

DRAFT CONDITIONS

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02 The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority:

- LSE-3045-03-AC-0100 – Location Plan
- LSE-3045-03-AC-0120 Rev P10 - Updated Site Plan
- LSE-3045-03-AC-0200 – Proposed Ground Floor Plan P06
- LSE-3045-03-AC-0201 – Proposed First Floor Plan P07
- LSE-3045-03-AC-0202 – Proposed Second Floor Plan P07
- LSE-3045-03-AC-0203 – Proposed Third Floor Plan P06
- LSE-3045-03-AC-0204 – Proposed Roof Plan P05
- LSE-3045-03-AC-0300 – Proposed Elevations 1 P05
- LSE-3045-03-AC-0301 – Proposed Elevations 2 P05
- LSE-3045-03-AC-0302 – Proposed Elevations 3 P06
- LSE-3045-03-LA-MCS792-Drg 01 Rev P6 – Landscape Proposals
- 2411-KC-XX-YTREE-TCP01 RevA – Tree Constraints Plan
- 2411-KC-XX-YTREE-TPP01 Rev0 – Tree Protection Plan
- PP/4155/BRACKNELL/F1 – Topo
- PP/4155/BRACKNELL/F2 – Topo
- External Lighting Layout
- Elevation Plan A1 Laurel Cottage Ref: LSE-3045-03-AC-0303 RevP01

- 2411-KC-XX-YTREE-TPP01Rev0

- Energy and Climate Change Statement

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03 No structure hereby permitted shall be built above existing ground level until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The submitted samples shall include details of [insert]. The development shall be carried out in accordance with the approved details.

REASON: In the interests of the visual amenities of the area.

[Relevant Policies: BFLP LP 50].

04 The development hereby permitted shall not be begun until details showing the finished floor levels of the proposed buildings hereby approved in relation to fixed datum points showing the land levels across the site have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

REASON: In the interests of the character of the area.

[Relevant Policies: BFLP LP 50]

05 Those windows shown on the approved drawings as having obscured glazing in part or full shall at all times be glazed with a minimum of Pilkington Level 3 or equivalent and shall at all times be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed or the windows are installed in a corridor area..

REASON: To prevent the overlooking of neighbouring property.

[Relevant Policies: BFLP LP 50]

06 The dwellings shall as a minimum be constructed in accordance with Part M4(2) of the 'Accessible and adaptable dwellings' of the Building Regulations 2010 (Approved Document 'M' – Access to and use of Buildings – dwellings 2015) (as amended).

Prior to the occupation of the dwellings hereby permitted, written verification that the completed dwellings are in accordance with Part M4(2) of the Building Regulations 2010 (Approved Document 'M' – Access to and use of Buildings – dwellings 2015) (as amended) shall be submitted to and approved in writing by the Local Planning Authority. The completed dwelling shall be maintained as such thereafter.

REASON: To ensure that appropriate accessible and adaptable dwellings are provided.

[Relevant Policies: BFLP LP 38]

07 No gates shall be provided at the vehicular access to the site.

REASON: In the interests of highway safety.

[Relevant Policies: BFLP LP 25]

08 No development above slab level shall take place until a plan showing visibility splays has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.

REASON: In the interests of highway safety.

[Relevant Policies: BFLP LP 25]

09 No dwelling shall be occupied until a means of access to the site and building has been constructed for vehicles, pedestrians and/or cyclists in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. The means of access shall thereafter be retained unobstructed for its intended use.

REASON: In the interests of accessibility and to facilitate access by cyclists and/or pedestrians.

[Relevant Policies: BFLP LP 25]

10 No dwelling shall be occupied until the associated vehicle parking has been provided in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.

[Relevant Policies: BFLP LP 62]

11 The development hereby approved shall not be occupied until details of on-site refuse storage (including any open air storage facilities) for waste material awaiting disposal (including details of any screening) have been submitted to and approved in writing by the Local Planning Authority. Such facilities shall be provided in accordance with the approved details prior to the first occupation of the dwelling to which it relates and thereafter permanently retained.

REASON: To ensure the provision of satisfactory waste collection facilities in the interests of amenity.

[Relevant Policies: BFLP LP 50]

12 All ecological measures and/or works shall be carried out in accordance with the details contained in Section 5.1 of the Ecological Impact Assessment (Greenlink, 19/08/2025) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: LP53]

13 No development shall commence other than site clearance and demolition until a scheme for the provision of biodiversity enhancements (not mitigation), including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the local planning authority. The approved scheme shall be performed, observed and complied with.

REASON: In the interests of nature conservation.

