**Appendix A - Gartree2 - Draft Conditions (from Committee Report)**

**Rev 3– 10th October 2022 – same numbering as Committee Report**

**Pre commencement conditions highlighted in yellow.**

| **Draft Condition no** | **Draft Condition** | **Type** | **Appellant Notes** | **HDC Notes** | **Rule 6 Notes** |
| --- | --- | --- | --- | --- | --- |
| 1 | **Time Limit for Submission**  The development hereby approved shall commence prior to the expiration of two years from the date of approval of the last of the reserved matters to be approved.  Applications for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of two years from the date of this permission. | Two years from the date of approval. | Accepted. |  |  |
| 2 | **Approval of Details**  No development shall commence on site until details of the access, appearance, landscaping, layout and scale (hereinafter called "the reserved matters") have been submitted to and approved in writing by the Local Planning Authority. The development  shall be carried out in accordance with the approved details. | Pre commencement | Accepted. |  |  |
| 3 | **Approved Plans/Parameters**  The development hereby permitted shall be carried out in complete accordance with the approved plans listed in schedule:  [insert name or number of schedule of plans] | Compliance | Draft list issued prior to committee – attached for reference. |  |  |
| 4 | **On-site foul water drainage scheme.**  No development shall commence on site until a scheme for on-site foul water drainage works, including connection point and discharge rate, has been submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of the  development, the foul water drainage works must have been carried out in complete accordance with the approved scheme. | Pre commencement/Pre occupation.  (Anglian Water) | Accepted |  |  |
| 5 | **Landscaping**  The layout and landscape details required in the reserved matters applications (condition 2) shall include a detailed Landscape Plan for the development which shall  include (but not be limited to) details of:   * The Welland Avenue Play Area (to include details of play equipment). * Enhanced boundary treatment between the proposed development and PRoW A22. * Details of landscape proposals within the Biodiversity Net Gain area. * Details of planting within perimeter landscape belt. | Reserved Matters submission | Accepted. |  |  |
| 6 | **Landscape Management**  The layout and landscape details required in the reserved matters applications (condition 2) shall include a Landscape Management Plan for that phase which shall include the specification, the timing of the completion of and the arrangements for the  management and maintenance of:  I. All areas of informal and formal open space to be included within the development (to include the Welland Avenue Play Area, Biodiversity Net Gain area and perimeter landscape belt)  II. Sustainable Urban Drainage Systems, watercourses and other water bodies  III. Green Infrastructure linkages including any pedestrian and cycle links, public rights of way and bridleways.  The Landscape Management Plan shall thereafter be complied with at all times. | Reserved Matters application | Accepted subject to confirmation that timescales are covered in the S106. |  |  |
| 7 | **Welland Avenue Play Area**  The Welland Avenue Play Area shall be delivered and made available for use prior to first use of the proposed development. Thereafter it shall be retained and available for use as a play area in perpetuity. | Prior to first use. | Accepted. |  |  |
| 8 | **Hedgerow Protection**  In respect of any tree/hedgerow shown to be retained as part of any reserved matters  approval scheme:  a) no tree shall be cut down, uprooted or destroyed within 5 years of the date of the commencement of the respective Phase of development.  b) If any retained tree is removed, uprooted or destroyed or dies within 5 years from the date of the commencement of development, another tree of the same size and species shall be planted at the same place within the first planting season following the loss of the retained tree.  c) No development hereby approved shall begin until a scheme showing the exact position of protective fencing to enclose all retained trees beyond the outer edge of the overhang of their branches in accordance with the British Standard 5837  (2005): Trees in relation to construction has been submitted to and approved in writing by the local planning authority. Protective fencing in accordance with the approved scheme shall be erected prior to any equipment, machinery or materials being brought onto the site for the purpose of the approved development.  d) Fencing shall be maintained until all construction equipment, machinery and surplus materials have been removed from the development site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation  be made. | Reserved Matters/Compliance | Accepted. |  |  |
| 9 | **Materials**  Prior to construction of any external walls, details of all external materials to be used in the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority, and the development shall only be  carried out in accordance with the approved details. | Prior to construction of external walls | Accepted. |  |  |
