ITEM NO: 9

Application No.
17/01109/FUL

Site Address:
Wood Lane Binfield Bracknell Berkshire RG42 4EX

Ward: Binfield With Warfield
Date Registered: 19 October 2017
Target Decision Date: 18 January 2018

Proposal:
Section 73 application for the variation of conditions 39 and 43 of planning permission 16/00020/FUL, a hybrid planning application seeking (a) outline planning permission for up to 400 additional dwellings, a community facility of up to 1,077 sq m, sports provision and open space (all matters reserved except for means of access) and (b) full planning permission for an all-through school (Learning Village) providing nursery, primary, secondary, post 16 and SEN facilities, approximately 13 ha of Suitable Alternative Natural Greenspace (SANG) land, two vehicular accesses from Temple Way, a spine road through the development and a school drop-off/SANG car park. (For Clarification: this application is for amendments to conditions 39 and 43 to vary the trigger points in relation to the implementation of off-site highway works).

Applicant: Bloor Homes
Agent: Boyer Planning Ltd
Case Officer: Margaret McEvit, 01344 352000
development.control@bracknell-forest.gov.uk

Site Location Plan (for identification purposes only, not to scale)
This application proposes the amendment of conditions 39 and 43 of planning permission 16/00020/OUT. Currently the conditions restrict occupation of any buildings on site until off site highway works have been completed and details of bus stops have been submitted and approved. This application proposes retaining the restriction on the occupation of the Learning Village but permitting up to 50 residential units to be occupied on site before the off site works are completed and details of bus stops are approved.

**RECOMMENDATION**
Planning permission be granted subject to conditions in Section 11 of this report

2. **REASON FOR REPORTING APPLICATION TO COMMITTEE**

2.1 The application is reported to Committee at the request of Councillor Leake.

3. **PLANNING STATUS AND SITE DESCRIPTION**

3.1 The site is roughly rectangular in shape and is bounded by Temple Way to the south, Forest Road to the north, Wood Lane to the west and a footpath to the east that links Temple Way and Forest Road and runs adjacent to the Cut, a tributary of the River Thames.

3.2 The site is accessed from Wood Lane which connects to Temple Way to the south and provides vehicular access to the golf course, driving range and existing buildings on the site including Park Farm and Park Farm Cottages and the club house building.

3.3 The northern section of Wood Lane beyond the golf club buildings provides a pedestrian link to Forest Road north of the site. The driving range is sited on land west of Wood Lane.

3.4 The site was formerly in use as a golf course but this use has ended and the Learning Village approved as part of the hybrid application 16/00020/OUT is now under construction in the northern part of the site and the main access road to the site, Avenue A has been constructed.

3.5 To the north, north west and south of the site, the immediate area is predominantly residential with the Temple Park residential area immediately south of the site and further residential areas with a mix of house types and sizes off Forest Road.

3.6 Newbold College, a Grade II* Registered Park and Garden is located south west of the site.

3.7 South east of the site is the more modern residential area of Temple Park containing a variety of house types. This area lies outside the Binfield and Popeswood study area.

3.8 The site is allocated for a comprehensive mixed use development in the adopted Site Allocations Local Plan. Policy SA7 sets out the development requirements for the site to include:

- 400 residential units (including affordable housing)
- Land for a range of educational facilities including Primary, Secondary and Special Education Needs
- Multi functional community hub
- A new football ground
- Maintenance of a gap between Binfield and Bracknell (comprising on-site open space and/or SANG)
- On-site open space and Suitable Alternative Natural Greenspace.

4. **RELEVANT SITE HISTORY**
5. THE PROPOSAL

5.1 This S73 application proposes the variation of conditions 39 and 43 of the hybrid planning permission 16/00020/OUT. Currently the conditions read as follows:

Access into the site from Temple Way as shown on plan 13-274-008 Rev E shall be constructed only in accordance with the following plans approved on 07.02.2017 under reference 16/00226/COND:-

16-230/001/B
16-230/002/B
16-230/003/C
16-230/004
16-230/005/A
16-230/006
16-230/007/A
16-230/008/A
16-230/009/A
16-230/SK13/A
16-230/SK10/A
16-230/SK11/A
16-230/SK12/A

The buildings provided by the carrying out of the development shall not be occupied until the off site highway works have been completed in accordance with the scheme. Prior to the commencement of each of the works below a scheme shall be submitted to and approved in writing by the Local Planning Authority for each of the works to include:

- Wood Lane/Temple Way/Popeswood Roundabout junction works
- Wood Lane enhancements including road and footway improvements to the site and the footway/cycleway improvements north of the site linking to Forest Road
- Toucan crossing on Temple Way
- Works to Forest Road to provide access to car park and bus stop enhancements

No building shall be occupied until the off site highway works have been completed in accordance with the scheme.

43 No Phase or Sub-phase of the development shall be occupied until details of the proposed bus stops have been submitted to and approved in writing by the Local Planning Authority. The bus stops shall be constructed in accordance with the approved plans.

5.2 The proposed amendments to these conditions would amend the trigger for occupation of buildings on the site in terms of permitting up to 50 residential units to be occupied prior to off site highway works set out in condition 39 being completed and details of bus stops as outlined in condition 43 being approved. Currently no occupation of any building on the site can take place before these works in conditions 39 and 43 are completed.

5.3 It had been assumed when preparing these conditions that the first buildings to be occupied on the site would be the Learning Village which received full permission under 16/00020/OUT. Construction is well underway on site and the opening date for the Learning Village is September 2018. Residential development of the site received outline planning permission. Reserved matters applications for the first 2 residential phases of development have recently been submitted but have yet to be determined. The size of the Learning Village and scale of the likely vehicle, cycle and pedestrian movements to the site requires that all measures in these 2 conditions be constructed and approved before
occupation of the Learning Village. The proposed amendments to these conditions would permit up to 50 residential units to be occupied before the works in condition 39 are completed and before details of bus stops in condition 43 are approved.

