

Appendix Two

Up Mudford - 14/02554/OUT

Planning Conditions and Informatives

1. DEVELOPMENT COMMENCEMENT TIMESCALE: The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
Reason: To accord with the provisions of Article 4 (Article 5) of the Town and Country Planning (Development Management Procedure) Order 2015.
2. RESERVED MATTERS: Details of appearance, layout, scale and landscaping, (hereinafter called “the Reserved Matters”) for each phase or part thereof, shall be submitted to and approved in writing by the local planning authority before the development takes place on the relevant phase and the development shall be carried out as approved.
Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.
3. PHASING PROGRAMME: The development hereby approved shall not be commenced until a written phasing programme (showing the phasing of the development; the anticipated timings for the submission of Reserved Matters Applications, and the anticipated commencement of each phase), has been submitted to and approved in writing by the Local Planning Authority. The phasing plan shall explicitly reference the phasing of delivery of Public Open Space and footway and cycle linkages within and to the boundaries of the site. Any subsequent changes to the agreed programme of phasing shall be submitted to and approved in writing by the Local Planning Authority. Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.
4. RESERVED MATTERS TIMESCALE: Prior to commencement of development of any phase or part thereof, an application for the approval of Reserved Matters for each phase, or part thereof, shall be submitted to and approved in writing by the local planning authority in accordance with the scheme of phasing agreed under condition 3 and each of the phases shall be completed in accordance with the phasing programme unless otherwise agreed in writing with the local planning authority. In the case of any reserved matter, all applications for approval must be made not later than the expiration of fifteen years beginning with the date of the grant of outline planning permission.
Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.
5. APPROVED PLANS LIST: The development hereby permitted shall be carried out in accordance with the following approved plans:
 - a) Location Plan (1616 2000 RevA)

- b) Proposed Site Access (A359 Mudford Hill) – Roundabout General Arrangement (13916-C002)
- c) Proposed Vehicular Access and Signal Controlled Crossing on Lyde Road (13916-SKT02 E)
- d) Proposed Footway (Lyde Road) (13916-SKT03)
- e) Development Block A – Primrose Lane West Access General Arrangement (13916/T14 A)
- f) Primrose Lane/Spine Road Junction and Turning head (13916/SKT04 A)

All future reserved matters applications shall generally accord with the following approved illustrative plans:

- a) Illustrative Master Plan (1616_2004 Rev U)
- b) Land Budget & Density Plan (1616_2002 Rev O)
- c) Green Infrastructure Plan (1616_2003 Rev F)
- d) Scale Parameters Plan (1616_2008 Rev F)
- e) Landscape Strategy (CSa/2023/108 Rev N)
- f) Movement Parameters Plan (1616_2010 Rev I)
- g) Pond 3 General Arrangements (00816-HYD-XX-XX-DR-D-2004 P07)
- h) Pond Catchment and Phasing Plan (13916-C107 Rev A)
- i) 00816-HYD-XX-XX-XX-DR-D-2001-P04 FW & SW Drainage Strategy

Reason: As required by Town and Country Planning Act 1990, and in order to ensure compliance with the plans hereby approved. (Outline Planning Permission only is granted in accordance with the application submitted), except for the means of access which is not a reserved matter.

6. DESIGN PRINCIPLES: Prior to the commencement of any development, a set of Design Principles to set out the proposed arrangement, treatments and design characteristics of development blocks, key buildings, streets and public realm including POS and footway and cycle linkages within and to the boundaries of the site, shall be submitted to and approved in writing by the Local Planning Authority. These principles shall be formulated broadly in accordance with the aims and objectives of the Primrose Lane, Upper Mudford Design and Access Statement RevA dated 11/02/2015, the Illustrative Master Plan (1616_2004 R), Land Budget & Density Plan (1616_2002 N), Green Infrastructure Plan (1616_2003 F), Scale Parameters Plan (1616_2008 F), Landscape Strategy (CSA/2023/108 N) and Movement Parameters Plan (1616_2010 I) referred to at Condition 5 (also see Note 05).

Reason: To accord with the provisions of Article 4 (Article 5) of the Town and Country Planning (Development Management Procedure) Order 2015 and EQ2 of the South Somerset Local Plan (adopted March 2015).

7. DESIGN PRINCIPLES COMPLIANCE STATEMENT: Each application for approval of Reserved Matters shall be accompanied by a Design Principles Compliance Statement for the area to which that application relates.

Reason: To accord with the provisions of Article 4 (Article 5) of the Town and Country Planning (Development Management Procedure) Order 2015 and EQ2 of the South Somerset Local Plan (adopted March 2015).

8. MATERIALS AND EXTERNAL FINISHES DETAILS: To inform 'Appearance' as a Reserved Matter each application for approval of the Reserved Matters shall include details of:
- a) materials to be used for the external walls and roofs;
 - b) materials to be used for rainwater goods;
 - c) the design (including joinery details where appropriate), type of material, plus proposed colour and finish of all windows and doors plus recesses;
 - d) details of eaves/verges;
 - e) location and design details of all vents, flues and meter boxes;
 - f) details of all internal and external boundary treatments; and
 - g) the surfacing materials (and drainage details thereof) of all areas of hardstanding incl. driveways.

The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: To maintain the character and appearance of the area to accord with Policy EQ2 of the South Somerset Local Plan (adopted March 2015).

9. RETAIL RESTRICTION: The use of any building within the employment land areas shown on the Land Budget & Density Plan (1616_2002 Rev O) for the purpose of Class E(a) retail shall be limited to a net sales area of 500 m².
- Reason: To protect the vitality and viability of the proposed neighbourhood centre within the development and Yeovil town centre in accordance with Policies YV2 and EP9 of the adopted South Somerset Local Plan.