| 10 | **BREEAM/Climate Condition**  As part of the Reserved Matters application an updated BREEAM assessment report shall be submitted to and agreed by the LPA. The development shall achieve a BREEAM score of Excellent. | Reserved Matters | Accepted. |  |  |
| 11 | **EV Charging Points**  As part of the Reserved Matters submission details indicating the provision of Electric Vehicle Charging Points at a minimum of 10% of all car parking spaces shall be submitted. | Reserved Matters | Accepted. |  |  |
| 12 | **Accordance with D&A**  The development hereby permitted shall be carried out in ~~complete~~ general accordance with the Design and Access Statement / Masterplan [insert ref] | Compliance | See draft docs list for condition 3. |  |  |
| 13 | **Renewable Energy**  Prior to the first use of the hereby approved development, details of renewable and low carbon technologies to be used in the development shall be submitted to and approved in writing by the District Planning Authority. If it is not proposed to install such  measures, details of why it is not appropriate to do so shall be submitted in writing. | Prior to first use. | Accepted. |  |  |
| 14 | **Refuse and Recycling**  Prior to the first use of the hereby approved development, details of the provision for the storage of refuse and materials for recycling have been submitted and approved in writing by the Local Planning Authority. The details shall be implemented as approved. | Prior to first use. | Accepted. |  |  |
| 15 | **Cycle Storage**  No development shall commence on site until details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities  shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all time | Pre Commencement | Suggested amendment:  Prior to the first use of the development details of … | Agreed suggested amendment |  |
| 16 | **Extraction Equipment and Air Conditioning Units**  The appearance details required in Condition 2 shall include details showing ventilation and extraction equipment for the individual buildings. | Reserved Matters submission | Accepted. |  |  |
| 17 | **External Lighting**  The appearance details required in Condition 2 shall include a scheme for the external lighting of the development (including details of permanent external lighting including  layout plan, contour plan, a virtual plan, lighting type, luminaire type, intensity, mounting height, aiming angles and luminaire profiles). The scheme will also be accompanied by a detailed Lighting Assessment which predicts, assesses and verifies light emissions (including glare) at nearest receptors in accordance with relevant lighting guidance including, but not restricted to the guidance from by the Institution of Lighting Professionals. The scheme shall also identify suitable and appropriate mitigation where required. The scheme shall be implemented as approved and retained as such in perpetuity. | Reserved Matters submission | Accepted. |  |  |
| 18 | **Levels**  The layout and landscape details required in the reserved matters applications (condition 2) shall include details of existing and proposed site levels, including finished floor levels of any buildings. The development shall thereafter be implemented in accordance with the approved details. | Reserved Matters submission. | Accepted. |  |  |
| 19 | **Travel Plan**  The development hereby permitted shall be brought into use in accordance with the targets and measures contained in the Atkins, 'Gartree 2 - Revision P06, dated 12 August 2021 and submitted to the Local Planning Authority on 20 September 2021. | Prior to first use | Accepted. |  |  |
| 20 | **Public Right of Way**  Notwithstanding the submitted plans no development shall take place until a scheme and timetable for delivery for the treatment of Public Right of Way (PROW) A22 through the proposed development site to Welland Avenue has been submitted and approved in writing by the Local Planning Authority. This scheme shall include provision for the management of the PROW during construction (including any arrangements for a temporary diversion) fencing, surfacing, width, structures, signing and landscaping in accordance with the principles set out in the Leicestershire County Council’s Guidance Notes for Developers. Thereafter the development shall be carried out in accordance  with the approved scheme and timetable. | Pre commencement | Accepted. |  |  |
| 21 | **Highways Condition Survey**  The development hereby permitted shall not commence unless and until:  i. A pre-development condition survey of Foxton Road between A4304 Lubenham and the application site (the route for HGVs as set out in the Framework Construction Traffic Management Plan) has been carried out and submitted to the Local Planning Authority and approved in writing.  ii. A post development condition survey of Foxton Road between A4304 Lubenham and the application site (the route for HGVs as set out in the Framework Construction Traffic Management Plan) has been carried out and submitted to the Local Planning Authority within three months of the completion of the development hereby approved.  iii. A method statement has been submitted to the Local Planning Authority and approved in writing identifying how any damage to the carriageway or highway verge, which may be inadvertently caused as a result of the development, will be made safe and remediated in full by the developer at their cost. | Pre commencement | Accepted. |  |  |