5.4 Proposed wording condition 39:

Access into the site from Temple Way as shown on plan 13-274-008 Rev E shall be constructed only in accordance with the following plans approved on 07.02.2017 under reference 16/00226/COND:

16-230/001/B
16-230/002/B
16-230/003/C
16-230/004
16-230/005/A
16-230/006
16-230/007/A
16-230/008/A
16-230/009/A
16-230/SK13/A
16-230/SK10/A
16-230/SK11/A
16-230/SK12/A

Prior to occupation of the Learning Village or prior to the occupation of the 50th residential dwelling (whichever is sooner) the highway improvement works listed below shall be completed in accordance with the scheme.

Prior to the commencement of each of the works below a scheme shall be submitted to and approved in writing by the Local Planning Authority for each of the works to include:

- Wood Lane/Temple Way/Popeswood Roundabout junction works
- Wood Lane enhancements including road and footway improvements to the site and the footway/cycleway improvements north of the site linking to Forest Road
- Toucan crossing on Temple Way
- Works to Forest Road to provide access to car park and bus stop enhancements

Neither the Learning Village nor more than 50 residential dwellings shall be occupied until the off site highway works have been completed in accordance with the scheme.

5.5 Proposed wording condition 43.

Prior to occupation of the Learning Village or prior to occupation of the 50th residential dwelling (whichever is sooner) details of the proposed bus stops shall be submitted to and approved in writing by the Local Planning Authority. The bus stops shall be constructed in accordance with the approved plans.

6. REPRESENTATIONS RECEIVED

6.1 No representations have been received.

7. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

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<tr>
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<th>Development Plan</th>
<th>NPPF</th>
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<td>General policies</td>
<td>CP1 of the SALP; CS1 and CS2 of the CSDPD</td>
<td>Consistent</td>
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9. PLANNING CONSIDERATIONS

Transport Considerations

9.1 Bracknell Forest Borough Local Plan Policy M9 and Core Strategy Policies CS23 and CS24 seek to promote or retain safe highway access and suitable off road parking provisions, thus avoiding highway safety implications. This is consistent with the objectives of the NPPF.

9.2 The proposed changes to conditions 39 and 43 do not seek to alter the triggers for occupation of the Learning Village which cannot take place until all the works referred to in the conditions have been completed. There are also no changes proposed to the off site highway works required to be provided to serve the site.

9.3 If housing in the first residential phases is approved and completed before the Learning Village is occupied it is considered that as long as occupation is restricted to 50 units then this would be acceptable in highway terms.

9.4 The enhancements to the northern section of Wood Lane will provide a key link for pedestrians and cyclists to the Learning Village and into Binfield village. The length of the Wood Lane north link to Binfield village would be approximately 1.6km. Alternative routes do exist using the lit routes of Temple Way and Popeswood Road which would add an additional 300m to the route to Binfield village. Given the low number of units proposed before the works are required to be completed and the short space of time before the Learning Village will be occupied it is considered that it is acceptable to permit up to 50 units to be occupied before the works to Wood Lane north are required to be completed.

9.5 The submitted reserved matters applications for residential phases are located closest to Temple Way and the existing bus stop and pedestrian crossing provision would be sufficient to cater for this level of occupation. The existing bus stops are within 400m walk distance from the phase 1 units which is a reasonable walk distance. The reserved matters applications also include an internal footway/cycleway that runs parallel to Temple Way giving access to existing bus stops. The requirements for the Toucan crossing to Temple Way to be provided and details of proposed bus stops to be submitted and approved before occupation of the Learning Village or prior to occupation of the 50th residential unit is considered to be acceptable.

10. CONCLUSIONS

10.1 The proposed amendments to conditions 39 and 43 to permit occupation of up to 50 residential units prior to completion of off site highway works listed in condition 39 and prior to approval of approved bus stops are considered to be acceptable. Works to the Learning Village approved under 16/00020/OUT on the site are well advanced and occupation is intended in September 2018. All works in conditions 39 and 43 are required to be completed before occupation of the Learning Village, a significant generator of vehicle movements and pedestrian and cycle movements to and from the site. Occupation of up to 50 residential units is not considered to require the completion of the works due to the reduced vehicle,
pedestrian and cycle movements. Existing bus stops are within 400m walking distance from the earliest phases of residential development which is considered to be a reasonable distance in the short term before details of bus stops are approved.

10.2 The proposed residential units would also be positioned close to Temple Way with pedestrian/cycleways to be provided as part of the submitted reserved matters application parallel to Temple Way to enable access to existing bus stops and existing crossing points of Temple Way. In the absence in the short term of the improvements to Wood Lane north to enable pedestrian and cycle access to Binfield village, alternative lit routes are available along Temple Way and Popeswood Road. Although adding 300m to the route to the village centre, in the short term this is considered to be acceptable.

10.3 The Learning Village is scheduled to be completed by September 2018 with all works in conditions 39 and 43 completed. This application covers the eventuality of either the Learning Village opening being delayed or works to complete up to 50 residential units advancing to an extent that the units are occupied prior to September 2018. Reserved matters applications for the first residential phases have yet to be determined.

11 Recommendation

That the application be APPROVED subject to the following conditions:-

01. With the exception of Phase 1 and prior to the commencement of any Phase or Sub-phase, applications for the approval of the details relating to layout, scale, appearance and landscaping of the development hereby permitted (hereinafter called “the reserved matters”) shall be submitted to and approved in writing by the Local Planning Authority. The plans and particulars submitted in relation to these Reserved Matters shall be carried out in accordance with these reserved matters.
REASON: To comply with Section 92 of the Town and Country Planning Act 1990.