10. PHOSPHATE NEUTRALITY: The development hereby permitted shall not be commenced until an Allocation Certificate for 26.26 Kg/P/Yr has been submitted to and approved in writing by the Local Planning Authority which together with the other measures set out in the Phosphate mitigation strategy (secured by the planning obligation) addresses the additional nutrient input arising from the development within the fluvial catchment area upstream of the Somerset Levels and Moors Ramsar site and on the same hydrological pathway. The Allocation Certificate shall be a written certificate issued by the phosphate credit provider confirming the allocation of the 26.26 Kg/P/Yr phosphate credit requirement generated by the development, which together with the other measures in the Phosphate mitigation strategy mitigates the additional nutrient load imposed on the Somerset Levels and Moors Ramsar site by the development when fully occupied enabling the local planning authority to conclude on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected site, having regard to the conservation objectives for the site.

Reason: To ensure that the proposed development is phosphate neutral in perpetuity in accordance with policy EQ4 of the South Somerset District Council Local Plan as well as Chapter 15 of the National Planning Policy Framework.

11. WATER CONSUMPTION: No individual dwelling hereby approved shall be occupied until the optional requirement for potential consumption of wholesome water by persons occupying that dwelling in Part G of Schedule 1 and Regulation 36 of the Building Regulations 2010 of 110 litres per person per day has been complied with.

Reason: To improve the sustainability of the dwellings in accordance with the Building Regulations 2010 and the aims and objectives of the National Planning Policy Framework.

12. FOUL SEWAGE INFRASTRUCTURE: No development in any phase shall commence until a scheme for the disposal of foul sewage from that phase or any part thereof, have been provided, in accordance with details first submitted to and approved in writing by the local planning authority. The scheme(s) shall generally accord with the site wide drainage strategy set out within the Flood Risk Assessment (April 2023) and Drainage Strategy Addendum (August 2023). Once approved said schemes shall be implemented in accordance with the approved details unless otherwise varied in writing by the Local Planning Authority.

Reason: To ensure that the development is adequately drained in accordance with the aims and objectives of Policy EQ7 of the South Somerset Local Plan (adopted March 2015) and the provisions of the National Planning Policy Framework.

13. SURFACE WATER DRAINAGE SCHEME: No development shall be commenced in any phase until details of the sustainable surface water drainage scheme within the context of the Pond Catchment area, as illustrated on Drawing No.13916-C107RevA, the Flood Risk Assessment (submitted 15th September 2015 (as amended in April 2023 and August 2023) and the Foul and Surface water Drainage Strategy as illustrated on Drawing 00816-HYD-XX-XX-DR-D-2001-P04 has been submitted to and approved in writing by the Local Planning Authority including where appropriate the delivery of and linkages to the attenuation basins approved by 15/03942/FUL. Such scheme should aim to meet the four pillars of SuDS (water quantity, quality, biodiversity, and amenity) to meet wider sustainability aims as specified by The National Planning Policy Framework (December 2023) and the Flood and Water Management Act (2010). This shall include, but not be limited to the below:

- a) Drawing / illustrating the proposed surface water drainage scheme including the sustainable methods employed to delay and control surface water discharged from the site, sewers and manholes, attenuation features, pumping stations (if required) and discharge locations. The current proposals may be treated as a minimum and further SuDS should be considered as part of a 'SuDS management train' approach to provide

resilience within the design which shall include source control and conveyance Detailed, network level calculations demonstrating the performance of the proposed system are required and this should include:

- i. Details of design criteria etc and where relevant, justification of the approach / events / durations used within the calculations.
 - ii. Where relevant, calculations should consider the use of surcharged outfall conditions.
 - iii. Performance of the network including water level, surcharged depth, flooded volume, pipe flow, flow/overflow capacity, status of network and outfall details / discharge rates.
 - iv. Results should be provided as a summary for each return period (as opposed to each individual storm event).
 - v. Evidence may take the form of software simulation results and should be supported by a suitably labelled plan/schematic to allow cross checking between any calculations and the proposed network
- b) Detail drawings including cross sections, of proposed features such as infiltration structures, attenuation features, pumping stations and outfall structures. These should be feature-specific and include cross sections, design information, structural information and details on the risk of failure including location of exceedance and sensitive receptors and include a minimum of 300mm freeboard on above ground attenuation features.
 - c) Groundwater monitoring for one year in the location of the basins to demonstrate the maximum water levels. Should this rise above the designed base of the attenuation, this shall be appropriately considered within the design, including the risk of groundwater flooding.
 - d) Groundwater monitoring across the site to determine groundwater levels, and mapping location of any springs. To include details on how this will be managed, including exceedance and raising of finished flood levels in any susceptible areas.
 - e) Details of finished floor levels.
 - f) Any increase to impermeable area through highway works will be controlled and attenuated to greenfield rates.
 - g) Further information regarding external levels and surface water exceedance routes and how these will be directed through the development without exposing properties to flood risk. Exceedance will be strategically managed throughout the site with the use of source control and conveyance features.
 - h) Further detailed information on surface water flow paths through the site and how these will be managed to prevent flood risk to proposed and existing dwellings, which may require a hydraulic model.
 - i) Details on the receiving system, including outfall arrangements and erosion control measures.

The development shall include measures to control and attenuate surface water and once approved the scheme shall be implemented in accordance with the approved details and maintained at all times thereafter unless agreed otherwise in writing by the Local Planning Authority.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, in accordance with Policies EQ2 and EQ7 of the South Somerset Local Plan (adopted March 2015) and the provisions of the National Planning Policy Framework, in particular paragraphs 173 and 175.

14. **SURFACE WATER DRAINAGE MANAGEMENT AND MAINTENANCE:** No development in any phase shall be occupied or brought into use until a plan for the future responsibility and maintenance of the surface water drainage system within that phase has been submitted to and approved by the Local Planning Authority. The approved drainage works shall be completed and maintained in accordance with the details agreed. This shall include, but not be limited to:
- a) Detailed information regarding the adoption of features by a relevant body. This may consider an appropriate public body or statutory undertaker (such a water company through an agreed S104 application) or management company.
 - b) A management and maintenance plan for the lifetime of the development which shall outline site specific maintenance information to secure the long-term operation of the drainage system throughout the lifetime of the development.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, in accordance with Policies EQ2 and EQ7 of the South Somerset Local Plan (adopted March 2015) and the provisions of the National Planning Policy Framework, in particular paragraphs 173 and 175.