| 22 | **Biodiversity Net Gain**  Prior to commencement of development a final Biodiversity Net Gain plan demonstrating Biodiversity Net Gain of at least 22.32 habitat units and 2.65 hedgerow units and 30-year management plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved details shall be implemented in accordance with the approved plans and no later than 1 year following commencement of development. | Pre commencement | Accepted. |  |  |
| 23 | **Wildlife Management Plan**  No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a Wildlife Management Plan, to include as appropriate detailed proposals for the protection of bats, birds, reptiles, great crested newts and badgers, and measures for the mitigation (in accordance with the submitted Ecological Reports) of any harm likely to be caused by the development. This mitigation shall include:  1. pre-removal checks for bat roosts of the four trees and buildings identified as having bat-roost potential;  2. a sensitive lighting plan and strategy, featuring no permanent lighting along Welland Avenue and minimise impacts on currently-dark areas;  3. the installation of new Barn Owl boxes (refer to section 5 and 6 of the Barn Owl report);  4. the installation of new bat boxes (refer to section 6 of the Bat Activity survey;  5. relocation of the main Badger sett, with an updated survey to be carried out (and submitted to the LPA for approval) in the 6 months immediately prior to the programmed start of site clearance (refer to the Badger Bait-marking Survey  and Relocation Strategy.  6. Hedgehog checks to be carried out prior to the clearance of vegetation, debris, or other locations where they may shelter  7. The provision of a minimum of 10 hedgehog homes within the application site The development shall be carried out in accordance with the approved management plan. | Pre commencement | Accepted. |  |  |
| 24 | **Nest Seasons**  Demolition of buildings/structures, felling of trees and removal of shrub and scrub and commencement of other enabling works shall not be carried out during the nesting season. If any works are required during the nesting season, this shall be carried out  following the all clear from a nest check carried out by a suitably qualified ecologist.  Any active nests must be safeguarded with a 5m stand-off using road pins and hazard tape or fencing. | Compliance | Accepted. |  |  |
| 25 | **Surface Water drainage**  No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to, and approved in writing by the Local Planning Authority. | Pre Commencement | LLFA Condition  Accepted. |  |  |
| 26 | **Surface Water Management**  No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to, and approved in writing by the Local Planning  Authority. | Pre Commencement | LLFA Condition  Accepted. |  |  |
| 27 | **Surface Water Maintenance**  No occupation of the development approved by this planning permission shall take place until such time as details in relation to the long-term maintenance of the surface water drainage system within the development have been submitted to and approved  in writing by the Local Planning Authority. | Pre occupation | LLFA Condition  Accepted. |  |  |
| 28 | **Infiltration Testing**  No development approved by this planning permission shall take place until such time as infiltration testing has been carried out (or suitable evidence to preclude testing) to confirm or otherwise, the suitability of the site for the use of infiltration as a drainage  element, has been submitted to and approved in writing by the Local Planning Authority. | Pre commencement | LLFA Condition  Accepted. |  |  |
| 29 | **Watercourse Diversions**  Prior to approval of the Reserved Matters, full details of diverted and removed watercourses are to be submitted and approved in writing by the Local Planning Authority. | Prior to approval of reserved matters | Accepted. |  |  |
| 30 | **Archaeology**  No demolition/development shall take place/commence until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall  take place other than in accordance with the agreed WSI, which shall include:  a) the statement of significance and research objectives,  b) the programme and methodology of site investigation and recording  c) the nomination of a competent person(s) or organisation to undertake the agreed works  d) the programme for post-investigation assessment and subsequent analysis, publication &  e) dissemination and deposition of resulting material.  This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI. | Two stage:  Pre commencement WSI to be submitted.  Pre commencement – land within WSI area until works within WSI are completed. | Accepted. |  |  |