02. Applications for approval of all the Reserved Matters for the first Phase of residential development shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. Applications for approval of the Reserved Matters relating to subsequent phases shall be made to the Local Planning Authority before the expiration of eight years from the date of this permission.
REASON: To comply with Section 92 of the Town and Country Planning Act 1990.

03. The development approved by Reserved Matters shall begin no later than the expiration of three years from the final approval of the reserved matters for that Phase, or, in the case of approval on different dates for a single Phase, the final approval of the last such matter to be approved.
REASON: To comply with Section 92 of the Town and Country Planning Act 1990.

04. The development hereby permitted shall be carried out only in accordance with the following approved plans and documents:-

- 10.124/P001 - site location plan
- BLV-0100-00-ZZ-DR-A-00000/P4 - location plan
- 10.124/P021 Rev B - Plan showing the extents of the outline and full planning application.

Phase 1 Learning Village Elevations and Layouts:-

- BLV-0100-00-ZZ-DR-A-00050/P5 - aerial view
- BLV-0100-00-ZZ-DR-A-00056/P4 - external courtyard views
- BLV-0107-00-ZZ-DR-L-00016/P6 - amended planting plan 01
- BLV-0107-00-ZZ-DR-L-00003/P5 - general arrangements plan
Learning Village Drainage:-

13-274-029 - amended drainage details sheet 2 of 2
13-274-028 - amended highway long section sheet 2
13-274-027 - amended highway long section sheet 1
Detail Drainage Strategy Sheet 1 of 10 Drawing No 13-274-014 Revision G
Detail Drainage Strategy Sheet 2 of 10 Drawing No 13-274-015 Revision G
Detail Drainage Strategy Sheet 3 of 10 Drawing No 13-274-016 Revision G
Drainage Details Sheet 1 Drawing No 13-274-019 Revision C
Detail Drainage Strategy Sheet 4 of 10 Drawing No 13-274-020 Revision F
Detail Drainage Strategy Sheet 5 of 10 Drawing No 13-274-021 Revision F
Detail Drainage Strategy Sheet 6 of 10 Drawing No 13-274-022 Revision B
Detail Drainage Strategy Sheet 7 of 10 Drawing No 13-274-023 Revision B
Detail Drainage Strategy Sheet 8 of 10 Drawing No 13-274-024 Revision C
Detail Drainage Strategy Sheet 9 of 10 Drawing No 13-274-025 Revision A
Detail Drainage Strategy Sheet 10 of 10 Drawing No 13-274-026 Revision A
13-274-018/E - Surface water maintenance plan
13-274-03 Revision E - Foul and Surface Water Drainage Report May 2016
13-274-04 - Designers Summary of Significant/Unusual Hazards & Risks within SANGS April 2016
1035 Revision P6 - D7 Binfield Learning Village Planning Drainage Statement July 2016
BLV-0200-00-XX-RP-C-00007
BLV-0107-00-ZZ-DR-L-00001/P4
BLV-0107-00-ZZ-DR-L-00003/P5
Highway Plans:

- Drawing 13-274-005L - Proposed School Drop-Off & 'SANG' Car Park
- Drawing 13-274-007D - Site Access & Spine Road General Arrangement
- Drawing 13-274-008E - Site Access & Spine Road Construction Make-Up
- Drawing 13-274-012B - Site Access - General Arrangement
- 13-274-006 proposed SANG pedestrian access

CEMP

Traffic Management & Logistics Plan Rev06 22nd November 2016
Construction Phase Plan September 2015
Habitats Clearance Plan CSA/3005/100
Construction Environmental Management Plan October 2015

Traffic Management Plan received 08.12.2016
Construction Environmental Management Plan Breheny. Received 17.11.16

Traffic Management & Logistics Plan Rev 09 23rd March 2017

Archaeological Works

Learning Village, Binfield, Bracknell: Archaeological Evaluation. Foundations Archaeology (4.7.19 V1.1)
Written Scheme of Investigation for an Archaeological Watching Brief. 28.09.16 (Avenue A works)

Outline Application Plans:

- Site Location Plan - 10.124/P001,
  Plan Showing the Extents of the Outline and Full Planning Application - 10.124/P4021 B
- Parameter Land Use - 10.124/P401 Rev D,
- Parameter Green Infrastructure - 10.124/P411 Rev E,
- Parameter Building Heights - 10.124/P421 Rev B,
- Parameter Density - 10.124/P431 Rev D
- Parameter Access and Movement - 10.124/P441 Rev F

Land at Blue Mountain Masterplan & Design Code September 2017 Rev C

Illustrative Concept Masterplan -01. CMP-01 Rev C.

CEMP (Land West of Wood Lane)

Construction Management Plan September 2017 Odyssey.
Proposed haul road layout 16-244/010 Rev C
Construction Vehicles Swept Paths 16-244/011 Rev C

Tree Protection (Land West of Wood Lane):-
05. No residential development shall take place until a plan identifying the extent of each residential Phase or Sub-phase has been submitted to and approved in writing by the Local Planning Authority.
   REASON: In the interests of the proper planning and comprehensive delivery of the site and associated infrastructure.
   [Relevant Policies: BFBLP EN20, CSDPD CS5 and CS7]

06. All Reserved Matters applications relating to a residential Phase shall be submitted in accordance with the approved Masterplan and Design Code (as may be amended from time to time by written agreement with the Local Planning Authority).
   REASON: To enable the Local Planning Authority to exercise appropriate control of the design of the development.

