|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **No.** | **Consideration** | **Condition** | **Agreed?** | **Comments** |
| 1. 1 | Time limit | The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended). To comply with Section 51 of the Planning and Compulsory Purchase Act 2004. | Yes |  |
| 1. 2 | Plans | The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application”.  Reason: For the avoidance of doubt and in the interests of proper planning. | Yes |  |
| Use | | | | |
| 1. 3 | Commercial | The floorspace of the farm shop, café and cycle shop hereby approved shall only be used for purposes within Use Class E(a)(b) (Commercial, business and service use) of the Town and Country Planning Act 1987 (as amended) and for no other purposes within Class E, or any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification; The areas associated with these uses shall accord in full with Plan 369\_P\_421 E.  Reason: To enable the Local Planning Authority to manage the use of the site. | Yes |  |
|  | Use | The electric vehicles sales area hereby approved shall only operate with the area identified on Site Plan 369\_P\_421\_ E.  Reason: To enable the Local Planning Authority to manage the use of the site. | Yes |  |
| 1. 4 | Commercial | The uses pursuant to conditions 3 and 4 shall only be open for trading during the following times:   * + Monday to Saturday: 06:00 and 22:00   + Sundays and bank/public holidays: 10:00 to 16:00   Reason: To enable the Local Planning Authority to manage the use of the site. | No | This is not consistent with a 24/7 public charging facility. |
| 1. 5 | Farm shop | The farm shop (area marked ‘10’ on approved Site Plan 369\_P\_421\_ E) shall only be stocked with at least 80% of goods sourced within the National Park.  Reason: To ensure the farm shop does not result in an un-restricted retail use which is not related to the local economy. | Yes, subject to the proposed change | The second sentence should be an informative.  Produced within is overly restrictive.  There is no label 'K' on the plan |
| 1. 6 | Accommodation | The lodges/pods hereby approved shall not be used at any time for any purpose other than as holiday and/or short stay accommodation. The lodges shall not be used as permanent residential accommodation or for any other purpose in Use Class C3 (dwelling houses) of the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.  Reason: This development in the countryside, outside of any identified settlement, is only acceptable as holiday/short stay accommodation. | Yes |  |
| 1. 7 | Accommodation - Duration of use | The accommodation hereby approved shall not be occupied by person(s), their dependants, or group for a period of more than 28 consecutive days. A register of the occupancy of the accommodation shall be maintained and kept up-to-date by the operator of the units, and shall be made available to the Local Planning Authority upon request (within 14 days of a written request being made). It shall record the names and addresses of all visitors and their arrival and departures dates.  Reason: This development is only acceptable as holiday accommodation for use by short term visitors to the area. There is a need to ensure that practical and permanent management measures are in place to control the short term visitor accommodation. | Yes, subject to the proposed change | There is no reason why visitors should not be able to stay in blocks of 28 days a few months apart within the same 12-month period |
| Materials and construction | | | | |
| 1. 8 | Materials | No development shall commence until a schedule of materials and finishes and, where so required by the Local Planning Authority, samples of such materials and finishes to be used on the building hereby approved shall be submitted to and approved in writing by the Local Planning Authority. These details shall include, but not be limited to, the materials for walls (including locally sourced timber), roofs, windows (including glazing, head, cill and window reveal details), doors, eaves, porches, and rainwater goods. Thereafter the development shall be carried out in full accordance with the approved schedule and samples.  Reason: To enable the Local Planning Authority to control the development in detail in the interests of the character and appearance of the area and the quality of the development. | Yes |  |
| 1. 9 | BREEAM Excellent – commercial building | No development shall commence until detailed information in a Design Stage Sustainable Construction Report for the commercial building as a whole is submitted to and approved in writing by the Local Planning Authority. The report shall include:     * Interim-stage BREEAM NC certification and associated assessment report; * SBEM calculations; * Product specifications; * Grown in Britain or FSC certificates; * Sustainable Materials Report; and * Building design details   Demonstrating that the development will:  Achieve BREEAM NC “Excellent” standard and, as part of the above, achieve the following specific BREEAM NC credits:   * + At least half the Material credits.   + At least two credits in Wat01.   + At least two of the credits in Wst01.   + At least one of the two available flood resilience credits in Pol03.   + Two SuDS credits in Pol03.   + Four out of nine of the mandatory credits in Ene01.   + The Ene04 credit.   + The Wst03 and Wst05 credits.   + Reduce predicted CO2 emissions due to on site renewable energy compared with the maximum allowed by Building Regulations;   + For all timber products, the use of certified “Grown in Britain” timber where possible, and where not possible, FSC or PEFC certified.   Reason: To ensure the development demonstrates a high level of sustainable performance to address the mitigation of, and adaptation to, predicted climate change. | Yes |  |
