/or plans;</li> <li>d) persons responsible for implementing the compensation measure; and</li> <li>e) timeframes for implementing and maintaining these measures.</li> </ul>		<p><i>Proposed Skylark Condition:</i></p> <p><i>Prior to the <u>commencement of development</u>, a Skylark Mitigation Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Skylark Mitigation Strategy shall include the following:</i></p> <ul style="list-style-type: none"> <li><i>a) Purpose and conservation objectives for the proposed Skylark plots;</i></li> <li><i>b) detailed methodology for the Skylark plots;</i></li> <li><i>c) locations of the Skylark plots by appropriate maps and/or plans;</i></li> <li><i>d) persons responsible for implementing the compensation measure; and</i></li> </ul>	<p>Agree the condition should be included to the Outline and content for this to be prior to commencement.</p> <p>Have however included a requirement that if mitigation is off-site a S106 will be entered into. This is necessary from an enforcement perspective as the off-site location is not controlled by this condition, the LPAs will be signatories, and the Developer (most likely) won't be the landowner for the off-site mitigation land. This is the same wording IBC have applied to a scheme on IGS.</p>

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	<p>The approved mitigation measures shall be implemented and maintained in accordance with the approved Strategy. Where such mitigation is to be made off-site, an agreement in accordance with section 106 of the Town and Country Planning Act 1990 shall be entered into, binding those interests in the off-site land as are necessary to secure the delivery of the mitigation measures in accordance with the Strategy, which shall detail the location where such mitigation is to be provided, the form of the approved mitigation and the approved ongoing maintenance regime for the measures; and in such circumstances no development shall commence until the section 106 agreement has been entered into.</p> <p><i>Reason: In the interest of protecting and conserving priority and protected species and habitats and to ensure there is no net loss of biodiversity in accordance with Local Plan Policies CS16, DM8 and DM9. Also, to comply with the Council's duty under Section 40 of the Natural Environment and Rural Communities Act to conserve and enhance Biodiversity.</i></p>		<p><i>e) timeframes for implementing and maintaining these measures including any proposed section 106 agreement or other mechanism to secure the delivery and maintenance of the measures.</i></p> <p><i>The approved mitigation measures shall be implemented in accordance with the agreed timescales and maintained in accordance with the approved Strategy.</i></p>	
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**Commented [DB35]:** The s106 matter needs discussion as I am concerned about the condition containing this in any form - please explain at RTD

	<b>INFORMATIVES</b> <ul style="list-style-type: none"><li>It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification. The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing. For further information please visit: <a href="https://www.suffolk.gov.uk/planning-waste-andenvironment/planning-">https://www.suffolk.gov.uk/planning-waste-andenvironment/planning-</a></li></ul>			
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**Commented [DB36]:** Inspector DLs do not use informatives so please review to be certain none of these matters should be conditions.

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	<p>and-development- advice/application-for-works- licence/</p> <ul style="list-style-type: none"><li>• The Local Planning Authority recommends that developers of housing estates should enter into formal agreements with the Highway Authority under Section 38 of the Highways Act 1980 in the interests of securing the satisfactory delivery, and long-term maintenance, of the new streets. For further information please visit: <a href="https://www.suffolk.gov.uk/planning-waste-andenvironment/planning-and-development-advice/application-for-works-licence/">https://www.suffolk.gov.uk/planning-waste-andenvironment/planning-and-development-advice/application-for-works-licence/</a> Please note that this development may be subject to the Advance Payment Code and the addition of non-statutory undertakers plant may render the land unadoptable by SCC Highways for example flogas and LPG.</li><li>• Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991</li></ul>			
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	<ul style="list-style-type: none"><li>• Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017.</li><li>• Any works to lay new surface water drainage pipes underneath the public highway will need a licence under section 50 of the New Roads and Street Works Act.</li><li>• Biodiversity Net Gain Informative</li><li>• This permission is subject to a related agreement under Section 106 of the Town and Country Planning Act, 1990.</li><li>• Positive and Proactive Statement</li><li>• Consideration of relevant regs e.g. equality, habitat regs etc</li><li>• Summary of policies and SPDs</li><li>• Any other by consultees</li></ul>			
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ESC Suggested Outline conditions

Conditions in Full

No.	Wording and reason	Suffolk County Council Comments	Hopkins Homes/Barratt David Wilson Comments	Joint Council's Comments
		16.1.25	15.1.25	16.1.25
1	<p><b>Time Frame for Commencement</b></p> <p>Any Reserved Matter Application for approval must be made not later than the expiration of three years beginning with the date of this permission and the development to which this permission (Outline Planning Permission) relates must be begun not later than the expiration of two years from the final approval of the Reserved Matters, or in the case of approval on different dates, the final approval of the last of such matters to be approved.</p> <p><i>Reason: To comply with the provision of section 92 of the Town and Country Planning Act (1990) as amended.</i></p>		Refer to IBC Suggested Condition above	Refer to IBC Suggested Condition above
2	<p><b>Approval of Reserved Matters</b></p> <p><del>The development hereby approved will be delivered in a phased manner in accordance with conditions 1 and 4.</del></p> <p>Approval of the details of access (internal accesses), appearance, landscaping,</p>		Refer to IBC Suggested Condition above	Refer to IBC Suggested Condition above

Commented [DB37]: My comments remain the same for this set apart from condition 37 which is different between the two sets of conditions.