07. With the exception of works in Phase 1 the development hereby permitted shall not be begun until a Construction Strategy for that Phase of the development, has been submitted to and approved in writing by the Local Planning Authority.
   The Construction Strategy shall comprise the following information, where relevant.
   1. A Demolition and Construction Programme which shall set out the anticipated sequence in which the following works will be carried out:-
      i. Demolition works
      ii. Tree clearance works
      iii. Earthworks
      iv. Construction of development Phases and Sub-Phases
      v. Highway works (including pedestrian/cyclist routes and alterations for construction access)
      vii. Surface water drainage works
      viii. Landscaping works
      ix. Utility works
      x. Recycling facilities
      xi. Environmental mitigation works identified in the Environmental Statement
   2. In relation to any residential development, a Planning Submission Programme which shall set out the anticipated sequence for the submission of the Masterplan and Design Code and other details as referred to in other conditions attached to this permission.
   3. In relation to any residential development, Phasing Strategy Diagrams which shall include the following details:
      i. The location of each Phase and Sub-phase of development
ii. The anticipated commencement date and order in which works are to be completed in the development Phases and Sub-phases

iii. Landscape (including areas of passive and active Open Space of Public Value), utility and highway works for each Phase and Sub-phase.

The development shall thereafter only be carried out in accordance with the approved Construction Strategy (as may be amended from time to time by agreement in writing of the Local Planning Authority).

4. In relation to any residential development, a list of the land use components (including number of dwellings and Open Space of Public Value) of each Phase or Sub-phase of the development.

REASON: In order to ensure a phased programme of development in the interests of proper planning and the comprehensive redevelopment of the area.

08. No residential development hereby permitted shall begin until a Construction Strategy for the implementation of the Suitable Alternative Natural Greenspace has been submitted to and approved in writing by the Local Planning Authority. The Construction Strategy shall comprise the following information, where relevant:-

1. A Demolition and Construction Programme which shall set out the anticipated sequence in which the following works will be carried out:

i. Demolition works
ii. Tree clearance works
iii. Earthworks
iv. Construction of development Phases
vi. Highway works (including construction access)
vi. Surface water drainage works
vii. Landscaping works
ix. Utility works
x. Recycling facilities
xi. Environmental mitigation works identified in the Environmental Statement

The development shall thereafter only be carried out in accordance with the approved Construction Strategy (as may be amended from time to time by agreement in writing of the Local Planning Authority).

REASON: In order to ensure a phased programme of development in the interests of proper planning and the comprehensive redevelopment of the area.

09. The development hereby permitted shall not exceed 403 dwellings.

REASON: In the interests of the proper planning of the area.

10. The development hereby permitted shall be implemented in accordance with the mitigation measures contained in the Environmental Statement dated January 2016.

REASON: To minimise the impact of the development.

[Relevant Plans and Policies: CSDPD CS1]

11. No development within any Phase or Sub-phase, shall take place, including any works of demolition, until a Construction Environmental Management Plan (CEMP) for that Phase or Sub-phase has been submitted to and approved in writing by the Local Planning Authority.

Each CEMP shall include as a minimum:-

(i) a Construction Logistics/ Site Organisation plan
   (ii) The location of construction access for the relevant Phase or Sub-phase of demolition and construction
   (iii) The routing of construction traffic (including directional signage and appropriate traffic management measures) to minimise the impact on local residents and other road users;
   (iv) Details of the parking of vehicles of site operatives and visitors
   (v) Areas for loading and unloading of plant and materials
(vi) Areas for the storage of plant and materials used in constructing the development
(vii) The erection and maintenance of security hoarding
(viii) External lighting of the site
(ix) Method of piling for foundations
(x) Measures to control the emission of dust, dirt, noise and odour during construction
(xi) Measures to control surface water run-off
(xii) Measures to prevent ground and water pollution from contaminants on-site
(xiii) construction and demolition working hours and hours during which delivery vehicles or
vehicles taking materials away are allowed to enter or leave the site;
(xiv) Details of wheel-washing facilities;
(xv) Details in respect of measures to minimise, re-use and re-cycle waste, including
materials and waste arising from demolition; minimise the pollution potential of unavoidable
waste; and dispose of unavoidable waste in an environmentally acceptable manner;
(xvi) Details of measures to mitigate the impact of demolition and construction activities on
ecology as set out in paragraphs 7.8.34, 7.8.35, 7.8.42, 7.8.44, 7.8.45, 7.8.47 of the
Environmental Statement; and
(xvii) Details of a monitoring regime to demonstrate compliance with the CEMP including
timings for reports to be submitted to the Local Planning Authority.

The approved Construction Environmental Management Plans shall be adhered to
throughout the construction period unless otherwise agreed in writing by the Local Planning
Authority.

REASON: To mitigate and control environmental effects during the demolition and
construction phases
[Relevant Policies: BFBLP EN25]

12. No site clearance shall take place on any Phase or Sub-phase during the main bird nesting
period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on
nesting birds during the construction of that Phase of the development has been submitted
to and approved in writing by the Local Planning Authority. Any agreed scheme shall be
carried out in accordance with the minimisation measured agreed and retained as such
thereafter.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: BFBLP EN3, CSDPD CS1 and CS7]

13. All planting comprised in the soft landscaping works within all Phases or Sub-phases of
development shall be carried out and completed in full accordance with the approved
scheme for that particular Phase, in the nearest planting season (1st October to 31st
March inclusive) to the completion of the relevant Phase or Sub-phase, or prior to the
occupation of any part of the approved development, whichever is sooner, or as may
otherwise be agreed in writing by the Local Planning Authority. All hard landscaping works
shall be carried and completed prior to the occupation of any part of the approved
development. As a minimum, the quality of all hard and soft landscape works shall be
carried out in accordance with British Standard 4428:1989 ‘Code Of practice For General
Landscape Operations’ or any subsequent revision. All trees and other plants included
within the approved details shall be healthy, well formed specimens of a minimum quality
that is compatible with British Standard 3936:1992 (Part 1) ‘Specifications For Trees &
Shrubs’ and British Standard 4043 (where applicable) or any subsequent revision. Any
trees or other plants which within a period of 5 years from the completion of the relevant
Phase or Sub-phase, die, are removed, uprooted, or significantly damaged, become
diseased or deformed, shall be replaced during the nearest planting season (1st October to
31st March inclusive) with others of the same size, species and quality as approved.

