

## BRICKKILN

### DRAFT CONDITIONS SCHEDULE

#### *Time limits/Masterplan*

- 1) Details of the siting, design, external appearance, landscaping and means of access (herein called “the reserved matters”) shall be submitted to and approved in writing by the local planning authority on a phased basis, prior to commencement of development of each phase and the development shall be carried out as approved.
- 2) Application for approval of the reserved matters shall be made to the local planning authority not later than seven years from the date of this permission.
- 3) The development hereby permitted shall begin not later than two years from the date of the approval of the last of the reserved matters to be approved.
- 4) The development hereby permitted shall accord with the following drawings / plans:

<b>Plan</b>	<b>Reference</b>	<b>Version No.</b>	<b>Date Received</b>
Red Line Plan	TBC	TBC	TBC
Parameter Plan	TBC	TBC	TBC

#### *Phasing*

- 5) A detailed programme of phasing for the development shall be submitted to and approved in writing by the Local Planning Authority before the development is begun. The phasing programme shall provide for no more than 5 distinct phases and shall include;
  - A plan defining the extent of the works comprised within each phase
  - The amount of floorspace, broken down by use, and the number of residential units to be completed within each phase.
  - The infrastructure works to be included within each phase, including works within the existing highway.
  - A timetable for the implementation of works within each phase'
- 6) No development shall take place until a Masterplan including phasing for the whole of the site has been submitted to and approved in writing by the local planning authority. Each phase shall be subject to a detailed set of plans that show:
  - i. the arrangement of street blocks, plots and their buildings
  - ii. the arrangements for block interiors

- iii. the arrangements for car parking
- iv. density and mix
- v. building heights and massing
- vi. the format of the public realm, including all routes and spaces
- vii. the context within which existing landscape features are to be retained
- viii. the context for the proposed structural planting

Submissions for the approval of the reserved matters for each phase shall accord with the approved Masterplan and phasing plan, unless otherwise agreed in writing by the local planning authority.

- 7) Each application for approval of reserved matters relating to siting, design and external appearance shall include precise details of:
- i. the recycling strategy and refuse storage facilities for each dwelling type
  - ii. the cycle storage for all dwellings and communal units
  - iii. the parking and manoeuvring facilities for each dwelling

No dwelling shall be occupied until these facilities are available for use.

#### *Drainage*

- 8) No development for the relevant phase shall take place until a sustainable urban drainage system (SUDS) for that phase has been submitted to and approved in writing by the local planning authority. The SUDS shall be based on the Flood Risk Assessment and Surface Water Drainage Strategy (Produced by Bureau Veritas, December 2009) undertaken by Bureau Veritas UK Ltd. Where a SUDS is to be provided, the submitted details shall:
- i. provide information about the design storm period and intensity, the method employed to delay and control surface water discharge from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
  - ii. include a timetable for its implementation; and
  - iii. provide a management and maintenance plan for the lifetime of the development which shall either include the arrangements for adoption by any public authority or statutory undertaker, or any other arrangements to secure the operation of the scheme throughout its lifetime.

#### *Materials*

- 9) Prior to the commencement of each phase of the development details and samples of the materials to be used in the external surfaces of the buildings (walls, roofs, balconies, shop fronts) shall be submitted to and approved in writing by the local

planning authority. Development shall be carried out in accordance with the approved details.

### *Landscaping*

- 10) No development of the relevant phase shall take place until a detailed scheme, generally in accordance with the Masterplan, for the landscaping of such phase has been submitted to and approved in writing by the local planning authority. The scheme shall include the following details:
  - i. planting plans
  - ii. specifications of the planting to be undertaken including details of the species, size, number / density of plants, shrubs and trees
  - iii. hard landscaping including details of all surface treatment and materials, street furniture, walls, fences, steps, railings and ornamental features
  - iv. a programme of implementation, maintenance and aftercare.
- 11) The approved landscaping scheme shall be carried out in accordance with the approved programme for implementation, maintenance and aftercare unless the local planning authority gives written approval to any variation. Any trees or plants which within a period of 5 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.
- 12) No development of the relevant phase shall take place until a plan showing the location and condition of existing hedges and trees on and around the phase area has been submitted to the local planning authority. No hedges or trees shown on the plan shall be removed or felled unless the removal or felling is part of an approved landscaping scheme.
- 13) Details of fencing for the protection of existing trees and hedges shall be submitted to and approved in writing by the local planning authority.