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	<p>layout and scale (hereinafter called "the Reserved Matters") for each phase shall be obtained from the Local Planning Authority in writing before development within that phase is commenced. Plans and particulars of the Reserved Matters shall be submitted to and approved in writing by Local Planning Authority and the development shall be carried out as approved.</p> <p><i>Reason: No such details have been submitted and these items have been reserved for future consideration, in order to comply with the provisions of section 92 of the Town and Country Planning Act, as amended.</i></p>			
3	<p><b>Limits for Development</b></p> <p>The submission of Reserved Matter Applications pursuant to the development hereby approved shall together provide for no more than 660 dwellings, up to 400sqm (net) of non-residential floorspace falling within Use Class E and/or Use Class F2(b), and an Early Years Facility. The Reserved Matters shall demonstrate compliance with the following approved parameter plans:</p> <p>Final drawing numbers TBC</p>		Refer to IBC Suggested Condition above	Refer to IBC Suggested Condition above



	<i>Reason: To determine the scope of this permission in accordance with the submitted documents.</i>			
4	<p><b>Phasing Strategy</b> Prior to the submission of the first Reserved Matters Application, a programme of phasing across the entire site of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority (herein referred to as the 'Phasing Strategy'). The Phasing Strategy shall include:</p> <ul style="list-style-type: none"> <li>h) A plan defining the extent of the area of each Phase;</li> <li>i) The order and timing of the proposed Phases;</li> <li>j) Details of the <u>approximate</u> number <del>and mix</del> of residential units to be accommodated within each Phase (or part thereof), including any self-build plots and affordable units in accordance with obligations in the associated S106 Agreement;</li> <li>k) Details of the minimum area of land to accommodate the Early Years Facility and the Commercial Uses;</li> <li>l) The phasing of access and connections through and into the</li> </ul>		Refer to IBC Suggested Condition above	Refer to IBC Suggested Condition above

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	<p>site including routes for a bus service;</p> <p>m) The details of the order and timing of strategic infrastructure consisting of public realm, infrastructure works, cycle hub, highway works and pedestrian and cycle works; and</p> <p>n) Details of the quantum and type of strategic open space, play, and outdoor sports facilities to be provided in each Phase and a timetable for its provision for use by the public.</p> <p>Development will be carried out in accordance with the approved Phasing Strategy unless a variation to the approved Phasing Strategy, <del>which would not compromise the comprehensive delivery of this development,</del> is submitted to, and approved in writing by the Local Planning Authority. In such cases, the development shall be carried out in accordance with the approved variation.</p> <p>Each Reserved Matters Application shall include details to demonstrate compliance with the approved Phasing Strategy or any approved variation.</p>			
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	<i>Reason: The approved details will provide necessary background information regarding the planned sequence for key features across the development site and will be used in the consideration of subsequent conditions to ensure that the development is comprehensively designed and phased. This is required prior to submission of the first Reserved Matters Application as it will inform the design approach for the detailed design stage.</i>			
5	<p><b>Overarching Design Code</b>  Prior to <u>or concurrent with</u> the submission of the first <u>residential</u> Reserved Matters Application, an Overarching Design Code, covering the entire development site which is broadly consistent with the submitted Design and Access Statement shall be submitted to and approved in writing by the Local Planning Authority. The Overarching Design Code shall address the following matters: -</p> <ul style="list-style-type: none"> <li>g) Character areas and design principles;</li> <li>h) Green framework including drainage, ecology and biodiversity;</li> <li>i) Movement hierarchy including streets, cycle routes, footways and parking typologies;</li> </ul>		Refer to IBC Suggested Condition above	Refer to IBC Suggested Condition above

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	<p>j) Built form and place making features including lighting;</p> <p>k) Non-residential uses – Early Years and Commercial Uses</p> <p>l) Relationship with existing residential properties.</p> <p>The Reserved Matter Applications shall include details to demonstrate compliance with the approved Overarching Design Code.</p> <p><i>Reason: To inform the Reserved Matters Application and ensure a high quality and co-ordinated design for the development. This is required prior to submission of the first Reserved Matters Application as it will inform the design approach for the detailed design stage.</i></p>			
6	<p><b>Site Wide Foul and Surface Water Drainage Strategy</b></p> <p>Prior to the submission of the first Reserved Matters Application, a Site Wide Foul and Surface Water Drainage Strategy, which covers the entire development site shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The Strategy shall be in accordance with the <del>approved Flood Risk Assessment</del> (insert</p>	Refer to IBC Suggested Condition above.	Refer to IBC Suggested Condition above	Refer to IBC Suggested Condition above

	<p><del>specific details</del>principles shown on the Drainage Strategy Plan referenced 890695 RSK ZZ XX DR C 0007 P03 (Appendix C of the Rebuttal evidence of Mr Fillingham dated January 2025) and include site wide design guidance indicating the technical specifications and overarching strategy for the implementation, maintenance responsibilities and management (in accordance with the obligations in the associated S106 Agreement) of the strategy including:</p> <p>a) Dimensioned plans and drawings of the <u>strategic</u> surface water drainage scheme <u>(being all elements of the drainage network outside of the development parcels shown on the approved Land Use Parameter Plan)</u>;</p> <p><del>b) Further infiltration testing on the site in accordance with BRE 365 and the use of infiltration as the means of drainage if the infiltration rates and groundwater levels show it to be possible;</del></p> <p><del>c) If the use of infiltration is not possible then modelling shall be submitted to demonstrate that the surface water runoff will be restricted to Qbar or 2l/s/ha for all events up to the critical 1 in 100 year rainfall events including</del></p>			
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	<p><del>climate change as specified in the Flood Risk Assessment;</del></p> <p>d) <del>Modelling to demonstrate that the peak flows and volumes of surface water runoff discharged to the receiving watercourse will be limited in accordance with the National standards (Peak flow and volume of runoff not to exceed green field rate for all events up to the critical 1 in 100-year rainfall event including climate change);</del></p> <p>e)b) <del>Modelling of the surface water drainage scheme to show that the attenuation/infiltration features will contain the 1 in 100 year rainfall event including climate change;</del></p> <p>f)c) <del>Modelling of the surface water conveyance network in the 1 in 30 year rainfall event to show no above ground flooding, and modelling of the volumes of any above ground flooding from the pipe network in a 1 in 100 year climate change rainfall event including climate change, along with topographic plans showing where the water will flow and be stored to ensure no flooding of buildings or offsite flows;</del></p> <p>d) <del>Demonstration that runoff from the first 5mm of rainfall will be intercepted in Accordance with the</del></p>			
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Field Code Changed