REASON: In the interests of good landscape design and the visual amenity of the area.
[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7].
14. Other than works within Phase 1, the development hereby permitted (including initial site-clearance) shall not be begun until a detailed scheme, and programme for its implementation for the protection of existing trees, hedgerows and groups of mature shrubs to be retained for that particular Phase in accordance with British Standard 5837:2012 ‘Trees In Relation To Construction Recommendations’ (or any subsequent revision), has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include proposals for the phasing of its implementation so that protection is provided from the commencement of demolition or site clearance works (whichever is the sooner), through to the construction works and the completion of hard landscaping works. The submitted scheme shall include the following for that particular Phase:
   a) Accurate trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development where the root protection zone extends into the site.
   b) Positions and spreads of existing hedgerows and groups of mature shrubs.
   c) All proposed tree, hedge, shrub removal and retention.
   d) Minimum 'Root Protection Areas' of all existing retained trees within the site and on neighbouring land adjacent to the approved development, calculated in accordance with BS 5837 recommendations.
   e) Plans of a minimum scale of 1:200 (unless agreed otherwise by the Local Authority) showing the proposed locations of 2.3m high protective barrier/s, supported by a metal scaffold framework, constructed in accordance with Section 9 (Figure 2) of BS 5837:2012, to include appropriate weatherproof tree protection area signage (such as “Keep Out - Construction Exclusion Zone”) securely fixed to the outside of the protective fencing structure at regular intervals.
   f) Proposed ground protection measures in accordance with Section 9 (Figure 3) of BS 5837:2012.
   g) Annotated minimum distances between fencing and trunks of retained trees at regular intervals.
   h) Illustration/s of the proposed fencing structure/s to be erected.

The development shall be carried out in accordance with the approved scheme and programme.

REASON: In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

15. The protective fencing and other protection measures specified by condition 14 shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of each Phase of any development works, including any initial clearance, and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on that Phase of the site. No activity of any description must occur at any time within these protected areas including but not restricted to the following:
   a) No mixing of cement or any other materials.
   b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
   c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
   d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
   e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
   f) Parking/use of tracked or wheeled machinery or vehicles of any description.

In addition to the protection measures specified above,
g) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedge shown to be retained.
h) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.
REASON: In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

16. If any tree or hedgerow shown to be retained on any plan approved by this permission or on any plan approved under any subsequent reserved matter or condition of this consent, is removed, uprooted, destroyed, dies or becomes diseased during the course of the development or within a period of 5 years of the completion of the Phase or Sub-phase, another tree or hedgerow of the same species and size as that originally planted shall be planted at the same place.
REASON: In the interests safeguarding visual amenity.
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

17. If more than 2 years elapse between the previous protected species surveys and the due commencement date of works, an updated protected species survey shall be carried out by a suitably qualified ecologist. A report confirming the results and implications of the assessment, including any revised mitigation measures, shall be submitted to the Local Planning Authority before construction works commence on site.
REASON: To ensure the status of protected species on site has not changed since the last survey.
[Relevant Plans and Policies: BFBLP EN3, CSDPD CS1 and CS7]

18. Prior to the commencement of any Phase of the development, the applicant, or their agents, or successors in title, will secure the implementation of a programme of archaeological works in accordance with a written scheme of investigation for that Phase of the development, which has been submitted by the applicant and approved in writing by the local planning authority. The preliminary archaeological results for each Phase shall inform archaeological mitigation measures that may be required for each Phase, to be agreed by the local planning authority. Mitigation measures will be implemented in accordance with those agreed in writing with the local planning authority.
REASON: In the interests of the archaeological and historical heritage of the Borough.
[Relevant Policies: BFBLP EN6 and EN7, CSDPD CS1]

19. No works associated with the residential development other than substructure works shall take place until full details of recycling facilities (including details of screening) are submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be implemented prior to the occupation of any dwelling and shall thereafter be retained.
REASON: To ensure the provision of satisfactory waste and recycling collection facilities in the interests of amenity and sustainability.[Relevant Policies: CSDPD CS13]

20. No residential development shall be occupied until a detailed Landscape Management Plan for that particular Phase or Phases has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:
(a) long term design objectives;
(b) management responsibilities; and
(c) maintenance schedules for all landscape areas within the development.
The Landscape Management Plan shall be carried out as approved.
REASON: To ensure that the landscaping is maintained in the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]
21. With the exception of Phase 1 prior to the commencement of any Phase or Sub-phase, full details showing the finished floor levels of any new buildings in that Phase hereby approved in relation to a fixed datum point shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
   REASON: In the interests of the character of the area.
   [Relevant Policies: BFBLP EN20, CSDPD CS7]

22. Other than works within Phase 1, prior to the commencement of any new building, an Energy Demand Assessment for that particular building or buildings shall be submitted to and approved in writing by the Local Planning Authority. This Assessment shall demonstrate how (a) the development in that relevant Phase will reduce carbon dioxide emissions by at least 10% and detail what specific measures will be carried out to ensure this, and (b) where relevant will outline, what proportion of the buildings energy requirements will be provided from onsite renewable energy production (which proportion shall be 20% unless otherwise agreed in writing by the Local Planning Authority).
   The buildings shall be constructed in accordance with the approved Energy Demand Assessment and retained in accordance therewith, unless the Local Planning Authority gives prior written consent to any variation.
   REASON: In the interests of the sustainability and the efficient use of resources.
   [Relevant Plans and Policies: CSDPD CS12]