| 31 | **Risk Based Land Contamination Assessment**  No development (except any demolition permitted by this permission) shall commence  on site, or part thereof, until a Remedial Scheme and a Verification Plan has been submitted to and agreed in writing by the Local Planning Authority. The Remedial Scheme shall be prepared in accordance with the requirements of:  a) CLR 11 Model Procedures for the Management of Land Contamination, published by The Environment Agency 2004.  b) BS 8485:2015+A1:2019 Code of practice for the design of protective measures  for methane and carbon dioxide ground gases for new buildings  c) Or any documents which supersede these.  The Verification Plan shall be prepared in accordance with the requirements of:  a) Evidence Report on the Verification of Remediation of Land Contamination Report: SC030114/R1, published by the Environment Agency 2010;  b) CLR 11 Model Procedures for the Management of Land Contamination, published by The Environment Agency 2004.  c) BS 8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings   1. CIRIA C735, “Good practice on the testing and verification of protection systems for buildings against hazardous ground gases”   e) CIRIA, 2014  f) Or any documents which supersede these.  If, during the course of development, previously unidentified contamination is discovered, development must cease on that part of the site and it must be reported inwriting to the Local Planning Authority within 10 working days. Prior to the recommencement of development on that part of the site, a Risk Based Land Contamination Assessment for the discovered contamination (to include any required amendments to the Remedial Scheme and Verification Plan) must be submitted to and approved in writing by the Local Planning Authority.  If required, the Risk Based Land Contamination Assessment shall be carried out in accordance with:  BS10175:2011+A2:2017 Investigation Of Potentially Contaminated Sites Code of Practice;  BS8576:2013 Guidance on Investigations for Ground Gas Permanent Gases  and Volatile Organic Compounds (VOCs) and  CLR 11 Model Procedures for the Management of Land Contamination,  published by The Environment Agency 2004.  Or any documents which supersede these.  Thereafter, the development shall be implemented in accordance with the approved details and retained as such in perpetuity. | Pre commencement | Accepted. |  |  |
| 32 | **Completion/Verification Investigation Report**  Prior to occupation of the completed development, or part thereof, A Verification Investigation shall be undertaken in line with the agreed Verification Plan for any works outlined in the Remedial Scheme and a report showing the findings of the Verification Investigation relevant to the whole development, or part thereof, shall be submitted to and approved in writing by the Local Planning Authority. The Verification Investigation  Report shall:   * Contain a full description of the works undertaken in accordance with the agreed Remedial Scheme and Verification Plan; * Contain results of any additional monitoring or testing carried out between the submission of the Remedial Scheme and the completion of remediation works; * Contain Movement Permits for all materials taken to and from the site and/or a copy of the completed site waste management plan if one was required; * Contain Test Certificates of imported material to show that it is suitable for its proposed use; * Demonstrate the effectiveness of the approved Remedial Scheme; and * Include a statement signed by the developer, or the approved agent, confirming that all the works specified in the Remedial Scheme have been complete. | Pre Occupation | Accepted |  |  |
| 33 | **Noise**  Concurrent to the submission of the Reserved Matters, an updated noise survey shall be submitted to the LPA for approval. This survey should take account of the fixed limits which were set in noise assessment for fixed plant and any potential mitigation  that can be provided in terms of screening. | Reserved Matters | Accepted. |  |  |
| 34 | **Construction (Traffic) Environment Management Plan**  No development shall take place, including any site works, until a Construction Environmental Management Plan (CEMP) for that phase has been submitted to, and approved in writing by, the Local Planning Authority (LPA). The CEMP shall provide  for, and include details of the timing of the provision of:  1) the parking of vehicles for site operatives and visitors;  2) The means of access and routing for demolition and construction traffic and  indication of signage locations to assist those delivering to the site  3) details of a Construction Communications Strategy which contains points of contact and details for residents to report HGVs utilising inappropriate routes;  4) A construction travel plan  5) temporary highway works;  6) a detailed reactive and proactive road cleaning schedule, incorporating the use  of road sweepers, on-site wheel wash facilities and the use of hand brooms on  wheels and roads where necessary.  