	<p><a href="#">current CIRIA SuDS Manual (C753)</a> and Appendix A of the Suffolk Flood Risk Management Strategy - Sustainable Drainage Systems (SuDS) - a Local Design Guide</p> <p>e) <a href="#">Demonstration that water treatment measures are included within the proposed strategy. The treatment measures should be designed following the requirements set out in Appendix A of the Suffolk County Council Sustainable Drainage Systems (SuDS) a Local Design Guide and the CIRIA SuDS Manual (C753) for 1 in 1-year return period storm event.</a></p> <p><del>g)f) Topographical plans depicting all exceedance flow paths and demonstration that the flows would not flood buildings or flow offsite, and if they are to be directed to the surface water drainage system then the potential additional rates and volumes of surface water must be included within the modelling of the surface water system;</del></p> <p><del>h)g)</del> <a href="#">Proposals for maintaining or replacing</a> the existing ditches on the site, including indicative access points;</p> <p><del>i)h)</del> <a href="#">Phasing plan for implementation of the strategy (including temporary and permanent drainage);</a></p>			
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	<p>i) <u>A description of each Sustainable Drainage Systems (SuDS) component and its relationship with other SuDS components to include storage volumes and interception areas in each phase, and a catchment plan showing estimated flow rates between phases;</u></p> <p>j) <u>Details of the maintenance and management of the surface water drainage scheme throughout its lifetime. A management and maintenance plan for the lifetime of the development to secure the effective operation of the SuDS scheme throughout its life time.</u></p> <p>k) <u>Locations and capacity of foul sewage pumping stations, foul sewers, rising mains and catchments which need to be incorporated into each phase.</u></p> <p><i>Reason: To ensure that the development is provided with a comprehensive and well-designed means of drainage, as well as to reduce the risk of creating or exacerbating a flooding problem, to minimise the risk of pollution and to ensure that all phases of the development accord with common standards and design principles. This is required prior to submission of the first Reserved Matters as it will inform the detailed design stage.</i></p>			
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7	<p><b>Ecological Enhancement Strategy</b></p> <p>Each Reserved Matters Application shall include an Ecological Enhancement Strategy for the development proposed under that application. The Strategy shall address how ecological enhancements will be delivered on site.</p> <p>Ecological enhancement measures will be delivered and retained in accordance with the approved Strategy.</p> <p><i>Reason: To ensure that the development delivers ecological enhancements and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife &amp; Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats &amp; species).</i></p>		Refer to IBC Suggested Condition above	Refer to IBC Suggested Condition above
8	<p><b>Compliance with Building Regulations M4(2)</b></p> <p>For housing located within the administrative area of East Suffolk Council, any Reserved Matters Application which includes residential development shall include details to demonstrate that 50% of this housing will be built in accordance with Building Regulations standard M4(2) (or any replacement Building Regulation standard in each case addressing the same</p>			

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	<p>topic as M4(2) prevailing at the time the details are submitted).</p> <p><i>Reason: To meet the need for accessible and adaptable dwellings in accordance with Suffolk Coastal Local Plan Policy SCLP5.8 and to ensure the Reserved Matter Applications comply with this requirement.</i></p>			
9	<p><b>Reserved Matters - Foul and Surface Water Drainage</b></p> <p>Each Reserved Matters Application <del>containing residential or non-residential built development for each phase</del> shall demonstrate how the development accords with the Site Wide Foul <del>and Surface Water</del> Drainage Strategy as approved under <b>condition 6</b>. <del>To demonstrate compliance with the Site Wide Foul and Surface Water Drainage Strategy within the Reserved Matters Applications, the following information shall be included:</del></p> <p><del>Detailed development layout;</del></p> <p><del>Detailed flood and drainage design plans and sections showing SuDS storage capacities, controls, interception and treatment areas consistent with the</del></p>		Refer to IBC Suggested Condition above	Refer to IBC Suggested Condition above

	<p><del>approved site wide foul and surface water strategy;</del></p> <p><del>Full structural, hydraulic modelling and drainage design calculations;</del></p> <p><del>Plan showing exceedance flow paths and storage areas and proposed levels;</del></p> <p><del>Detailed landscaping details (within and in the vicinity of the SuDS);</del></p> <p><del>Geotechnical reports;</del></p> <p><del>Detailed modelling of the reserved matter site drainage including phasing; risk assessments and control measures for SuDS;</del></p> <p><del>Foul water strategy;</del></p> <p>b) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption, including the body / organisation responsible for the maintenance and management by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime, <del>in accordance with</del></p>			
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	<p><del>obligations in the associated S106 Agreement.</del></p> <p>No part of the development shall be first occupied or first brought into use until the <u>foul</u> drainage system serving that part of the development has been implemented in accordance with any approval under this condition and in accordance with the approved phasing plan and is functionally available for use and retained thereafter.</p> <p><i>Reasons: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site for the lifetime of the development. To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater. To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage.</i></p>			
10	<p><b>Reserved Matters – Air Quality Mitigation</b></p> <p>Each Reserved Matters Application shall include details to demonstrate compliance with section A5 - <i>Scheme of Mitigation Statement</i> within the Air Quality Assessment by Air Quality Consultants dated February 2024. The development</p>		Refer to IBC Suggested Condition above	Refer to IBC Suggested Condition above