23. No residential development shall commence until a Sustainability Statement covering water efficiency aimed at achieving an average water use in new dwellings of 110 litres/person/day, has been submitted to, and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the Sustainability Statement, as approved, and retained as such thereafter.
   REASON: In the interests of sustainability and the efficient use of resources.
   [Relevant Policy: Core Strategy DPD CS10]

24. No building shall be occupied until:
   (a) means of vehicular access;
   (b) means of pedestrian and cycle access; and
   (c) vehicle and cycle parking spaces;
   associated with that particular building have been constructed in accordance with the approved details which have been submitted to and approved in writing by the Local Planning Authority.
   Such accesses and parking spaces shall thereafter be retained.
   REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking and in the interests of the accessibility of the site to pedestrians, cyclists and vehicles.
   [Relevant Policies: BFBLP M6, M9, CSDPD CS23]

25. If Avenue A is identified within any Construction Environmental Management Plan submitted to discharge condition 11 as being required to provide access for construction vehicles, no development (other than the construction of the access) shall take place until Avenue A (as shown on plan Parameter Plan: Access and Movement 10.124/P441 Rev D) has been constructed to provide a safe means of access to any required construction vehicles in accordance with the details to be submitted to and approved in writing by the Local Planning Authority.
   REASON: In the interests of highway safety.
   [Relevant Policies: Core Strategy DPD CS23]
26. If Avenue A is identified within any Construction Environmental Management Plan submitted to discharge condition 11 as being required to provide access for construction vehicles, before any other part of the development is commenced the proposed vehicular access from Avenue A to Temple Way shall be formed and provided with visibility splays and temporary drainage to the west of Avenue A (as detailed in the Detail Drainage Strategy Sheet 2 of 10 Drawing No 13-274-015 Revision F). The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height measured from the surface of the adjacent carriageway and at all times maintained clear of any obstruction exceeding 0.6 metres in height.

REASON: In the interests of highway safety and to ensure the provision of adequate drainage works to serve the development.

[Relevant Policies: Core Strategy DPD CS23]

27. No buildings within any Phase or Sub-phase of the development hereby permitted shall be occupied until a plan showing visibility splays within that Phase or Sub-phase have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

28. The dwelling(s) shall not be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the driveway and the adjacent footway. The dimensions shall be measured along the edge of the drive and the back of the footway from their point of intersection. The visibility splays shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the carriageway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

29. No dwellings shall be occupied until visibility splays of 2.0 metres by 2.0 metres have been provided at the junction of the driveway and the adjacent carriageway. The dimensions shall be measured along the edge of the drive and the edge of the carriageway from their point of intersection. The visibility splays shall at all times thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the carriageway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

30. No building shall be occupied until a temporary 3 metre wide footway/cycleway has been constructed between Avenue A and Temple Way in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of accessibility of the development to pedestrians and cyclists.

[Relevant Policy: BFBLP M6]

31. The vertical alignment and construction of Avenue A shall be carried out only in accordance with the following plans approved on 07.02.2017 under reference 16/00226/COND:-

16-230/001/B
16-230/002/B
16-230/003/C
16-230/004
16-230/005/A
16-230/006
16-230/007/A
16-230/008/A
16-230/009/A
16-230/SK13/A
16-230/SK10/A
16-230/SK11/A
16-230/SK12/A

REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

32. The gradient of private residential drives shall not exceed 1 in 12.
REASON: To ensure that adequate access to parking spaces and garages is provided.
[Relevant Policies: Core Strategy DPD CS23]

33. No residential development in any Phase or Sub-phase hereby permitted shall commence until
(a) details of the location of visitor car parking spaces, and
(b) details of the signing for the spaces
have been submitted to and approved in writing by the Local Planning Authority. The car parking spaces shall be provided and signed in accordance with the approved details and the spaces and signage shall thereafter be retained.
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

34. There shall be at least 6.0 metres between the garage door (when shut) of any dwelling and the highway boundary.
REASON: In order to ensure that adequate off street vehicle parking is provided in accordance with the Borough Councils vehicle parking standards.
[Relevant Policy: BFBLP M9]

35. Any garage accommodation shall be retained for the use of the parking of vehicles at all times, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that the Local Planning Authority's vehicle parking standards are met.
[Relevant Policy: BFBLP M9]

36. Any car ports hereby approved shall be retained for the use of the parking of vehicles at all times and, notwithstanding the provisions of the Town and Country (general Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no enlargements, improvements or alterations shall be made to the car port, and no gate or door shall be erected to the front of the car port, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that the development is provided with adequate parking to prevent the likelihood of on-street parking which could be a danger to other road users.
[Relevant Policy: BFBLP M9]

37. With the exception of Phase 1, the development hereby permitted shall not commence until a scheme for that particular Phase has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities. The Phase shall not be occupied until the approved cycle parking facilities have been implemented and retained thereafter.
REASON: In the interests of accessibility of the development to cyclists.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]
38. No gates shall be provided at the vehicular access to any residential Phase.
REASON: In the interests of highway safety.
[Relevant Policies: Core Strategy DPD CS23]

39. Access into the site from Temple Way as shown on plan 13-274-008 Rev E shall be constructed only in accordance with the following plans approved on 07.02.2017 under reference 16/00226/COND:-
16-230/001/B
16-230/002/B
16-230/003/C
16-230/004
16-230/005/A
16-230/006
16-230/007/A
16-230/008/A
16-230/009/A
16-230/SK13/A
16-230/SK10/A
16-230/SK11/A
16-230/SK12/A

Prior to occupation of the Learning Village or prior to the occupation of the 50th residential dwelling (whichever is sooner) the highway improvement works listed below shall be completed in accordance with the scheme.