15. **CONSTRUCTION DRAINAGE PLAN:** No development shall be commenced within any phase of development until a Construction Drainage Management Plan for that phase has been submitted to and approved by the Local Planning Authority. This shall include details for provision of any temporary drainage during construction and include details to demonstrate that during the construction phase measures will be in place to prevent unrestricted discharge, and pollution to the receiving system, and any remediation of existing drainage features. Reason: To ensure adequate adoption and maintenance and therefore better working and longer lifetime of surface water drainage schemes, in accordance with Policies EQ2 and EQ7 of the South Somerset Local Plan (adopted March 2015) and the provisions of the National Planning Policy Framework, in particular paragraphs 173 and 175.

16. **LAND CONTAMINATION:** No development in any phase shall commence until a scheme to deal with contamination of land, controlled waters and/or ground gas within that phase has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include all of the following measures, unless the Local Planning Authority dispenses with any such requirement

specifically in writing. And once approved, testing, assessment, development and mitigation shall be carried out in accordance with the approved details:

- a) A scheme of further investigation, (to a depth of 2m), of the soils encountered in Trial Pit T5 reported on by Forge Environmental in their Supplemental Report of PRI006.D/SAR/003 Rev A (Aug 2018) and referred to in the Public Health England letter to Forge Environmental Management Ltd on 19-2-18
- b) Prior to the commencement of development in each phase or part thereof the full depth of topsoil will be stripped and stockpiled. If any evidence of significant ground disturbance is identified this will be further investigated in accordance with the methodology set out in Para 3.2 of Forge Environmental Supplemental Report PRI006.D/SAR/003 Rev A (Aug 2018), and additionally by a method submitted to and approved in writing by the Local Planning Authority and in accordance with BS10175 2013
- c) A scheme of mitigation to avoid risk of pollution of water courses and ground water that may be affected, including off site adjoining land, in incidents of heavy rainfall and/or flooding.
- d) If during the works on each phase contamination is encountered, (e.g. including signs of burning, odour, staining of the soil, unusual coloration or soil conditions, or animal remains from the past) which has not previously been identified, then the additional contamination shall be fully assessed and an appropriate remediation scheme submitted to and approved in writing by the Local Planning Authority. This must be reported to the LPA immediately, (within 14 days) and all development work suspended.
- e) A validation report detailing the proposed remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology shall be submitted to and approved in writing by the Local Planning Authority. Details of any post-remedial sampling and analysis to show that the site has reached the required clean-up criteria shall be included in the report, together with the necessary documentation detailing what waste materials have been found and removed from the site, and how all waste material has been safely dealt with on or off site.

The scheme (s) once approved shall be implemented in accordance with the approved details, the relevant phase(s) and in accordance with the anticipated timetable agreed unless otherwise varied in writing by the Local Planning Authority.

Reason: To ensure that actual or potential land contamination (in particular reports of anthrax) has been investigated and any associated environmental risks have been assessed and mitigated in accordance with the aims and objectives of Policy EQ7 of the South Somerset Local Plan (adopted March 2015).

17. TREE AND HEDGEROW PROTECTION: No development shall commence within any phase until a strategy for the fenced protection of existing trees and

hedgerows within that phase, and also for areas within that phase to be subject to future woodland planting, in accordance with BS5837(2012) has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the commencement of development and shall be retained in situ during the construction phase.

Reason: To ensure that existing landscape features are afforded protection during the construction period and areas identified on the masterplan to receive tree planting are protected from compaction through construction vehicle movements or any other practices that would prejudice the future establishment of tree planting in those area to accord with the aims and objectives of Policy EQ2, EQ4 and EQ5 of the South Somerset Local Plan (adopted March 2015) and the provisions of the National Planning Policy Framework.

18. LANDSCAPING: To inform 'Landscaping' as a Reserved Matter each application for approval of the Reserved Matters shall include a scheme of landscaping which shall seek to address the requirements of Policy YV2 and achieve the mitigation measures set out in Chapter 7 of the submitted Environment Statement, include indications of all existing trees and hedgerows on the land, and details of those to be retained and/pre removed as well as details of any changes proposed in existing ground levels. All proposed trees shall be set out with their RPZ at maturity which should inform the extent of space they shall be afforded and inform the relationship to built form. All planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be fully carried out in the first planting and seeding season following the first occupation of any building within that phase; and any trees or plants which within a period of fifteen years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of the visual amenity of the area in accordance with Policies YV2 and ST6 of the South Somerset Local Plan (adopted March 2015).

19. REPLACEMENT TPO TREES: Prior to the felling of the specifically identified protected trees adjacent to Lyde Road as illustrated on the drawing Lyde Road Lyde Green Layout Diagram (1616_2006 Rev D) a scheme shall be submitted detailing the replacement of those trees within Group A8 of the 1973 Yeovil Rural District Tree Preservation Order on a ratio of 3 new trees for each felled tree within the vicinity of Lyde Road. This should detail the species, size (minimum 10-12), planting specification, protection measures (permanent fencing), watering regime, predicted root protection zone for the tree at maturity and a timetable for planting. For a period of fifteen years after the completion of the development the replacement trees shall be protected and maintained and any trees cease to grow, it/they shall be replaced by a tree of similar size and species or other appropriate tree as may be approved in writing by the Local Planning Authority.

Reason: The application seeks to fell several trees subject to a Tree Preservation Order to create the Lyde Road access and so appropriate mitigation should be secured to ensure that the scheme maintains its ecological and landscape character in accordance with Policies YV2, EQ4, EQ5, EQ6 and ST6 of the South Somerset Local Plan (adopted March 2015).