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	<p>shall thereafter be carried out and constructed in full accordance with the approved details.</p> <p><i>Reason: In the interests of ensuring adequate impacts on air quality and in the interests of future and existing residential amenity.</i></p>			
11	<p><b>Reserved Matters- Noise and Vibration Mitigation</b></p> <p>In accordance with the Noise and Vibration Assessment by 24 Acoustics dated 20<sup>th</sup> February 2024, each Reserved Matter Application which includes residential uses shall provide an updated Noise and Vibration Assessment based on the proposed detailed design and provide the full acoustic specifications for any noise mitigation that may be required. This shall include location of any air source heat pumps to buildings and plant equipment to non-residential uses. The assessment shall account for any changes in the baseline data.</p> <p><i>Reason: In the interest of protecting the amenity of future occupants of the development.</i></p>			

12	<p><b>Reserved Matters- Lighting Design Strategy</b></p> <p>Each Reserved Matters Application shall be accompanied by a Lighting Design Strategy for Biodiversity for the development covered by that Application. The strategy shall:</p> <ul style="list-style-type: none"><li>c) identify those areas/features on site that are particularly sensitive for biodiversity likely to be impacted by lighting and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and</li><li>d) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.</li></ul> <p>All external lighting shall be installed in accordance with the specifications and locations set out in the Strategy as</p>			
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	<p>approved and shall be maintained thereafter in accordance with the Strategy. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.</p> <p><i>Reason: In the interest of nature conservation, improving the ecological value of the site and protecting and conserving priority and protected species and habitats. To ensure that impacts on ecological receptors from external lighting are prevented.</i></p>			
13	<p><b>Prior to commencement - Habitat Management and Monitoring Plan</b></p> <p>No development within a phase shall commence until a Habitat Management and Monitoring Plan (the HMMP) for that phase, has been submitted to, and approved in writing by, the Local Planning Authority. The created and/or enhanced habitat specified in the approved HMMP shall be implemented, retained, managed and monitored in accordance with the approved HMMP for a minimum of 30 years.</p> <p>The HMMP shall be prepared in accordance with the Overall Biodiversity Gain Plan and include:</p> <ul style="list-style-type: none"> <li>• a non-technical summary;</li> </ul>		Refer to IBC Suggested Condition above	Refer to IBC Suggested Condition above

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	<ul style="list-style-type: none"> <li>the roles and responsibilities of the people or organisation(s) delivering the HMMP;</li> <li>the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;</li> <li>the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a minimum period of 30 years from the completion of development; and</li> <li>the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,</li> </ul> <p><i>Reason: To ensure that habitats created or enhanced to meet the Biodiversity Gain objective are appropriately managed and monitored for a minimum of 30 years in accordance with the requirements of the Environment Act (2021).</i></p>			
14	<p><b>Prior to commencement- Archaeological Investigation</b></p> <p>No development shall take place within any phase of the development until an implementation of a full programme of archaeological work for that phase has</p>	See IBC 14 above	Refer to IBC Suggested Condition above	Refer to IBC Suggested Condition above



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	<p>been secured in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority. The Written Scheme of Investigation shall include:</p> <ul style="list-style-type: none"><li>g) The programme and methodology of site investigation and recording.</li><li>h) The programme for post investigation assessment.</li><li>i) Provision to be made for analysis of the site investigation and recording.</li><li>j) Provision to be made for publication and dissemination of the analysis and records of the site investigation.</li><li>k) Provision to be made for archive deposition of the analysis and records of the site investigation.</li><li>l) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.</li></ul>			
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	<p>No development shall commence within each respective phase until the site investigation for that phase has been completed unless any such other phased arrangement has been previously agreed and approved in writing by the Local Planning Authority under this condition.</p> <p><i>Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development. This required prior to commencement to ensure archaeological investigation must be carried out in order to ensure that any below ground heritage assets are not damaged or destroyed by the construction works.</i></p>			
15	<p><b>Prior to commencement- Arboricultural Method Statement</b></p> <p>No development shall commence within a phase or part thereof, until a detailed Arboricultural Method Statement for that phase or part thereof has been submitted to and approved in writing by the Local</p>			

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	<p>Planning Authority. The Statement should expand on the submitted Arboricultural Impact Assessment (received 26.03.2024) to ensure:</p> <ul style="list-style-type: none"><li>g) appropriate tree and hedge retention;</li><li>h) specifications for tree protection barriers including any revisions to barrier locations;</li><li>i) a schedule of tree and hedgerow works;</li><li>j) phasing of work;</li><li>k) safeguarding procedures for development within Root Protection Areas; and</li><li>l) a scheme for auditing tree protection and subsequent reporting to Ipswich Borough Council Arboricultural Officers.</li></ul> <p>Detailed Tree Protection Drawings should be prepared to 1:500 scale to support the Arboricultural Method Statement with detail given of proposed ground levels and service routes.</p> <p>The development shall only be implemented in full accordance with the details as approved.</p>			
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	<i>Reason: To safeguard existing trees and other natural features within and adjoining the site in the interest of amenity. This is required prior to commencement because it is necessary to have the tree protection measures approved and installed prior to construction works commencing to avoid any harm to trees and other natural features.</i>			
16	<p><b>Prior to commencement- Construction and Environmental Management Plan</b>  No development shall commence within a phase or part thereof until a Construction and Environmental Management Plan ('CEMP') for that phase or part thereof has been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority. The CEMP shall include the following matters:</p> <ul style="list-style-type: none"> <li>a) The control of noise and vibration during hours of noisy activities;</li> <li>b) Details of hours and days when construction activity will take place;</li> <li>c) Include the measures for the control and monitoring of dust as detailed in Table A6.1 of the Air Quality Assessment dated February 2024 by Air Quality</li> </ul>			