Prior to the commencement of each of the works below a scheme shall be submitted to and approved in writing by the Local Planning Authority for each of the works to include:

- Wood Lane/Temple Way/Popeswood Roundabout junction works
- Wood Lane enhancements including road and footway improvements to the site and the footway/cycleway improvements north of the site linking to Forest Road
- Toucan crossing on Temple Way
- Works to Forest Road to provide access to car park and bus stop enhancements

Neither the Learning Village nor more than 50 residential dwelling shall be occupied until the off site highway works have been completed in accordance with the scheme.
REASON: In the interests of highway safety.
[Relevant Policy: BFBLP M4]

40. Other than works within Phase 1 no part of the development within any phase or sub phase shall commence until details for the design of the sustainable drainage scheme for that particular Phase or Sub-phase in accordance with the approved drainage strategy have been submitted to and approved in writing by the Local Planning Authority.
Those details shall include:-
- how the design meets the Defra Non-Statutory Technical Standards and the Lead Local Flood Authority’s Local Flood Risk Management Strategy
- how the design meets National and Local planning polices and guidance
- any works required on-site to prevent flooding and pollution of the receiving groundwater and/or surface waters
- any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts and headwalls where relevant).
REASON: To prevent the increased risk of flooding.
[Relevant Policies: CSDPD CS1, BFBLP EN25]
41. Other than works within Phase 1 no part of the development within any phase or sub phase shall be occupied until a management plan containing details of the maintenance and operation of the sustainable drainage scheme for the lifetime of the development in that particular Phase or Sub-phase have been submitted to and approved in writing by the Local Planning Authority.

Those details shall include:-
(a) arrangements for adoption by any public body or statutory undertaker, or;
(b) arrangements to secure management by a private/residents management company or suitable other arrangements;
(c) maintenance schedule for the sustainable drainage scheme;
(d) operation of the sustainable drainage scheme including repair, replacement and servicing.

The scheme shall thereafter be operated and maintained in accordance with the approved management plan for the lifetime of the development.

REASON: To ensure the maintenance and operation of the sustainable drainage scheme for the lifetime of the development
[Relevant Policies: CSDPD CS1, BFBLP EN25]

42. Other than Phase 1 of the development no new building hereby permitted shall be occupied until the sustainable drainage scheme serving that building has been implemented in accordance with the submitted and approved details.

REASON: To prevent the increased risk of flooding.
[Relevant Policies: CSDPD CS1, BFBLP EN25]

43. Prior to occupation of the Learning Village or prior to occupation of the 50th residential dwelling (whichever is sooner) details of the proposed bus stops shall be submitted to and approved in writing by the Local Planning Authority. The bus stops shall be constructed in accordance with the approved plans.

REASON: In the interests of accessibility by public transport.
[Relevant Policies: BFBLP M4 and M8]

44. PHASE 1 CONDITIONS ONLY
Phase 1 of the development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

45. Phase 1 of the development shall be carried out strictly in accordance with the materials approved on 11.07.2017 under reference 16/00232/COND and maintained as such thereafter.

- Materials plan BLV-0107-00-ZZ-DR-L-00019 Rev C3 received 11th January 2017
- Building Facing materials 10th November 2016. School & Sports building facing brick option 1 Ibstock Bradgate Multi Cream with natural mortar preferred (but options 2 and 3 also acceptable)
- Sports building metal cladding options 1 and 2 acceptable
- Concrete block paving Option 2 Marshall keyblock "charcoal" and "natural" colours
- Concrete slab paving option 1 Marshalls Conservation Silver Grey
- Rubber play surface - Drawing REF S8
- Concrete tactile pacing "Hazard Warning" Drawing REF S8
- Concrete Tactile Paving "Blister" - Drawing REF S11

REASON: In the interests of the visual amenities of the area.
[Relevant Policies: BFBLP EN20, CSDPD CS7]
46. The development hereby permitted shall not be occupied until a scheme for the design of car parking areas to serve the Learning Village and community facilities has been submitted to and approved in writing by the Local Planning Authority and shall include details of:
(a) directional signs and their locations to each car park and section of car park
(b) surface markings
(c) pedestrian routes within the car park
(d) location and design of cycle parking
(e) car parking for people with disabilities including Signage
(f) gradients of the pedestrian and access routes
The approved scheme shall be implemented prior to the first occupation of the part of the development to be served by the parking areas shall thereafter be retained.
REASON: In the interests of the accessibility and safety of the car park users.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

47. Prior to the commencement of any superstructure works in respect of Phase 1 a scheme for covered and secure cycle parking facilities (including shower facilities and lockers for employees) shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the approved scheme has been implemented. Save as otherwise agreed in writing by the Local Planning Authority, the facilities shall be retained.
REASON: In the interests of accessibility of the development to cyclists.
[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

48. The car parking indicated on the approved plans as car parking for people with disabilities shall be marked out, signed and provided prior to the first occupation of the building that the parking relates to and shall thereafter be retained, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that people with disabilities have adequate access to the development.
[Relevant Policy BFBLP M7]

49. Prior to the commencement of any superstructure works in respect of Phase 1, a full lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of all freestanding external site lighting, including details of the lighting units and levels of illumination, for all adopted and unadopted roads required to serve the buildings in Phase 1 of the development, car parking areas and sports pitches and facilities associated with the Learning Village. The lighting scheme shall include as a minimum:-
- Details of lighting columns within the northern section of Wood Lane to ensure that the top of the Wood Lane vegetation is not lit
- Details of cowls and/or screens to block light
- Details of sensor lighting or restricted lighting hours
- Avoiding light wavelengths <500nm
- Lux lighting levels and any light wavelengths
No lighting shall be provided at the site other than in accordance with the approved details. The approved lighting scheme shall be installed prior to the first occupation of Phase 1.
REASON: In the interests of the amenity of neighbouring properties, ecological assets and the character of the area.
[Relevant Policies: BFBLP EN2O and EN25, CSDPD CS7]