20. ARCHAEOLOGY - WSI: Before the commencement of the development hereby permitted in any phase or part thereof the applicant, or their agents or successors in title, shall have secured the implementation of a programme of archaeological work within that phase in accordance with a Written Scheme of Investigation (WSI) which has been submitted and approved in writing by the Planning Authority. The WSI shall include details of the archaeological excavation, the recording of the heritage asset, the analysis of evidence recovered from the site and publication of the results. The development hereby permitted shall be carried out in accordance with the approved scheme.

Reason: In the interests of preserving the archaeological interests to accord with the South Somerset Local Plan (adopted March 2015) and paragraph 200 of the National Planning Policy Framework.

21. ARCHAEOLOGY – POST EXCAVATION: A timescale and process for the archaeological site investigation to be completed and post-excavation analysis undertaken, initiated in accordance with Written Scheme of Investigation approved under Condition 20 shall be agreed prior to occupation.

Reason: In the interests of preserving the archaeological interests to accord with the South Somerset Local Plan (adopted March 2015) and paragraph 200 of the National Planning Policy Framework.

22. SUSTAINABLE CONSTRUCTION & MINIMISING CARBON EMISSIONS: Each application for approval of reserved matters shall be accompanied by a Sustainable Construction and Carbon Reduction Strategy for that phase. The strategy shall set out how the development addresses the following measures set out in Policy EQ1:

- a) Minimisation of Carbon Dioxide emissions through energy efficiency; renewable and low carbon energy solutions
- b) Minimisation of Flood Risk and maximisation of Water Conservation
- c) Solar orientation, maximising natural shade and cooling, water efficiency and flood resilience in addressing the impact of Climate change
- d) How the impact of climate change may affect the measures proposed to enhance the biodiversity of the site.

The approved measures within the Sustainable Construction and Carbon Reduction Strategy shall be implemented in accordance with the approved details unless otherwise varied in writing by the Local Planning Authority.

Reason: in the interests of address climate change and reducing carbon emissions in accordance with policy EQ1 of the South Somerset Local Plan.

23. CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP: HIGHWAYS AND POLLUTION CONTROL): The application(s) for approval of the reserved matters shall include a CEMP: Highways and Pollution Control for that phase. The approved CEMP: Highways and Pollution Control shall be adhered to throughout the construction period and shall provide for:
- a) A construction programme including phasing of works
 - b) 24-hour emergency contact number
 - c) Hours of operation
 - d) Expected number and type of vehicles accessing the site:
 - i. Deliveries, waste, cranes, equipment, plant, works, visitors
 - ii. Size of construction vehicles
 - iii. The use of a consolidation operation or scheme for the delivery of materials and goods
 - e) Means by which a reduction in the number of movements by construction workers can be achieved through travel planning and encouraging the use of public transport, active travel, car sharing, and the provision of on-site parking and welfare facilities for staff and visitors
 - f) Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on the local highway network
 - g) Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site
 - h) Locations for storage of plant/waste/construction materials
 - i) Arrangements for the turning of vehicles within the site
 - j) Arrangements to receive abnormal loads or unusually large vehicles
 - k) Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available
 - l) Any necessary temporary traffic management measures
 - m) Measures to protect vulnerable road users (cyclists and pedestrians)
 - n) Method of preventing mud being carried onto the highway - The applicant shall ensure that all vehicles leaving the site are in such condition as not to emit dust or deposit mud, slurry or other debris on the highway. In particular (but without prejudice to the foregoing), efficient means shall be installed, maintained and employed for cleaning the wheels of all lorries leaving the site,
 - o) Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

No development shall commence until the CEMP: Highways and Pollution Control for that phase has been approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety to accord with the aims and objectives of the National Planning Policy Framework.

24. ESTATE ROAD DETAILS: For each phase or part thereof no development shall commence on the elements listed below until the following details have been submitted to and approved in writing by the Local Planning Authority. For this

purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials and method of construction, and a timetable for implementation, shall be submitted to the Local Planning Authority for the:

- a) estate roads
- b) footways
- c) tactile paving
- d) cycleways
- e) sewers
- f) retaining walls
- g) service routes
- h) vehicle overhang margins
- i) embankments
- j) visibility splays
- k) carriageway gradients
- l) drive gradients
- m) car, motorcycle and cycle parking
- n) electric vehicle charging points
- o) hard and soft structural landscape areas
- p) pedestrian and cycle routes and associated vehicular accesses and crossings
- q) means of enclosure and boundary treatment
- r) street lighting and street furniture
- s) all new roundabouts and junctions
- t) proposed levels
- u) bus stops and lay-bys or alternative facilities
- v) highway drainage
- w) swept path analysis for a vehicle of 10.4m (3-axle) length
- x) central pedestrian reserves, bollards and lighting
- y) service corridors

The development shall be carried out in accordance with the approved details.

Reason: To ensure a co-ordinated approach to development and highway planning, and in the interests of highway safety to accord with Policy TA5 of the South Somerset Local Plan (adopted March 2015) and the aims and objectives of the National Planning Policy Framework.

25. HIGHWAY CONDITION SURVEY: No development shall commence (including investigation work, demolition, siting of site compound/welfare facilities) until a survey of the condition of the existing adopted highway in the vicinity of the development site has been submitted to the Local Planning Authority. The extent of the area to be surveyed must be agreed by the Highways Authority prior to the survey being undertaken. The survey must consist of:
- a) A plan to a scale of 1:1000 showing the location of all defects identified;
 - b) A written and photographic record of all defects with corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of the survey.

Follow up surveys to the same agreed area shall be undertaken at the occupation of 350 and 765 dwellings to chart any further deterioration or damage caused by construction traffic and those reports submitted to the Local Planning Authority with a timescale for remediation/repair of the damage to the adopted highway.

Reason: In the interests of highway safety to accord with the aims and objectives of the National Planning Policy Framework.