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	<p>Consultants including a Dust Management Plan.</p> <p>d) Construction traffic routing through the locality and the development site and an enforcement system for breach of its provisions;</p> <p>e) Details of the Construction Site Layout including site compounds, welfare areas, storage areas for plant and material, lighting, fencing and off-road parking for site operatives;</p> <p>f) Details of the arrangements for public notification and liaison during construction work.</p> <p>g) Details of loading and unloading of plant and materials.</p> <p>h) Piling techniques (if applicable).</p> <p>i) Provision and use of wheel washing facilities.</p> <p>j) Programme of site works and all associated works such as utilities including details of traffic management necessary to undertake these works.</p> <p>k) Provision of boundary hoarding and lighting.</p> <p>l) Details of measures to prevent mud from vehicles leaving the site during construction.</p> <p>m) Monitoring and review mechanisms.</p>			
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	<p>n) Details of deliveries times to the site during construction phases.</p> <p>Construction of the development shall not be carried out other than in strict accordance with the approved CEMP.</p> <p><i>Reason: In the interest of highway safety to avoid the hazard caused by mud on the highway and to ensure minimal adverse impact on the public highway during the construction phase. Also to protect the amenities of neighbouring occupiers and to ensure the mitigation measures identified in the Air Quality Assessment in relation to the effects of the construction of the development are satisfactorily accommodated. This required prior to commencement as an approved Construction and Environmental Management Plan must be in place at the outset to ensure construction is carried out appropriately.</i></p>			
17	<p><b>Prior to commencement- CEMP: Biodiversity</b></p> <p>No development shall take place within a phase or part thereof (including any demolition, ground works or vegetation clearance) until a Construction Environmental Management Plan:</p>		Refer to IBC Suggested Condition above	Refer to IBC Suggested Condition above

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	<p>Biodiversity (CEMP: Biodiversity) for that phase or part thereof, has been submitted to and approved in writing by the Local Planning Authority. The CEMP: Biodiversity shall include the following:</p> <ul style="list-style-type: none"><li>a) Risk assessment of potentially damaging construction activities, including those in relation to great crested newts, breeding birds and bats.</li><li>b) Identification of "biodiversity protection zones".</li><li>c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).</li><li>d) The location and timing of sensitive works to avoid harm to biodiversity features.</li><li>e) The times during construction when specialist ecologists need to be present on site to oversee works.</li><li>f) Responsible persons and lines of communication.</li><li>g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.</li><li>h) Use of protective fences, exclusion barriers and warning signs.</li></ul>			
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	<p>Construction of the development shall not be carried out other than in strict accordance with the approved CEMP: Biodiversity.</p> <p><i>Reason: To ensure that ecological receptors are adequately protected and to minimise impacts on. This is required prior to commencement because an approved CEMP: Biodiversity must be in place at the outset to ensure construction is carried out appropriately to protect and conserve ecological receptors.</i></p>			
18	<p><b>Prior to commencement: Reptile Method Statement</b></p> <p>No development shall take place within a phase or part thereof (including any demolition, ground works or vegetation clearance) until a Reptile Method Statement for that phase or part thereof has been submitted to and approved in writing by the Local Planning Authority. The Reptile Method Statement shall include the following:</p> <ul style="list-style-type: none"> <li>h) purpose and objectives for the proposed works;</li> <li>i) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);</li> </ul>		Refer to IBC Suggested Condition above	Refer to IBC Suggested Condition above



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	<p>j) extent and location of proposed works shown on appropriate scale maps and plans;</p> <p>k) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;</p> <p>l) persons responsible for implementing the works;</p> <p>m) initial aftercare and long-term maintenance (where relevant);</p> <p>n) disposal of any wastes arising from works.</p> <p>The works shall only be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.</p> <p><i>Reason: To ensure that ecological receptors are adequately protected and to minimise impacts on biodiversity. This is required prior to commencement because an approved Reptile Method Statement must be in place at the outset to ensure construction is carried out appropriately to protect ecological receptors.</i></p>			
19	<p><b>Prior to commencement- Fire Hydrants</b></p> <p>No development shall commence within a phase or part thereof until details of the fire hydrants to be installed within that phase or part thereof have been submitted to and</p>			

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	<p>approved in writing by the Local Planning Authority in consultation with the Fire Authority. The development shall be completed in full accordance with the approved details.</p> <p><i>Reason: To create safe communities and development. This is required prior to commencement to ensure that the suitable groundworks and utilities associated with the hydrants can be carried out at the appropriate time.</i></p>			
20	<p><b>Prior to commencement- Site Waste Management Plan</b></p> <p>No development shall commence within a phase or part thereof, until a Site Waste Management Plan for that phase or part thereof has been submitted to and approved in writing by the Local Planning Authority. The Site Waste Management Plan shall be based on the Site Waste Management Plan by Barratt David Wilson and Hopkins Homes and shall include details concerning the management of soil, transportation and disposal of waste including targets for waste minimisation and re-use of materials.</p> <p>Construction of the development shall not be carried out other than in strict</p>			

	<p>accordance with the approved Site Waste Management Plan.</p> <p><i>Reason: To maintain and retain soil quality and manage waste arisings in accordance with the waste hierarchy.</i></p>			
21	<p><b>Prior to commencement- Construction Surface Water Management Plan</b></p> <p>No Development shall commence within a phase or part thereof until a Construction Surface Water Management Plan ('CSWMP') for that phase or part thereof detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority.</p> <p>The CSWMP shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include:-</p> <ul style="list-style-type: none"> <li>d) Temporary drainage systems</li> <li>e) Measures for managing pollution / water quality and protecting controlled waters and watercourses</li> <li>f) Measures for managing any on or offsite flood risk associated with construction.</li> </ul>			

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	<p>The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.</p> <p><i>Reasons: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site during construction. To ensure the development does not cause increased flood risk, or pollution of watercourses or groundwater. To ensure clear arrangements are in place for ongoing operation and maintenance of the disposal of surface water drainage. This is required prior to commencement to ensure an acceptable strategy is in place to manage surface water during construction.</i></p>			
22	<p><b>Habitat Regulation Assessment</b></p> <p>The hereby approved development shall be completed in full accordance with the mitigation measures detailed within the <i>Information to inform Habitats Regulations Assessment</i> by CSA Environmental dated February 2024.</p> <p><i>Reason: To ensure the development will have no likely significant effect on the integrity of any European designated site, either alone or in combination with other plans or projects in accordance the Suffolk</i></p>			Refer to IBC Suggested Condition above