[Relevant Plans and Policies: BFLP LP 53]

14 An ecological site inspection report shall be submitted to and approved in writing by the Local Planning Authority prior to practical completion of the development hereby approved to demonstrate that all biodiversity enhancements have been undertaken in accordance with the approved scheme.

REASON: In the interests of nature conservation.

[Relevant Plans and Policies: BFLP LP 53]

15 The Biodiversity Gain Plan shall be prepared broadly in accordance with the Ecological Impact Assessment (Greenlink, 19/08/2025) and Statutory Biodiversity Metric (dated 25 June 2025). The Habitat Management and Monitoring Plan shall be prepared to accompany the Biodiversity Gain Plan and shall be submitted for approval alongside or after the submission of the Biodiversity Gain Plan.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policy LP53.

16 The development hereby permitted shall not be occupied until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

(a) a non-technical summary;

(b) the roles and responsibilities of the people or organisation(s) delivering the HMMP and any changes to those to be notified to the Local Planning Authority within 21 days of the changes occurring;

- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 - (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of the habitat creation and enhancement works set out in the HMMP; and
 - (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the Local Planning Authority,
- has been submitted to, and approved in writing by, the Local Planning Authority.
Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policy LP53.

17. The development hereby permitted shall not be occupied until notice in writing has been given to the Local Planning Authority that the:

- (a) HMMP has been implemented; and
 - (b) habitat creation and enhancement works as set out in the HMMP have been completed.
- Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policy LP53.

18 The development hereby approved shall not be occupied until the following have been submitted to and approved in writing by the Local Planning Authority:

- 1) details of both hard and soft landscaping works, and
- 2) a comprehensive five year post planting maintenance schedule

No dwelling shall be occupied until the landscaping for that plot has been carried out in accordance with the approved soft landscape planting scheme

The details in respect of 1), above shall include:

a) Comprehensive planting plans showing details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations.

c) Means of enclosure (walls and fences etc)

d) Paving including pedestrian, paths, patios, proposed materials and construction methods, cycle routes, parking courts,

e) Any trees or plants which die, are removed, uprooted, are significantly damaged, become diseased or deformed within a period of 5 years from the completion of the development are to be replaced during the nearest planting season (1st October to 31st March inclusive) with others of the same size, species and quality as approved, unless the Local Planning Authority gives written consent to any variation

REASON: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

[Relevant policies: BFLP LP 50 and LP 54]

19 No development shall take commence until a programme of archaeological work, including a Written Scheme of Investigation (WSI) has been submitted to, and approved by, the local planning authority in writing.

The WSI shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the WSI.

REASON: The site lies in an area of archaeological potential, particularly for, but not limited to, Prehistoric Medieval remains. The potential impacts of the development can be mitigated through a programme of archaeological work. This is in accordance with national and local plan policy.

20 The Development shall take place in accordance with the WSI approved under condition 19.

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI approved under condition 21 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

REASON: The site lies in an area of archaeological potential, particularly for, but not limited to, Prehistoric Medieval remains. The potential impacts of the development can be mitigated through a programme of archaeological work. This is in accordance with national and local plan policy.

[Relevant Policies BFLP Policy LP 29]

21 A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

[Relevant Plans and Policies: BFLP LP 58]

22 The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

[Relevant Plans and Policies: BFLP LP 58]

23 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

[Relevant Plans and Policies: BFLP LP 58]

24 The development hereby approved shall not be occupied until the noise mitigation measures as set out in the (Noise Assessment, 24 Acoustics, 8 July 2025, Ref R11087-1 Rev 1) submitted with the application, are implemented. The noise mitigation measures shall be retained and maintained thereafter.

REASON: To protect future residents from noise from road traffic noise.

[Relevant Plans and Policies: BFLP LP 58]

25 No development shall take place until details of a scheme (Working Method Statement) to control the environmental effects of the demolition and/or construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:-

- the control of noise
- the control of dust, smell and other effluvia
- the control of rats and other vermin
- the control of surface water run-off
- the proposed method of piling for foundations (if any)
- proposed construction and demolition working hours
- hours during the construction and demolition phase when delivery vehicles, or vehicles taking materials, are permitted to enter or leave the site.

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

REASON: In the interests of the amenities of the area.