26. VEHICLE ELECTRIC CHARGING POINTS: The application(s) for approval of the reserved matters shall indicate provision for electric vehicle charging points for each dwelling adjacent to their designated parking spaces or garages or in communal charging areas shown on the approved plan. Sufficient provision for at least one electric vehicle charging points per dwelling shall be provided in this way. The submitted scheme shall also detail the provision and phasing of electric vehicle charging points for visitor parking spaces and set out where and why it has not been possible to supply a particular dwelling, apartment or parking area with an electric vehicle charging point. The scheme(s), once approved, shall be implemented in accordance with the approved details so that each dwelling has its charging infrastructure prior to its occupation agreed unless otherwise varied in writing by the Local Planning Authority.

Reason: To ensure that the development is resilient and sustainable in accordance with Policy TA1 of the adopted South Somerset Local Plan (adopted March 2015), the Somerset Councils Electric Vehicle Charging Strategy (2020) and the aims and objectives of the National Planning Policy Framework.

27. WASTE AND RECYCLING: As part of future Reserved Matters application a waste and recycling strategy for that phase shall be submitted. The approved scheme required by this condition shall be implemented and thereafter maintained in accordance with the approved details unless otherwise varied in writing by the Local Planning Authority.

Reason: To ensure that the development is adequately served with waste and recycling facilities that ensure the highest possible opportunities for minimising waste whilst maximising recycling in accordance with Policy YV2 of the South Somerset Local Plan (adopted March 2015) and the provisions of the National Planning Policy Framework.

28. PREVENTION OF SURFACE WATER DISPOSAL TO HIGHWAY: Within each phase or part thereof provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority. Such approved details shall be installed before first occupation and thereafter maintained at all times.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset Local Plan (adopted March 2015).

29. HIGHWAY SURFACES: The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure

that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

Reason: In the interest of highway safety to accord with Policy TA5 of the South Somerset Local Plan (adopted March 2015).

30. WILDLIFE SURVEYS: If any phase of the development is to be commenced after a date that is 2 years from the date of this consent, no part of that phase of development shall be carried out unless it has been agreed in writing with the Local Planning Authority whether a further supplemental survey, in respect of that part, shall be commissioned in respect of any wildlife survey over two years old at the time of commencement. Should such a survey be required then any mitigation requirements that may be identified by it shall be fully implemented. Reason: In order to protect legally protected species in accordance with Policies EC7 and EC8 of the South Somerset Local Plan (adopted March 2015).
31. CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP: BIODIVERSITY): No development shall take place in any phase (including demolition, ground works, vegetation clearance) until a CEMP: Biodiversity for that phase has been submitted to and approved in writing by the Local Planning Authority. Where relevant to that phase, the CEMP: Biodiversity shall include the following:
- a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - 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), including nesting birds habitat clearance measures, badgers buffer zones etc.
 - i. The avoidance of the use of any external lighting and/or implementation of a sensitive lighting plan ensuring that the boundary/adjacent habitats are not impacted by light spill. Use of lighting during construction will be avoided, with works undertaken during daylight hours only. If it is necessary to undertake works after dark during the summer months (April to September) the location of temporary lighting will be agreed with a suitably qualified ecologist to avoid impacts of light spill on areas of retained suitable foraging and commuting habitat.
 - ii. As a precautionary measure, a 300-metre buffer between the River Yeo and the nearest area of development will be formalised to prevent accidental incursion. Potential construction related impacts, such as run-off from machinery/plant, will be avoided and best practice will be followed during construction. Details of pollution prevention measures will be provided in a Construction Environmental Management Plan and will include appropriate location of fuel/chemical storage, appropriate location for vehicle refuelling, provision of spill kits on site and spill recording in accordance with the Control of Substances Hazardous to Health Regulations and regular checks of vehicles/storage containers for

leaks and timely repair. Employment of these measures will ensure there is no pollution related damage to the adjacent River Yeo LWS or Green Acres Farm LWS. A suitable drainage strategy will be incorporated into the scheme to prevent road run-off entering the River Yeo.

- iii. Retained hedgerows and trees shall be protected from mechanical damage, pollution incidents and compaction of roots in accordance with BS5837:2012 during site clearance works, groundworks and construction and to ensure materials are not stored at the base of trees, hedgerows and other sensitive habitats. Photographs of the measures shall be submitted to the Local Planning Authority prior to the commencement of any vegetative clearance or groundworks. The measures shall be maintained throughout the construction period.
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons, lines of communication and written notifications of operations to the Local Planning Authority
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person [including regular compliance site meetings with the Council Biodiversity Officer and Landscape Officer (frequency to be agreed, for example, every 3 months during construction phases)];
- h) Use of protective fences, exclusion barriers and warning signs.
- i) Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works
- j) Evidence (written statement and or photos) of meetings, toolbox talks, protection measures etc will be required upon completion of works ;

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority. Reason: In the interests of European and UK protected species. UK priority species and habitats listed on s41 of the Natural Environment and Rural Communities Act 2006 and in accordance with Policy EQ4 of the South Somerset District Council Local Plan (adopted March 2015).

32. LANDSCAPE & ECOLOGICAL MANAGEMENT PLAN (LEMP): No development shall take place in any phase until a Landscape and Ecological Management Plan (LEMP) for that phase has been submitted to and approved in writing by the Local Planning Authority. The Ecological Management Plan will have input from a suitably qualified ecologist and provide detail of all management works associated with retained and new habitats created on site. Where relevant to that phase, the LEMP shall include the following:
- a) Description and evaluation of features to be managed.
 - i. Those existing hedgerows that are species-poor and have a poor structure will be diversified and strengthened through supplementary planting using native species of local provenance such as wild cherry

Prunus avium, ash, elm, elder, hawthorn, hazel, field maple, dog rose *Rosa canina*, pedunculate oak and wild privet, mirroring the existing species-rich hedgerows on site.