### *Ecology*

- 14) No development of the relevant phase shall take place until an ecological mitigation, compensation and enhancement scheme for such phase, including a timetable for implementation has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details.

### *Waste Management*

- 15) No development of the relevant phase shall take place until a waste audit for the phase has been submitted to and approved in writing by the local planning authority. The audit shall include details of the following;
  - i. the type and volume of waste generated through the development process

- ii. the steps to be taken to ensure that the maximum amount of waste arising from the development process is incorporated within the development
  - iii. the steps taken to reuse and recycle waste that cannot be incorporated within the development
- 16) Development shall not commence on the relevant phase until details of the means of disposal of waste from the site have been submitted to and approved in writing by the local planning authority. The details shall specify what provisions will be made for refuse collection and what measures will be incorporated to provide kerbside recycling facilities.

#### *Construction and Site Management*

- 17) Development shall not commence on the relevant phase until a Construction and Site Management Plan has been submitted to and approved in writing by the local planning authority. This Plan shall include details of the following:
- i. access and parking arrangements for site operatives and workers
  - ii. site compounds for the storage of materials, plant and machinery
  - iii. measures to be taken to control noise, mud dust and fumes during the course of ground and building works, including wheel-cleaning facilities
- 18) No site works for the relevant phase shall commence until full details of the first vehicular access to the site have been submitted to and approved in writing by the local planning authority. The access shall be completed in accordance with the approved details before development starts on site. The first 20m of the access shall be surfaced to wearing course.

#### *Highways*

- 19) A detailed programme of the phasing and delivery of the highway alterations and improvements for each phase shall be submitted to and approved in writing by the local planning authority prior to each relevant phase being commenced. The highway works shall include:
- i. alterations to the highway on Luton Road, Chalk Hill, Brick Kiln Lane and Stony Lane, including access arrangements at the site entrances, turning lanes and reservations
  - ii. provision of passing bays on Chalk Hill and visibility splay at Lilley Bottom
  - iii. construction of bus shelters/seating and provision of “real time travel information” at identified key stops
  - iv. provision of bus gates/traffic control
- 20) No dwelling shall be occupied on each relevant phase until a Travel Plan has been submitted to and approved in writing by the local planning authority for such phase. The recommendations contained within the plan shall be implemented and

maintained thereafter unless the local planning authority gives written approval to any variation.

### *Local Centre*

- 21) Development of the Local Centre shall not commence until full details of the centre have been submitted to and approved in writing by the local planning authority. The details shall include layout drawings that show:
- i. the arrangement of street blocks, plots and their buildings
  - ii. the arrangements for block interiors
  - iii. the breakdown of floor spaces for each individual proposed use
  - iv. the arrangements for car parking
  - v. density and mix
  - vi. building heights and massing
  - vii. the format of the public realm, including all routes and spaces
  - viii. the context within which existing landscape features are to be retained
  - ix. the context for the proposed structural planting
- 22) Development shall not commence on the local centre until an agreed method statement for the attenuation of noise between residential units, and between residential and commercial units has been submitted to and approved in writing by the local planning authority. The agreed measures to control noise transmission shall be incorporated into the development and no residential unit shall be occupied until this has been completed.
- 23) Details of servicing arrangements and access controls to delivery areas shall be submitted to and approved in writing by the local planning authority prior to installation. No part of the local centre shall be occupied until the servicing facilities relating to that part to be occupied are completed and available for use.

### *Open Space*

- 24) No part of the relevant phase of the development hereby permitted shall be occupied until full details, including a timetable for implementation and a management and maintenance plan, for the provision of public open space (formal and informal), sport and recreation facilities (NEAP/LEAP) within that phase have been submitted to and approved in writing by the local planning authority. The open space, sports and recreational facilities shall be provided in accordance with the approved arrangements.
- 25) No part of the relevant phase of the development hereby permitted shall be occupied until full details of the existing network of footpaths and proposed footways (including

recreational routes) and cycleway enhancements (including signage, surface treatments, lighting) on the highway network within that phase, including a timetable for implementation and a management and maintenance plan, for the provision of footways and cycle routes have been submitted to and approved in writing by the local planning authority. The footway enhancements and cycle routes shall be provided in accordance with the approved arrangements.

*Green Infrastructure and Biodiversity*

- 26) The approved Green Infrastructure and Biodiversity Management Plan for Putteridge Bury shall be carried out in accordance with the approved programme for implementation, maintenance and aftercare unless the local planning authority gives written approval to any variation.