7) Footpath diversions where necessary  8) Proposed mitigation schemes on the highway network where necessary  9) measures to protect the trees and hedges to be retained within the site during relation to design, demolition and construction (British Standard 5837 (2012) ‘Trees in relation to design, demolition and construction –recommendations) including the periods before and after materials, machinery and equipment are brought onto site;  10) measures to protect the wildlife habitats and wildlife corridors during the duration of the construction works;  11) measures for the eradication of invasive non-native species  12) details of ongoing invasive non-native species monitoring  13) measures to control the emission of dust and dirt during construction;  14) measures for the control of lighting of compounds and works during construction;  15) details of the management of surface water run-off on site during construction  of the development, to include details of any temporary localised flooding management system and a scheme to treat and remove suspended solids from surface water run-off during construction;  16) hours of operation, including the hours of construction and the hours for the loading/unloading of materials;  17) details of any piling operation to be undertaken;  18) Construction noise and vibration strategy  19) loading and unloading of plant and materials;  20) storage of plant and materials used in constructing the development;  21) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;  22) location, layout and scale of contractors compound;  23) the storage of fuel and chemicals;   1. Earthworks and soil management strategy in accordance the ‘Construction Code of Practice for the Sustainable Use of Soils on Construction Sites’, DEFRA 2009 (as amended)   25) Sustainable site waste management plan for recycling/disposing of waste resulting from demolition and construction work;  26) Details of carbon neutrality or carbon emission minimisation measures to be implemented.  The approved CEMP shall be adhered to throughout the construction period for that phase of development to which it relates | Pre Commencement | Accepted. |  |  |
| 35 | Building heights shall not exceed 17.5m (to ridge height). The gross external area of the built development shall not exceed 82,555sqm. |  |  |  |  |

**Table 2 – Informatives**

| **Draft Informative no** | **Draft Informative** | **Type** | **Appellant Notes** | **HDC Notes** | **Rule 6 Notes** |
| --- | --- | --- | --- | --- | --- |
| 1 | **Burning of Waste**  It is recommended that no burning of waste on site is undertaken unless an exemption is obtained from the Environment Agency. The production of dark smoke on site is an offence under the Clean Air Act 1993. | N/A | Accepted |  |  |
| 2 | **Hours of Work**  Other Building works, deliveries, clearance or any works in connection with the development shall take place on site between the hours of 08.00 18.00 hours Monday to Friday, 08.00 13.00 Saturday and at No time on Sunday or Bank Holidays. | N/A | Accepted |  |  |
| 3 | **Downstream Flooding**  Desktop analysis has suggested that the proposed development will lead to an unacceptable risk of flooding downstream. We therefore highly recommend that you engage with Anglian Water at your earliest convenience to develop in consultation with  us a feasible drainage strategy. If you have not done so already, we recommend that you submit a Pre-planning enquiry with our Pre-Development team. This can be completed online at our website http://www.anglianwater.co.uk/developers/predevelopment.  aspx. Once submitted, we will work with you in developing a feasible mitigation solution. | N/A | Accepted |  |  |
| 4 | **Drainage**  If a foul or surface water condition is applied by the Local Planning Authority to the Decision Notice, we will require a copy of the following information prior to recommending discharging the condition:  Foul water:  Feasible drainage strategy agreed with Anglian Water detailing the discharge solution  including:   * Development size * Proposed discharge rate (Should you require a pumped connection, please note that our minimum pumped discharge rate is 3.8l/s) * Connecting manhole discharge location (No connections can be made into a public rising main) * Notification of intention to connect to the public sewer under S106 of the Water Industry Act (More information can be found on our website) * Feasible mitigation strategy in agreement with Anglian Water (if required) Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087. | N/A | Accepted |  |  |
| 5 | **Protection of Existing Assets**  A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers.  It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. | N/A | Accepted |  |  |
| 6 | **Building near to a public sewer**  No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. | N/A | Accepted |  |  |
| 7 | **Drainage Adoption**  The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the  Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers as supplemented by Anglian Water’s requirements. | N/A | Accepted |  |  |
| 8 | **PRoW re-routing**  A Public Right of Way must not be re-routed, encroached upon or obstructed in any way without authorisation. To do so may constitute an offence under the Highways Act 1980. If the developer requires a Right of Way to be temporarily diverted, for a period of up to six months, to enable construction works to take place, an application should be made to networkmanagement@leics.gov.uk at least 12 weeks before the temporary diversion is required. | N/A | Accepted |  |  |
| 9 | **PRoW Surface**  Any damage caused to the surface of a Public Right of Way, which is directly attributable to the works associated with the development, will be the responsibility of the applicant to repair at their own expense to the satisfaction of the Local Highway  Authority. | N/A | Accepted |  |  |
| 10 | **Network Management**  The applicant should be advised to contact Leicestershire County Council’s Network Management team at the earliest opportunity to discuss access to the road network to carry out works. The team can be contacted at: networkmanagement@leics.gov.uk | N/A | Accepted |  |  |