- ii. New standard trees will be planted within the linear area of open space in the north of the site, along the new hedgerows and within the areas of open space along the site's peripheries, species will include species such as horse chestnut *Aesculus hippocastanum*, hawthorn *Crataegus monogyna* and pedunculate oak *Quercus Robur*.
- iii. The new woodland blocks shall be planted comprising species such as field maple, hazel, hawthorn, beech *Fagus sylvatica*, holly *Ilex aquifolium*, wild privet and pedunculate oak.
- iv. Areas of wildflower meadow will be created within the Wildlife Area. These areas will be planted with a species-rich meadow seed mix, such as Emorsgate Seed Mix EM3.
- v. The sustainable drainage basin will be designed to incorporate areas of new marginal and aquatic planting. The floor and sides of the basins will be sown with a species-rich wildflower/grass mix, tolerant of periodic wet conditions. Trees and shrubs of wetland provenance will be planted at the perimeter of these features to provide wetland character. A network of ditches and swales will be located at the perimeter of the site to collect and convey run-off to the basins. These will be sown with a native wildflower grass mix tolerant of periodic damp conditions, such as Emorsgate Seed Mix EM8: Meadow Mixture for Wetlands or similar approved.
- vi. As an enhancement four Schwegler 1FF, three Schwegler 2FN and three Schwegler 2F bat boxes (or boxes of similar design) will be erected on retained semi-mature/mature trees within the site. In addition, four Schwegler 1FR bat tubes (or tubes of similar design) will be incorporated into the external walls of at least 10% of on-site suitable buildings, ideally peripheral to the development.. This mitigation infrastructure will provide enhanced roosting opportunities.
- vii. The retention of the majority of boundary vegetation, strengthening and diversifying existing hedgerows, planting new linear features across the site and creating areas of diverse wildflower planting and aquatic habitat (see Boyer Environmental Statement (August 2018) Paragraphs 8.5.9 to 8.5.13) will mitigate for the loss of foraging habitat and fragmentation impacts. It will also provide a net increase in connectivity around the site as well as higher quality foraging and commuting habitat for bat species.
- viii. The Wildlife Area, adjacent to the River Yeo, will be left undeveloped and will be planted with a range of native and non-native species to provide cover. The inclusion of thorny species such as blackthorn, hawthorn and dog rose within the Wildlife Area will deter residents from entering the Wildlife Area and accessing the River Yeo, reducing the risk of disturbance.

- ix. Ongoing management of on-site trees and hedgerows will be undertaken outside of the hazel dormouse active season which extends from May to November, and in a way that ensures the habitat remains suitable for dormouse. This will be detailed within an agreed management plan (Paragraph 8.5.14).
 - x. As an enhancement four Schwegler 1SP sparrow terraces will be installed in suitable on-site buildings. In addition, three Schwegler 1B hole fronted nest boxes and three Schwegler 2H open fronted nest boxes will be installed in suitable retained trees. This will result in a net gain in nesting opportunities on site.
- b) Aims and objectives of management of ecological features to be created/implemented as described above. To include:
- i. Appropriate management options for achieving aims and objectives.
 - ii. Prescriptions for management actions. The management of areas outside of residential ownership will be the responsibility of the landowner, who will likely transfer the ownership of the land to a third party following the completion of the development. This third party will be responsible for implementing a management in accordance with a detailed Ecological Management Plan. The Ecological Management Plan will have input from a suitably qualified ecologist and provide detail of all management works associated with retained and new habitats created on site.
 - iii. A work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- c) Details of the body or organization responsible for implementation of the plan.
- d) On-going monitoring and remedial measures.
- e) Evidence (written statement and or photos) of meetings, toolbox talks, protection measures etc will be required upon completion of works;

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. The approved plan will be implemented in accordance with the approved details.

Reason: In the interests of the 'Favourable Conservation Status' of populations of European and UK protected species, UK priority species and habitats listed on s41 of the Natural Environment and Rural Communities Act 2006 and in accordance with Policy EQ4 of the South Somerset District Council Local Plan (adopted March 2015).

33. NESTING BIRDS: No vegetation removal works around the site shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of the trees, shrubs and scrub and tall ruderal vegetation to be cleared for active birds' nests immediately before works proceed and provides written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority by the ecologist accompanied by dated photos showing the site before and after clearance. In no circumstances should netting be used to exclude nesting birds.

Reason: Nesting birds are afforded protection under the Wildlife and Countryside Act 1981 (as amended). Although this is a legal obligation the law does not specify a time period – some species can breed outside the time frame given.

34. BADGER SURVEY: Within six weeks of any vegetative clearance or groundworks commencing in any phase, a survey for badger setts within that phase, incorporating an area 30m beyond the phase within the application site, shall be carried out by an experienced ecologist and the results and any mitigation reported to the Local Planning Authority.

Reason: This condition must be a pre-commencement condition to safeguard badgers from the outset of the development, to comply with the Protection of Badgers Act 1992. The 30m extension zone to a phase is to ensure no badger setts are missed on adjoining land that would be otherwise impacted.

35. DORMOUSE EUROPEAN PROTECTED SPECIES LICENCE: No development shall commence in any phase until the Local Planning Authority has been provided with either:

- a) a copy of the licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the development to go ahead in that phase; or
- b) a statement in writing from the licensed dormouse ecologist to the effect that he/she does not consider that the specified development within that phase will require a licence.

Reason: In the interests of the strict protection of European protected species and in accordance with Policy EQ4 of the South Somerset District Council Local Plan (adopted March 2015) and to ensure the Council fulfils its legal duty of 'strict protection' of European protected species under the provisions of the Habitats Regulations 2017 (and the Crime and Disorder Act 1998).