	<i>Recreational Disturbance Avoidance and Mitigation Strategy.</i>			
23	<p><b>Walking and cycling infrastructure and junction improvements</b>  Prior to any works above slab level, a programme for completion of the walking and cycling infrastructure and junction improvements listed below shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority.</p> <ul style="list-style-type: none"> <li>a) Walking and cycling infrastructure along Sidegate Lane to provide connectivity to Northgate High School, the A1214 corridor and ongoing destinations, including Ipswich Town Centre and the Ipswich Garden Suburb.</li> <li>b) Improvements to pedestrian routes between the site and the Selkirk Local Centre.</li> <li>c) Improvements to pedestrian and cycle infrastructure between the site and Rushmere Hall Primary School.</li> <li>d) Junction improvements to the junction of Humber Doucy Lane and Tuddenham Road, to ensure suitable intervisibility between motorists at the junction and</li> </ul>	Refer to IBC Suggested Condition above	Refer to IBC Suggested Condition above	Refer to IBC Suggested Condition above

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	<p>motorists on Tuddenham Road and to reduce the radius.</p> <p>e) Suitable crossing facilities along Humber Doucy Lane.</p> <p>The walking and cycling infrastructure and junction improvements listed above are to be constructed and completed in full accordance with the approved programme and in full accordance with precise details which shall previously have been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority.</p> <p>Thereafter the infrastructure and junction improvements shall be retained as approved and made available for use.</p> <p><i>Reason: In the interests of road safety, traffic capacity and accessibility to the town centre and other key locations in Ipswich by sustainable modes. See Suffolk County Council informatives at the end of this permission which relate to the Section 278 Agreement required to carry out these works.</i></p>			
24	<p><b>Landscape and Ecological Management Plan</b></p> <p>Prior to any works above slab level within a phase or part thereof, a Landscape and</p>			

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	<p>Ecological Management Plan ('LEMP') for that phase or part thereof, shall be submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following.</p> <ul style="list-style-type: none"><li>i) Description and evaluation of features to be managed.</li><li>j) Ecological trends and constraints on site that might influence management.</li><li>k) Aims and objectives of management.</li><li>l) Appropriate management options for achieving aims and objectives.</li><li>m) Prescriptions for management actions.</li><li>n) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).</li><li>o) Details of the body or organization responsible for implementation of the plan.</li><li>p) Ongoing monitoring and remedial measures.</li></ul> <p>The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its</p>			
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	<p>delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.</p> <p>The approved LEMP will be implemented in accordance with the approved details.</p> <p><i>Reason: In the interest of nature conservation, improving the ecological value of the site and protecting and conserving priority and protected species and habitats. Furthermore to ensure there is no net loss of biodiversity.</i></p>			
25	<p><b>Carriageways and footways</b></p> <p>No building shall be first occupied or brought into use until the carriageways and footways serving that building have been constructed to an appropriate course level and in accordance with details approved under the relevant Reserved Matters Application and any S38 Agreement entered into.</p>			



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	<i>Reason: To ensure that satisfactory access is provided for the safety of residents and the public.</i>			
26	<p><b>Travel Plans for residential uses</b></p> <p>Three months prior to the first occupation of the first residential unit or dwelling hereby approved, a Residents Travel Plan based on the Framework Travel Plan by RSK dated March 2024 shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority. The Residents Travel Plan shall include details of a new cycle hub (including location, size, and future management) and the contents of a Residents Travel Pack.</p> <p>Thereafter, the approved Residents Travel Plan shall be implemented in full prior to the first occupation of any residential units and dwellings hereby approved, operated at all times, and the monitoring provisions shall also be implemented as approved.</p> <p>Within one month of the first occupation of any dwelling, the occupiers of each of the dwellings shall be provided with a Residents Travel Pack (RTP) in</p>			

	<p>accordance with the approved Residents Travel Plan.</p> <p><i>Reason: In the interests of promoting sustainable travel.</i></p>			
27	<p><b>Resident Welcome Pack</b></p> <p>Prior to occupation of the first residential unit on the site a 'new resident's welcome pack' shall be submitted to and agreed in writing by the Local Planning Authority. The welcome pack shall provide information, in an easily understandable and engaging format, from the <i>Information to inform Habitats Regulations Assessment</i> by CSA Environmental dated February 2024, the approved Phasing Strategy, findings from the Archaeological Investigations, Travel Plans and the Construction and Environmental Management Plan. The residents welcome pack shall include detail relating to:</p> <ul style="list-style-type: none"><li>a) Sustainable travel measures, including travel planning details, public transport details, cycle hub, walking and cycling routes to reach surrounding communities, services and facilities.</li><li>b) Information supporting the provision of the Suitable Alternative Natural</li></ul>			