50. Within three months of the final occupation of Phase 1, a Post Construction Review Report shall be carried out by an independent assessor licensed by the Building Research Establishment and a Final Code Certificate shall be submitted to the Local Planning Authority which demonstrates that the development has been constructed to meet a minimum BREEAM standard of "Very Good".
REASON: In the interests of sustainability and the efficient use of resources.  
[Relevant Policy: CSDPD CS10]

51. Prior to the first occupation of any building within Phase 1, full details of facilities for the separation and collection of different types of waste (including details of screening) shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be implemented prior to the occupation of any building in Phase 1 and shall thereafter be retained.  
REASON: To ensure the provision of satisfactory waste collection facilities in the interests of amenity and sustainability.  
[Relevant Policies: CSDPD CS13]

52. All existing trees, hedgerows and groups of shrubs shown to be retained on the approved drawings shall be protected by 2.3m high (minimum) protective barriers, supported by a metal scaffold framework, constructed in accordance with Section 9 (Figure 2) of British Standard 5837:2005, or any subsequent revision.  
REASON: In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.  
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

53. The development hereby permitted (including initial site-clearance) shall not be begun until the protective fencing and other protection measures specified by condition 52 has been erected in the locations agreed in writing by the Local Planning Authority and shall be maintained fully intact and (in the case of the fencing) upright, in its approved locations at all times, until the completion of all building operations on the site (unless agreed otherwise in writing by the Local Planning Authority). No activity of any description must occur at any time within these protected areas including but not restricted to the following:  
a) No mixing of cement or any other materials.  
b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.  
c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.  
d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ground conditions of any other description.  
e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.  
f) Parking/use of tracked or wheeled machinery or vehicles of any description.  
In addition to the protection measures specified above,  
g) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.  
h) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.  
REASON: In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.  
[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

54. Hard and soft landscaping works within Phase 1 of the development shall be constructed only in accordance with the following plans approved on 08.05.2017 under reference 16/00184/COND:-  

BLV-0107-00-ZZ-DR-L-00215/C1  
BLV-0107-00-ZZ-DR-L-00216/C1  
BLV-0107-00-ZZ-DR-L-00217 C1
Phase 1 shall be landscaped and completed in full accordance with the approved landscape scheme, prior to its first occupation. As a minimum, the quality of all hard and soft landscape works shall be carried out in accordance with British Standard 4428:1989 ‘Code Of practice For General Landscape Operations’ or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) ‘Specifications For Trees & Shrubs’ or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of Phase 1 die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved.

REASON: In the interests of good landscape design and the visual amenity of the area and to safeguard the views from Newbold College a Registered Park and Garden.

[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]

55. The level of noise emitted from plant on the premises shall not exceed the noise levels set out in the Operational Noise section of Chapter 11 of the submitted Environmental Statement, dated January 2016

REASON: In the interests of the amenities of the occupiers of the buildings.

[Relevant Policies: BFBLP EN25]

56. Prior to the pitch provision and sports facilities within Phase 1 being brought into use, details of its community use shall be submitted to and approved in writing by the Local Planning Authority. The details shall apply to pitch provision, sports facilities and ancillary provision including car parking and changing facilities and include details of pricing policy, hours of use, access, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority in consultation with Sport England considers necessary in order to secure the effective community use of the facilities.

REASON: To secure well managed, safe community access to the sports facility/facilities, to secure sufficient benefit to the development of sport and accord with Development Plan policy.

[Relevant Policy: BWLP WLP6]

57. No superstructure works associated with the development shall commence until the surface water drainage connecting Avenue A to the SANG as detailed in Detail Drainage Strategy Sheet 1 of 10 Drawing No 13-274-014 Revision G and Detail Drainage Strategy Sheet 2 of 10 Drawing No 13-274-015 Revision G has been completed.

REASON: In order to ensure the provision of adequate drainage works to serve the development.

[Relevant Policy: BWLP WLP6]

58. Prior to the commencement of superstructure works in Phase 1, the surface water drainage connecting the Learning Village to the SANG as detailed in Detail Drainage Strategy Sheet 4 of 10 Drawing No 13-274-020 Revision F shall be completed.

REASON: In order to ensure the provision of adequate drainage works to serve the development.
59. Prior to the commencement of any superstructure works in Phase 1, the construction of temporary drainage to the west of Avenue A as detailed in the Detail Drainage Strategy Sheet 2 of 10 Drawing No 13-274-015 Revision G shall be completed. REASON: In order to ensure the provision of adequate drainage works to the serve the development.

60. Buildings within Phase 1 shall not be occupied until the sustainable drainage scheme serving that building has been implemented in accordance with the submitted and approved details and maintained in accordance with the agreed management plan for the lifetime of the development. REASON: To prevent the increased risk of flooding.

61. The surface water drainage serving the SANG shall be completed in accordance with the approved plans and strategy and the drainage operated and maintained thereafter for the life of the development. REASON: In order to ensure the provision of adequate drainage works to the serve the development.

62. The total number of pupils occupying the Learning Village shall not exceed:
   - Nursery school - 52 children
   - Primary school - 420 children
   - Secondary school - 1,050 pupils
   - Post 16 - 315 students
   - Integrated SEN - 40 pupils.
   REASON: In order to control the intensity of the use in relation to the amount of car parking in the interests of road safety.