36. DORMOUSE MITIGATION: No development shall commence within any phase incorporating an area 30m beyond the phase within the application site until:

- a) Details of hazel dormouse mitigation and enhancement measures, plus phasing, are provided in Boyer Environmental Statement (August 2018) Technical Appendix 8.5 have been submitted to and approved by the Local Planning Authority. These measures may need to be adjusted as the design of the scheme develops in order to accommodate other requirements such as highways.
- b) Construction operatives have been inducted by a licensed dormouse ecologist to make them aware of the possible presence of dormice,

their legal protection and of working practices to avoid harming dormice. Written confirmation of the induction will be submitted to the Local Planning Authority by the licensed dormice ecologist within one week of the toolbox talk

- c) In order to avoid killing and injury of hazel dormouse during hedgerow removal, hedgerows will be cleared by hand using a two-stage process. Hedgerows will be cut down to ground level (no less than 30 centimetres above ground) under the supervision of a suitably qualified ecologist between November and March, inclusive, when hazel dormouse are in hibernation and nesting at ground level. The remaining stumps and root balls will be removed by hand from between May and November, when hazel dormouse are active and no longer nesting at ground level.
- d) Hedgerow habitat has been retained wherever possible. To avoid significant fragmentation impacts, Animex International dormouse bridges (or similar) will be installed over significant breaches to maintain habitat linkage. To mitigate for the remaining habitat loss new species rich hedgerow and woodland planting will be undertaken. The total habitat loss comprises 0.18 hectares.
- e) Photographs showing their installation will be submitted to the Local Planning Authority
- f) Works potentially affecting dormice will then proceed under the supervision of the licensed ecologist.

Reason: A condition in to ensure the strict protection of European protected species and in accordance with Policy EQ4 of the South Somerset District Council Local Plan (adopted March 2015) and to ensure the Council fulfils its legal duty of 'strict protection' of European protected species under the provisions of the Habitats Regulations 2017 (and the Crime and Disorder Act 1998).

37. PROTECTION OF REPTILES: No development shall commence within any phase until a further survey has been undertaken to establish the presence of reptiles within hat phase, incorporating an area 30m beyond the phase within the application site. If reptiles are funs a strategy for protecting reptiles shall be submitted to and approved by the Local Planning Authority prior to the commence of development in that phase based on the following and implemented as approved:

- a) Any vegetation within the construction area should be initially hand-trimmed down to a height of 10cm above ground level. Reptile fencing will be erected around the boundary of site. Fencing will consist of 1000 gauge polythene fence buried into the ground by 100 millimetres with an external return to prevent reptiles from burrowing beneath it. Posts will be erected at approximately one to two metre intervals to support the fence. The fence will be between 750 millimetres and one metre in height. The fence is to be installed prior to development works commencing and will be retained for the duration of the works. The placement of the fencing will allow for continued corridors around the site for both reptiles and other wildlife species.
- b) Refugia will be distributed throughout the translocation area. The refugia will consist of 500mm x 500mm bitumen felt mats distributed at

a minimum density of no less than 100 refugia per hectare. These refugia will then be checked on a daily basis with any reptile encountered captured and relocated to the existing wildlife area established to the north of the site. The translocation work will be undertaken in favourable weather conditions in the active reptile season between April and October.

- c) In accordance with current guidance, daily capture and relocation visits will take place for a period of 60 days.
- d) As the translocation progresses it may be necessary to undertake habitat manipulation works in order to reduce the suitability of areas of the site and thus increase capture rates. This would entail the progressive and methodical strimming of areas of suitable habitat to ground level under the supervision of a suitably qualified ecologist.
- e) Following the completion of the 60 days capture and a suitable number of clear capture visits have been recorded the translocation area will be subject to a destructive search. This will entail the methodical removal of vegetation under the supervision of a suitably qualified. Any reptiles encountered as part of the destructive search will be captured and relocated to the receptor area.
- f) The reptile fencing will remain in situ for the remainder of the construction period and until the completion of the development. The reptile fencing will need to be monitored by on-site contractors with any repairs made where necessary in order to remove the risk of reptile recolonising at the site. During the construction period the construction zone will also be maintained clear of vegetation in order to remove the likelihood of any reptiles re-colonising the site.
- g) The translocation site will be subject to significant landscaping following the completion of the earthworks which will provide new reptile habitat throughout the translocation site, directly connected to the receptor area.
- h) Following the completion of the development, the reptile fencing will be removed under the supervision of a suitably qualified ecologist.

Reason: In the interests of UK protected and priority species and in accordance with Policy EQ4 of the South Somerset District Council Local Plan (adopted March 2015).

38. BATS – LIGHTING DESIGN: As part of future Reserved Matters applications that propose external lighting, a lighting design for bats, following Guidance Note 08/23 - bats and artificial lighting at night (ILP and BCT 2023), shall be submitted to and approved in writing by the Local Planning Authority. The design shall show how and where external lighting will be installed. Lux levels should be below 0.5 Lux on key & supporting features or habitats. All external lighting shall be installed in accordance with the specifications and locations set out in the design, and these shall be maintained thereafter in accordance with the design. Under no circumstances should any other external lighting within public areas be installed without prior consent from the Local Planning Authority. Reason: In the interests of the 'Favourable Conservation Status' of populations of European protected species and in accordance with Policy EQ4 of the South Somerset District Council Local Plan (adopted March 2015).