| 11 | **SUDS**  The scheme shall include the utilisation of holding sustainable drainage techniques with the incorporation of sufficient treatment trains to maintain or improve the existing water quality; the limitation of surface water run-off to equivalent greenfield rates; the ability  to accommodate surface water run-off on-site up to the critical 1 in 100 year return period event plus an appropriate allowance for climate change, based upon the submission of drainage calculations. | N/A | Accepted |  |  |
| 12 | **Drainage**  Full details for the drainage proposal should be supplied including, but not limited to; construction details, cross sections, long sections, headwall details, pipe protection  details (e.g. trash screens), and full modelled scenarios for the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change storm events. | N/A | Accepted |  |  |
| 13 | **Surface Water Management**  Details should demonstrate how surface water will be managed on site to prevent an increase in flood risk during the various construction stages of development from initial site works through to completion. This shall include temporary attenuation, additional  treatment, controls, maintenance and protection. Details regarding the protection of any proposed infiltration areas should also be provided. | N/A | Accepted |  |  |
| 14 | **Surface Water Maintenance Plan**  Details of the surface water Maintenance Plan should include for routine maintenance, remedial actions and monitoring of the separate elements of the surface water drainage system that will not be adopted by a third party and will remain outside of individual property ownership. For commercial properties (where relevant), this should also include procedures that must be implemented in the event of pollution incidents. | N/A | Accepted |  |  |
| 15 | **Infiltration**  The results of infiltration testing should conform to BRE Digest 365 Soakaway Design. The LLFA would accept the proposal of an alternative drainage strategy that could be used should infiltration results support an alternative approach. Where infiltration is  deemed viable, proposed infiltration structures must be designed in accordance with CIRIA C753 “The SuDS Manual” or any superseding version of this guidance. | N/A | Accepted |  |  |
| 16 | **Culverting**  The scheme shall include full consideration of Leicestershire County Council’s Culverting Policy (Flood Risk Management Strategy Appendix A3 P1.1 Policy 1) through minimising the length of watercourse being culverted by the proposals. | N/A | Accepted |  |  |
| 17 | **Ordinary Watercourse**  Where there are any works proposed as part of an application which are likely to affect flows in an ordinary watercourse or ditch, the applicant will require consent under  Section 23 of the Land Drainage Act 1991. This is in addition to any planning  permission that may be granted.  Guidance on this process and a sample application form can be found via the following  website: http://www.leicestershire.gov.uk/flood-risk-management | N/A | Accepted |  |  |
| 18 | **Culverting**  Applicants are advised to refer to Leicestershire County Council’s Culverting Policy contained within the Local Flood Risk Management Strategy Appendix document, available at the above link. No development should take place within 5 metres of any watercourse or ditch without first contacting the County Council for advice.  This consent does not consider local watercourse bylaws. It is the responsibility of the applicant to check if the local borough or district council has their own bylaws which the proposals will also need to consider. | N/A | Accepted |  |  |
| 19 | **Standing Advice -Maintenance**  Note that it is the responsibility of the Local Planning Authority under the DEFRA/DCLG legislation (April 2015) to ensure that a system to facilitate the future maintenance of SuDS features can be managed and maintained in perpetuity before commencement  of the works. | N/A | Accepted |  |  |
| 20 | **Standing Advice – Overland Flow Routes**  Overland flow routes as shown on the update map for surface water should be considered such that buildings are not placed directly at risk of surface water flooding. Such flow routes should be utilised for roads and green infrastructure. | N/A | Accepted |  |  |
| 21 | **Standing Advice – Ditches**  Where a drainage ditch adjoins or flows through a development, provision should be made such that the ditch can be made throughout the life of the development. The ownership and responsibility for maintenance of the ditch should also be clearly  identified and conveyed to the relevant parties. | N/A | Accepted |  |  |
| 22 | **BNG**  The applicant should be aware that if plans change significantly, the metric will need to be re-run at the reserved matter stage. | N/A | Accepted |  |  |
| 23 | **Construction Traffic Management Plan**  Construction traffic management arrangements shall be implemented in accordance with the 'Gartree 2 – ‘Framework Construction Traffic Management Plan’ Revision P04 dated 10th August 2021 prepared by Atkins and submitted to the Local Planning Authority on 20 September 2021. | N/A | Accepted |  |  |