[Relevant Plans and Policies: BFLP LP 58]

26 No development (including site clearance) shall take place, until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include as a minimum:

- (i) Location of the access for demolition and construction vehicles;
- (ii) Routing of construction traffic (including directional signage and appropriate traffic management measures);
- (iii) Details of the parking of vehicles of site operatives and visitors;
- (iv) Areas for loading and unloading of plant and materials;
- (v) Areas for the storage of plant and materials used in constructing the development;
- (vi) Location of any temporary portacabins and welfare buildings for site operatives;
- (vii) Details of any external lighting of the site;
- (viii) Measures to prevent ground and water pollution from contaminants on-site;
- (ix) Details of wheel-washing facilities;
- (x) Measures to minimise the pollution potential of unavoidable waste;
- (xi) Measures to dispose of unavoidable waste in an environmentally acceptable manner;
- (xii) details of measures to mitigate the impact of demolition and construction activities on ecology; and
- (xiii) Details of a monitoring regime to demonstrate compliance with the CEMP including timings for reports to be submitted to the Local Planning Authority.

The approved Construction Environmental Management Plan shall be adhered to throughout the demolition and construction period.

REASON: To mitigate and control environmental effects during the demolition and construction phases.

[Relevant Plans and Policies: BFLP LP 25, LP 58]

27 The apartments hereby permitted shall only be occupied by persons of 60 years or over.

REASON: To ensure that the accommodation is only occupied by persons for whom it is designed and in taking account of the specific nature of the development including car parking.

[Relevant Plans and Policies: BFLP LP 25, LP 62]

28 A Travel Plan shall be submitted to and approved in writing by the Local Planning Authority prior to practical completion of the development hereby approved. The Travel Plan shall be implemented upon first occupation of the development hereby approved and in line with provisions and timescales set out within the Travel Plan.

29. No development shall commence until a detailed Sustainable Drainage Strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include:

- i) Results of intrusive ground investigations demonstrating the depth of the seasonally high groundwater table across the site.
- ii) Results of infiltration testing undertaken at a depth representative of the proposed attenuation and infiltration features, in accordance with the relevant guidance and standards.
- iii) Hydraulic calculations demonstrating that the proposed drainage system can accommodate the design rainfall events, including the 1 in 100-year rainfall event plus an appropriate allowance for climate change, using FEH rainfall data.
- iv) An assessment of the potential impact of groundwater on the proposed SuDS features, including details of any mitigation measures required and evidence demonstrating that groundwater levels will not adversely affect the operation, performance, structural integrity, or maintenance of the drainage system.
- v) Full details of all components of the proposed drainage system, including dimensions, locations, gradients, invert and cover levels, construction details, headwall details, planting proposals (where applicable), and supporting drawings, with due regard to the identified groundwater conditions.
- vi) A Temporary Drainage Design Brief setting out the arrangements for the management of surface water runoff and drainage during the construction phase of the development.
- vii) Where discharge to a public sewer is proposed, written confirmation from Thames Water (or the relevant sewerage undertaker) confirming acceptance of the proposed discharge and discharge rate.

The approved Sustainable Drainage Strategy shall thereafter be implemented in full and retained for the lifetime of the development.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding. [Relevant Plans and policies: BFLP LP 57]

30. The development hereby approved shall not be occupied until details of how the surface water drainage system (inclusive of flood mitigation measures) shall be maintained and managed after completion have been submitted to and approved in writing by the Local Planning Authority. The details shall include confirmation of management body, required maintenance activities with expected frequency, with site specific assessments included to demonstrate that health and safety have been fully considered in the design and that access and egress for future residents will be maintained during any operations to repair or replace drainage features.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding.

[Relevant Plans and policies: BFLP LP 57]

31. Prior to practical completion of the development, a verification report, appended with substantiating evidence demonstrating the agreed/approved construction details and specifications have been implemented, will need to be submitted and approved (in writing) by the Local Planning Authority. This will include photos of excavations and soil profiles/horizons, any placement of tanking, crating, connecting pipe work, hydrobrakes or control mechanisms and cover systems.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding.

[Relevant Plans and policies: BFLP LP 57]

32. No building shall be occupied until the sustainable urban drainage scheme serving the development has been implemented in accordance with the approved details. Written confirmation of agreements for the management and maintenance of the drainage scheme shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development. The sustainable urban drainage scheme shall thereafter

be managed and maintained in accordance with the approved management and maintenance plan.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding.

[Relevant Plans and policies: BFLP LP 57]

33. No development shall commence until either:

a) Written confirmation has been submitted to and approved by the Local Planning Authority in consultation with Thames Water that sufficient capacity within the sewerage infrastructure exists to serve the development; or

b) a scheme for the improvement of the existing sewerage system by the sewerage undertaker to ensure that sufficient capacity is provided to serve the development. No dwelling shall be occupied until the scheme for improvement of the existing sewerage system has been completed in full as approved.

REASON: To ensure that the development is adequately served by sewerage infrastructure.

Informative – Statutory gain plan

The development may not be begun unless—

(a) a biodiversity gain plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.