INFORMATIVES for 14/02554/OUT

1. **POSITIVE WORKING:** In accordance with the National Planning Policy Framework the Council has worked in a constructive and creative way with the applicant to find solutions to problems in order to reach a positive recommendation and to enable the grant of planning permission.
2. **S106 AGREEMENT:** Your attention is drawn to the agreement made under Section 106 of the Town and Country Planning Act 1990, relating to this site.
3. **PHOSPHATE NEUTRALITY:** With regards to Condition 10 if development is commenced without supplying the Local Planning Authority with an Allocation Certificate in respect of P-credits, then the implementation of your planning permission may be rendered unlawful. This requirement is considered to go to the heart of the permission and therefore you must obtain formal discharge of the condition prior to commencing any works on site.
4. **PHASING:** As a subset to the phasing plan required by Condition 03 any opportunities to bring forward areas of woodland planting serving as landscape mitigation should be explored and set out in the phasing plan.
5. **DESIGN PRINCIPLES:** To inform the discharge of Condition 06 the Design Principles Document shall be influenced by the National Model Design Code, the National Design Guide (including the ten characteristics of well-designed places) the Council's Placemaking principles - Creating Places for People and the prescribed requirements of Policy YV2.
Site led design guidance documents are important because they provide a framework for creating healthy, safe, beautiful, green, environmentally responsive, sustainable and distinctive places, with a high and consistent standard of design. This can provide greater certainty for communities about the design of development and bring conversations about design to the start of the planning process, rather than the end. To that end public consultation on the production of the Design Principles for the site, is imperative.
6. **SECURED BY DESIGN:** The applicant is advised to refer to the 'SBD Homes 2019' design guide available on the Secured by Design website – www.securedbydesign.com – which provides further comprehensive guidance regarding designing out crime and the physical security of dwellings and the bespoke comments made by Avon and Somerset Police dated 10 July 2023.
7. **CONDITIONS:** You are advised that for the purposes of the conditions set out above, the term 'commencement' shall be taken as defined in the S106 which accompanies this application, wherein 'commencement' is defined.
8. **HIGHWAY LEGAL AGREEMENT:** The applicant will be required to enter into suitable legal agreements with the Highway Authority to secure the construction of the highway works necessary as part of this development. The developer is encouraged to contact the Highway Authority to progress this agreement well in advance of commencement of development.
9. **TRAFFIC REGULATION ORDERS:** Any amendments to existing highway user rights on any route should be confirmed via an appropriate Traffic Regulation Order prior to works commencing on the routes affected. Undertaking works without the benefit of a suitable Order may constitute a breach of the Highways Act 1980 and appropriate actions will be undertaken by this Authority. In the

event of permission being granted, the Highway Authority would recommend that the following conditions are imposed.

10. **EV CHARGING:** With regard to Condition 26 EV charging point should be provided for all new dwellings. Further they should also be provided within communal parking courts for any commercial units or the community hub. Whilst parking standards currently require 2% of spaces to these spaces to be EVCs, such vehicles currently make up approximately 16% of the market. Therefore, the provision of EVCs in car parks should reflect this.
11. **DRAINAGE:** Somerset County Council is the Lead Local Flood Authority (LLFA) as defined by the Flood and Water Management Act 2010 and the Flood Risk Regulations 2009. Under section 23 of the Land Drainage Act there is a legal requirement to seek consent from the relevant authority before piping/culverting or obstructing a watercourse, whether permanent or temporary. This may also include repairs to certain existing structures and maintenance works. This requirement still applies even if planning permission has been granted.
12. **DRAINAGE:** Provision must be made to ensure that all existing drainage systems continue to operate effectively and that riparian owners upstream and downstream of the site are not adversely affected. In addition the development must not adversely affect any legal water interests in the area, including wells, springs and private abstract.
Any systems provided for the purposes of draining the site shall be constructed and maintained privately until such time as the drainage is adopted. At no point will this Authority accept private infrastructure being connected into highway drainage systems. Consent from the riparian owner of any land drainage facilities affected, that are not within the developer's title, will be required for adoption.
13. **SOAKAWAYS:** Only clean, uncontaminated surface water from roofs and paved areas shall be discharged to any soak away or swale.
14. **FOUL FLOW:** In terms of foul flow the development will be unable to gravitate to the anticipated connection point and will require an on-site pumping station. You are advised to consult the Environment Agency and Wessex Water at the earliest opportunity.
15. **MINIMISING LIGHT POLLUTION:** Any floodlighting shall take the form of Full Cut-off (FCO) lighting, set at 90 degrees to the ground. Any such lighting should minimise shedding light into wildlife habitats and nearby housing.
16. **SLOW WORMS:** Any slow worm survey that may be required should include: methods for the safe trapping and translocation of slow worms from areas where they are likely to come to harm from construction activities, identification of refuge or reception areas, the provision of protection to those areas, and methods for preventing slow worms re-entering the areas from which they have been translocated.
17. **ECOLOGICAL CLERK OF WORKS:** You are recommended to consider retaining an "Ecological Clerk of Works" to oversee the implementation of works in relation to wildlife to accord with the law, British Standards and good practice.
18. **BIRD BOXES:** With regard to Condition 32 the developer is advised to incorporate "bird boxes" for all homes with gardens.

19. **ELECTRICITY SUPPLY:** You are advised to contact Scottish and Southern Electricity, Yeovil in respect of electricity supply, installation of underground cables and provision of new on-site electricity sub-stations together with off-site works.
20. **NOISE MANAGEMENT:** In the interest of good practice it is recommended that noise levels for the scheme should aim to achieve Leq 16 hr: 50 and 55dB in outdoor living areas. For indoor living areas during the night time (23.00 - 07.00hrs) the recommended level is Leq 8hr: 30 dB to prevent sleep disturbance. For indoor areas during the day time (07.00-23.00hrs) a level of Leq 16hr: 40dB is generally acceptable.
21. **ODOUR:** As part of any Reserved Matters applications that propose any residential floorspace within 50m of a proposed foul pumping station the application will need to consider potential odour impacts ideally through an odour impact assessment.
22. **FIRES:** You are advised that no burning of materials should take place where it could cause damage to any tree, tree group or hedgerow retained or planted on the site or adjoining land.
23. **GAS PIPELINE:** The applicant is to consult with National Gas Transmission during the design stages to ensure that the construction of the bund to the north of the attenuation pond does not encroach into the easement, and that any additional stress to the pipeline caused by the increased ground level is within safe limits as per NGT specification T/SP/GM/1. The outfall of the attenuation pond must not encroach into the pipeline easement.
24. **PRE APPLICATION & PUBLIC ENGAGEMENT PROCESS:** The applicant is encouraged to enter into early preapplication and public engagement on the details of the scheme to help improve the design and delivery of the pre-commencement and reserved matters conditions.