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	<p>Green Space ('SANG') on the site, the purpose of its provision including biodiversity enhancement measures, the way it is intended to be used, the way it will be developed and how it will be maintained.</p> <ul style="list-style-type: none"><li>c) Information on walking, dog walking, cycling and recreational routes within and around the site. It shall include a detailed map of the site and the area.</li><li>d) Information regarding the management body responsible for the open spaces and non-residential uses (when available).</li><li>e) Detail on the history of the site and interpretation information in relation to designated and non-designated heritage assets on the site.</li><li>f) Detail on the phasing of the development.</li><li>g) When it becomes available, information on the proposed early years and non-residential uses.</li><li>h) Details on site security and safety and the construction management plan.</li></ul> <p>The welcome pack shall be made available to all new residents upon occupation in printed and/or digital format. A copy of the document will be placed on the relevant</p>			
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	<p>development webpage and updated as necessary.</p> <p><i>Reason: In the interests of delivering a sustainable development and community and to ensure that the new residents are appropriately informed of the design principles of the development, the requirements of the SANG and its purpose to mitigate impacts on European sites, to provide beneficial information to residents on the heritage of the site, to ensure that updates are provided on the delivery of the site and community, and to support resident's safety and security during development.</i></p>			
28	<p><b>Archaeological Post Investigation</b></p> <p>No open space, building or dwelling within a phase shall be first used or occupied until the post investigation assessment for the phase has been completed, submitted to, and approved in writing by the Local Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under <b>Condition 14</b> and the provision made for analysis, publication and dissemination of results and archive deposition.</p> <p><i>Reason: To safeguard archaeological assets within the approved development</i></p>			

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	<i>boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development.</i>			
29	<p><b>Travel Plans for non-residential uses</b></p> <p>Prior to the first use of the Early Years Facility and any Commercial Unit (Use Classes E and/or F2(b)) as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) hereby approved, details of the travel arrangements to and from the respective buildings in the form of a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority.</p> <p>Thereafter, the approved Travel Plan shall be implemented in full prior to the buildings being first brought into use, operated at all times, and the annual monitoring provisions shall also be implemented as agreed.</p>			

	<i>Reason: In the interests of promoting sustainable travel,</i>			
30	<p><b>Servicing, Operational Times and Delivery Management Plan</b></p> <p>A Servicing, Operational Times and Delivery Management Plan for each of the following premises shall be submitted and approved in writing by the Local Planning Authority prior to the respective premises being first occupied or first brought into use;</p> <p>c) Commercial Units d) Early Years Facility</p> <p>The Plan shall include the delivery arrangements and operational times for the respective premises. Operational times shall include details of times when premises are open to the public and times when employees will be working at the premises. The premises shall be operated in accordance with the approved Plan in perpetuity.</p> <p><i>Reason: To ensure a suitable strategy for servicing and delivering for all non-residential uses alongside residential uses can be achieved.</i></p>			
31	<p><b>Replacement planting</b></p> <p>If any plants or trees (excluding any new trees or plants in rear gardens) which have</p>		Refer to IBC Suggested Condition above	Refer to IBC Suggested Condition above

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	<p>been planted pursuant to a condition of this permission, dies, are removed or become seriously damaged or diseased within the period of 15 years from the date on which the last building within the relevant Reserved Matters phase is occupied (or if no building is located within the relevant Reserved Matters phase the date on which the relevant Reserved Matters phase is first used for its intended purpose), they shall be replaced in the next planting season with other trees or plants (as appropriate) of a similar size and species.</p> <p><i>Reason: To ensure the new landscaped areas are properly maintained in the interest of safeguarding the amenity of the area</i></p>			
32	<p><b>Ventilation, air handling and fume extraction</b></p> <p>Details of any ventilation or air handling and/or fume extraction equipment to be installed on any non-residential premises, shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The details submitted shall include the position and finish of any external flues and a programme of operation and equipment maintenance, in</p>			

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	<p>accordance with the manufacturer's recommendations.</p> <p>The approved scheme shall be installed in its entirety as approved and thereafter it shall be retained, operated and maintained in accordance with the manufacturer's recommendations and as approved in writing by the Local Planning Authority.</p> <p><i>Reason: In the interests of local amenity and visual appearance.</i></p>			
33	<p><b>Unexpected Contamination</b></p> <p>The development shall only be carried out in accordance with a watching brief for any potential asbestos containing materials and other previously undiscovered contamination.</p> <p>If, during development, contamination not previously identified is found to be present at the site then no further works in the immediate vicinity of the contamination source (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a Remediation Strategy detailing how this unexpected contamination shall be dealt with has been</p>			



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	<p>submitted to and approved in writing by the Local Planning Authority.</p> <p>The Remediation Strategy shall be fully implemented as approved. The extent of the area surrounding the contamination source where works shall be placed on hold will be determined by a suitably qualified person acting on behalf of the developer in consultation with the Local Planning Authority.</p> <p><i>Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.</i></p>			
34	<p><b>Sustainable Drainage System Verification Report</b></p> <p>Within 28 days of practical completion of the last dwelling or unit within a phase or part thereof, a Sustainable Drainage System (SuDS) verification report shall be submitted to and approved in writing by the Local Planning Authority. The Report shall detail that the SuDS have been inspected and have been built and function in</p>			

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	<p>accordance with the approved designs and drawings. The report shall also include a Flood Risk Asset Record providing details of all strategic SuDS components and piped networks, in an agreed form, for inclusion on the Lead Local Flood Authority's Flood Risk Asset Register.</p> <p><i>Reason: To ensure that the surface water drainage system has been built in accordance with the approved drawings and is fit to be put into operation. To ensure that the Sustainable Drainage System has been implemented as permitted and that all flood risk assets and their owners are recorded onto the Lead Local Flood Authority's statutory flood risk asset register as required under s21 of the Flood and Water Management Act 2010 in order to enable the proper management of flood risk within the county of Suffolk.</i></p>			
35	<p><b>Updated Ecology Surveys</b></p> <p>If any phase of the development hereby approved does not commence (or, having commenced, is suspended for more than 12 months) within 2 years from the date of the planning consent, the approved ecological measures secured through the submitted Ecological Impact Assessment (EclA) (CSA Environmental, May 2024) shall be reviewed and, where necessary,</p>			