| 1. 10 | Verification of BREEAM standards met | By within 3 months after the occupation of the development, detailed information in a Post Construction Stage Sustainable Construction Report demonstrating how the development has been carried out in full accordance with all the requirements of the details pursuant to condition 9 shall be submitted to, and approved in writing by, the Local Planning Authority. This documentary evidence shall include, but not be limited to, BREEAM NC certification and associated an assessment report with post construction SBEM calculations.  Reason: To ensure the development demonstrates a high level of sustainable performance to address the mitigation of, and adaptation to, predicted climate change. | Yes |  |
| 1. 11 | Lodges | The detached lodges hereby approved shall be carbon neutral through their construction, which shall be demonstrated through a method statement to be submitted to and approved in writing by the Local Planning Authority. The Statement shall detail the means of construction, energy and water efficiency, use of materials (including locally sourced timber), details of the Solar PV panels, glazing specifications. The lodges shall thereafter be constructed in full accordance with the agreed details.  Reason: To ensure a highly sustainable form of development. | Yes |  |
| 1. 12 | Off grid power generation | The development hereby approved shall incorporate and utilise a fully installed off-grid Combined Heat and Power system to be fuelled by biogas at least 80% of which sourced from within the National Park; and battery and solar PV attached to the 44 detached lodges. Once installed, the approved power generation shall be operated and maintained in perpetuity. Only in emergency circumstances shall the development rely on power from the National Grid.  Reason: To achieve a highly sustainable development, in accordance with the terms of the application proposals. | Yes, subject to the proposed change | Sourcing amount consistent with condition 6 |
| 1. 13 | EV chargers | The electric vehicle charging spaces shall be provided in full accordance with approved plan 369\_P\_302 H and shall comprise the following charging capacity:   * 44 spaces (overnight slow) – 3.5KWh * 24 spaces (medium) – 11KWh * 25 spaces (fast) 25KWh * 6 spaces (Rapid) 50KWh * 3 spaces (Ultra Rapid) 100KWh   The electric vehicle charging spaces shall, thereafter, be maintained and retained unless otherwise agreed with the Authority.  Reason: To accord with the terms of the application and provide a range of charging options commensurate with the proposals. | Yes, subject to the proposed change | Change suggested to enable changes to be made without further s73 application |
| 1. 14 | Levels | No development shall commence until details of site levels and longitudinal and latitudinal sections through the site have been submitted to and approved in writing by the Local Planning Authority. These shall show how the buildings and public realm are proposed to be set into the topography of the site, in comparison to existing levels. These details shall also show how spoil from excavations is intended to be used on site, including in the creation of the public open space.  Reason: To ensure a satisfactory development which responds to the characteristics of the site. | Yes |  |
| 1. 12 | Soils/  earthworks | No development shall commence until a Soil Resource Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include the following details, in accordance with the DEFRA Code of Practice for the Sustainable Use of Soils on Construction Sites:   * Existing soil survey; * Method of stripping existing soils on site and the method of exporting soils; * Sustainable sourcing of soils to be imported onto the site for the construction of the development.   Reason: To ensure an appropriate use and re-use of imported and exported soils. | Yes |  |
| 1. 13 | Construction Management Plan | No development shall be commenced until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved CEMP shall be fully implemented and adhered to throughout the entire construction period. The CEMP shall provide details as appropriate but not be restricted to the following matters:   * 1. The anticipated number, frequency and types of vehicles used during construction and routing of vehicles;   2. How deliveries would be managed in terms of vehicles entering and leaving the site and timings;   3. The method of access and routing of vehicles during construction;   4. The parking of vehicles by site operatives and visitors;   5. The loading and unloading areas of plant, materials and waste;   6. Measures to control surface water run off;   7. Construction timings to avoid disturbance of protected species;   8. Dust suppression, mitigation and avoidance measures;   9. Noise reduction measures;   10. Details of site monitoring and logging of results;   11. Hours of operation during construction;   12. The storage of plant and materials used in the construction of the development;   13. The erection and maintenance of security hoarding;   14. The provision of wheel washing facilities; and   15. A scheme for recycling/disposing of waste resulting from construction works.   16. Construction lighting and its operation.   17. A programme of and phasing of demolition (if any) and construction work;   18. The provision of long term facilities for contractor parking;   19. The arrangements for deliveries associated with all construction works;   20. Methods and phasing of construction works;   21. Access and egress for plant and machinery;   22. Protection of pedestrian routes during construction;   23. Location of temporary site buildings, compounds, construction material, and plant storage areas.   Demolition and construction work shall only take place in accordance with the approved method statement.  Reason: In the interests of highway safety, the amenities of the area and managing the environmental considerations during the construction phase. | Yes, subject to additions | Included HCC requirements as per Transport SoCG |
|  | Geotechnical data | Prior to the commencement of the development, geotechnical submissions relevant to the construction of the development shall be submitted to and agreed in writing by the Local Planning Authority (in consultation with and requiring certification by, National Highways). The development shall, thereafter, be implemented in full accordance with the agreed details.    Reason: To ensure that the A3 continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety. | Yes |  |
| 1. 14 | Piling | Piling or other deep foundation works using penetrative methods shall not be carried out other than with the written consent of the Local Planning Authority.  Reason: Pilling or deep foundation, has the potential to mobilise contamination (if present) from the shallow soils into the chalk/upper greensand bedrock, and increase the potential of mobilisation/migration to the underlying chalk aquifer. | Yes |  |
| Construction - drainage | | | | |
|  | Foul drainage | No development shall be commenced until full details of the proposed connection to the sewerage mains system and its maintenance and management arrangements have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be undertaken in full accordance with the approved details and no occupation of any of the development shall be take place until the approved works have been completed in full. The foul drainage connection and system shall be maintained as approved thereafter.  Reason: To ensure a satisfactory drainage scheme for the development. | Yes |  |
|  | Surface water drainage | No development shall commence until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment ref: 19832-HYD-XX-XX-RP-FR-0001, has been submitted and approved in writing by the Local Planning Authority. The design shall include a detailed drainage layout plan, full construction details, run-off calculations for the peak event and:   1. Infiltration testing in accordance with the BRE365 (2016 methodology), and 2. a groundwater assessment. Infiltration testing should be carried out at a depth and location commensurate with the proposed infiltration features. The groundwater assessment should demonstrate that there will be at least 1m unsaturated zone between the base of any proposed infiltration feature and the highest groundwater level recorded, including seasonal variations. If infiltration is not viable, a drainage strategy based on discharge to the watercourse in accordance with option 2 of the FRA will be acceptable. 3. Detailed drainage layout drawings at an identified scale indicating catchment areas, referenced drainage features, manhole cover and invert levels and pipe diameters, lengths and gradients. 4. Detailed hydraulic calculations for all rainfall events, including the listed below. The hydraulic calculations should take into account the connectivity of the entire drainage features including the discharge location. The results should include design and simulation criteria, network design and result tables, manholes schedule tables and summary of critical result by maximum level during the 1 in 1, 1 in 30 and 1 in 100 (plus an allowance for climate change) rainfall events. The drainage features should have the same reference that the submitted drainage layout.   2. The condition of the existing watercourse, proposed to take surface water from the development site, shall be investigated before any connection is made. If necessary, improvement to its condition as reparation, remediation, restitution and replacement should be undertaken. Evidence of this, including photographs shall be submitted.  3. Details for the long-term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use. These details shall include;   1. a. Maintenance schedules for each drainage feature type and ownership 2. b. Details of protection measures.   The design should follow the hierarchy of preference for different types of surface water drainage disposal systems, as set out in Approved Document H of the Building Regulations and the SuDS Manual produced by CIRIA.  The development shall, thereafter, be undertaken in full accordance with the agreed details.  Reason: Ten ensure an appropriate surface water strategy is achieved. | Yes |  |
| External Lighting | | | | |
|  | Lighting scheme | Prior to the first occupation of the development, the external lighting scheme shall be implemented in full accordance with the approved Lighting Strategy (prepared by DFL ref: RMA-C2285, dated December 2021) and ‘Horizontal Illuminance (LUX) Plan 1954.S3.P01 (1 of 1 and 2 of 2). The lighting shall thereafter be retained, maintained, and operated in full accordance with the approved details.  Reason: To minimise impacts upon dark night skies and ecology, plus accord with the BREEAM ‘Excellent’ rating requirements. | Yes |  |
| Landscape and ecology | | | | |
|  | Trees | Notwithstanding the details provided, a full tree survey report and Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. These details shall ensure the retention of trees proposed to be retained along the site boundaries. The development shall, thereafter, be undertaken in full accordance with the agreed details.  Reason: To safeguard existing trees to be retained. | Yes |  |