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<p>amended and updated. The review shall be informed by further ecological surveys commissioned to i) establish if there have been any changes in the presence and/or abundance of protected and/or UK Priority species and ii) identify any likely new ecological impacts that might arise from any changes.</p> <p>Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the relevant phase of the development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.</p> <p><i>Reason: To ensure that ecological mitigation measures are appropriately delivered based on up-to-date evidence. To conserve and enhance protected and priority species and their habitats and providing net gains in biodiversity. Also to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife &amp; Countryside</i></p>			
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	<i>Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats &amp; species).</i>			
36	<p><b>Biodiversity Gain Plan</b>  The Overall Biodiversity Gain Plan and subsequent Biodiversity Gain Plans for each phase of the development submitted to discharge the pre-commencement Biodiversity Gain condition shall be prepared in accordance with the Biodiversity Net Gain Assessment: Design Stage report (CSA Environmental, March 2024).</p> <p><i>Reason: To ensure that the Overall Biodiversity Gain Plan and Biodiversity Gain Plans for each phase and part of the development are in accordance with the Biodiversity Gain information submitted with this application.</i></p>		Refer to IBC Suggested Condition above	Refer to IBC Suggested Condition above
37	<p><b>Provision of Access</b>  The only means of vehicular access from the existing highway to the development hereby approved shall be from Tuddenham Road and Humber Doucy Lane as shown on the Parameter Plan: Access and Vehicular Movement Plan. For the avoidance of doubt, no vehicular access, including construction vehicles, to the development hereby approved shall be gained from Tuddenham Lane or Seven Cottage Lane which lie within the administrative area of East Suffolk Council.</p>			

**Commented [DB38]:** Is this a compliance matter - please explain

**Commented [DB39]:** Is this not self policing? Could it be done without a further planning application? Please explain why this is needed.

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	<p><i>Reason: For the avoidance of doubt concerning what has been considered and approved; in the interests of highway safety and to ensure that internal connections are provided within the development in a comprehensive manner that are in accordance with the agreed Masterplan/Development Framework Plan.</i></p>			
38	<p><b>Sustainable Construction- Water Consumption Rate</b></p> <p>The residential development hereby approved shall be designed and built to achieve a water consumption rate of no more than 110 litres/person/day. All required water conservation measures installed to achieve this rate shall be retained/upgraded to ensure the required water consumption rate is not exceeded for the lifetime of the development.</p> <p><i>Reason: To ensure the finished development implements the approved sustainable measures to comply with policy DM1 of the Ipswich Local Plan and to ensure Building Control Officers and Independent Building Inspectors are aware of the water efficiency standard for the dwellings.</i></p>			

39	<p><b>Skylark Mitigation Strategy</b></p> <p>Prior to the commencement of development, a Skylark Mitigation Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Skylark Mitigation Strategy shall include the following:</p> <p>a) Purpose and conservation objectives for the proposed Skylark plots;</p> <p>b) detailed methodology for the Skylark plots;</p> <p>c) locations of the Skylark plots by appropriate maps and/or plans;</p> <p>d) persons responsible for implementing the compensation measure; and</p> <p>e) timeframes for implementing and maintaining these measures.</p> <p>The approved mitigation measures shall be implemented and maintained in accordance with the approved Strategy. Where such mitigation is to be made off-site, an agreement in accordance with section 106 of the Town and Country Planning Act 1990 shall be entered into, binding those interests in the off-site land</p>		Refer to IBC Suggested Condition above	Refer to IBC Suggested Condition above.
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	<p>as are necessary to secure the delivery of the mitigation measures in accordance with the Strategy, which shall detail the location where such mitigation is to be provided, the form of the approved mitigation and the approved ongoing maintenance regime for the measures; and in such circumstances no development shall commence until the section 106 agreement has been entered into.</p> <p><i>Reason: In the interest of protecting and conserving priority and protected species and habitats and to ensure there is no net loss of biodiversity. Also, to comply with the Council's duty under Section 40 of the Natural Environment and Rural Communities Act to conserve and enhance Biodiversity.</i></p>			
	<p><b>INFORMATIVES</b></p> <ul style="list-style-type: none"> <li>It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority. The works within the public highway will be required to be designed and constructed in</li> </ul>			

**Commented [DB40]:** Inspector decisions do not include informatives. Please review these to be certain none should in fact be suggested conditions

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	<p>accordance with the County Council's specification. The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing. For further information please visit: <a href="https://www.suffolk.gov.uk/planning-waste-andenvironment/planning-and-development-advice/application-for-works-licence/">https://www.suffolk.gov.uk/planning-waste-andenvironment/planning-and-development-advice/application-for-works-licence/</a></p> <ul style="list-style-type: none"><li>• The Local Planning Authority recommends that developers of housing estates should enter into formal agreements with the Highway Authority under Section 38</li></ul>			
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	<p>of the Highways Act 1980 in the interests of securing the satisfactory delivery, and long-term maintenance, of the new streets. For further information please visit: <a href="https://www.suffolk.gov.uk/planning-waste-andenvironment/planning-and-development-advice/application-for-works-licence/">https://www.suffolk.gov.uk/planning-waste-andenvironment/planning-and-development-advice/application-for-works-licence/</a> Please note that this development may be subject to the Advance Payment Code and the addition of non-statutory undertakers plant may render the land unadoptable by SCC Highways for example flogas and LPG.</p> <ul style="list-style-type: none"><li>• Any works to a watercourse may require consent under section 23 of the Land Drainage Act 1991</li><li>• Any discharge to a watercourse or groundwater needs to comply with the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017.</li><li>• Any works to lay new surface water drainage pipes underneath the public highway will need a licence</li></ul>			
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	<p>under section 50 of the New Roads and Street Works Act.</p> <ul style="list-style-type: none"><li>• Biodiversity Net Gain Informative</li><li>• This permission is subject to a related agreement under Section 106 of the Town and Country Planning Act, 1990.</li><li>• Positive and Proactive Statement</li><li>• Consideration of relevant regs e.g. equality, habitat regs etc</li><li>• Summary of policies and SPDs</li><li>• Any other by consultees</li></ul>			
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