|  | LEMP | Prior to the occupation of any building, a Landscape and Ecological Management Plan (LEMP) which covers the whole application site shall be submitted to, and approved in writing by, the Local Planning Authority. The LEMP shall follow the principles and objectives of the approved landscape scheme and biodiversity enhancements, and include long term objectives for the site and management responsibilities. Once approved, the LEMP shall be fully implemented and used for the management of the development. The content of the LEMP shall include the following:  a) description and evaluation of features to be managed;  b) ecological trends and constraints on site that might influence management;  c) aims and objectives of management;  d) appropriate management options for achieving aims and objectives;  e) prescriptions for management actions, together with a plan of management compartments;  f) preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period;  g) details of the body or organisation responsible for implementation of the plan;  h) implementing the mitigation and enhancement measures of the Environmental Statement and Ecosystems Services Statement  h) ongoing monitoring and remedial measures.  Reason: To ensure a high quality landscape scheme is maintained which will contribute to the setting of the development and the surrounding character and appearance of the area, biodiversity and the amenity of future residents. | Yes |  |
| Operations – Highways and deliveries | | | | |
|  | Drainage and Level details | Prior to commencement of development to submit drainage design details along with finished ground level plans for approval by the Planning Authority in consultation with the Highway Authority.  Reason – In the interest of Highway Safety | No | Duplicates s106 so not needed as condition  To retain numbering have included additional HCC condition here |
|  | Internal footways | No development shall commence until details including alignments, levels and materials of the internal footway/cycleway connection to the B2070, as shown on drawing ITL15608-GA-001 REV G, have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority  Reason: To ensure safe and suitable provision of sustainable transport connections within the site to the B2070. | Yes subject to change | HCC is highway authority not SDNPA |
|  | Delivery Management Plan | Prior to the development being brought into use, a Delivery Management Plan (DMP) shall be submitted to and approved in writing by the Local Planning Authority. The DMP shall include delivery times, frequency and routing of delivery vehicles, measures to minimise disturbance from activities associated with deliveries and/or waste collections to surrounding amenities during delivery times. Once approved, the DMP shall be implemented in full.  Reason: In the interests of the amenities of nearby residential properties. | Yes |  |
|  | Car Park Management Plan | Prior to the development being brought into use, a Car Park Management Plan (CPMP) shall be submitted to and approved in writing by the Local Planning Authority. The CPMP shall, thereafter, be implemented in full accordance with the agreed details.  Reason: To manage the car parking areas and avoid highway safety issues. | Yes |  |
|  | Travel Plan | The development shall be operated in full accordance with an updated Travel Plan to be submitted to and approved in writing by the Local Planning Authority. The agreed measures within the Travel Plan shall, thereafter, be implemented in full and managed in accordance with these details.  Reason: To ensure a more sustainable form of development. | No | Duplicates s106 |
|  | Parking arrangements | The parking and access arrangements on site shall be completed in full accordance with the approved Site Plan 369\_P\_302H prior to the development being occupied and thereafter be used for such purposes at all times.  Reason: In the interests of highway safety and amenities of the area. | Yes |  |
| Archaeology | | | | |
|  | WSI | No development shall commence until details of a Written Scheme of Investigation and its implementation for an archaeological evaluation of the site has been submitted to and approved by the Planning Authority.  Reason: To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets. | Yes |  |
|  | WSI | No development shall commence until details and a programme of implementation and timetable for archaeological mitigation, pursuant to condition 31, have been submitted to and agreed in writing by the Local Planning Authority.  Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations. | Yes |  |
|  | Post fieldwork reporting | Within 3 months following completion of archaeological fieldwork, a written report shall be produced in accordance with the findings pursuant to conditions 31 and 32, and submitted to the Local Planning Authority local for approval. It shall set out and secure appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.  Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available. | Yes |  |
| Contamination | | | | |
|  | Remediation Strategy | No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:   1. A preliminary risk assessment which has identified:    1. all previous uses;    2. potential contaminants associated with those uses;    3. a conceptual model of the site indicating sources, pathways and receptors; and    4. potentially unacceptable risks arising from contamination at the site. 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site. 3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.   Any changes to these components require the written consent of the Local Planning Authority.  The development shall, thereafter, be implemented in full accordance with the agreed details.  Reason: The above condition ensures that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 174 of the National Planning Policy Framework (NPPF). | Yes |  |
|  | Verification Report | Prior to the development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and agreed in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.  Reason: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 174 of the NPPF. | Yes |  |
|  | Unidentified contamination | If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority.  The remediation strategy shall be implemented as approved.  Reason: The above condition ensures that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. | Yes |  |