

## WHINNEY HILL CONDITIONS UPDATE

### **Condition 4**

No development will commence within a Phase until a Construction Environmental Management Plan and Biodiversity Enhancement Plan for that phase of the site have been submitted to, and approved in writing by, the Local Planning Authority, to include detailed:

- Pollution control measures
- In-built provision for bats and birds in the new dwellings including swift and bat bricks
- Lighting design
- Habitat management plan details
- Construction phase protections measures for protected species
- Construction phase protections measures for trees and hedges on site in accordance with BS 5837:2012 Trees in relation to design, demolition and construction.

Reason: To maintain the biodiversity value of the site to protected species and habitats including bats and coastal designated sites in accordance with the National Planning Policy Framework.

### **Condition 7 part a**

- a) No development or archaeological mitigation shall commence within fields 2, 4 and 5 until a written scheme of investigation based on the brief has been submitted to and approved in writing by the Local Planning Authority.

### **Condition 10**

No development shall commence until schemes to:

- a) provide a roundabout on the A1068, together with associated works;
- b) Upgrade and widen the footway/cycleway network along A1068/A196 to local facilities, together with links to the A1068 from the development site, including related works;
- c) provide signalised/controlled crossing facilities on A1068 and A196 (High Street), together with associated works;
- d) Provision of new bus stops and upgrading (and/or relocation) of existing bus stops on the A1068, including level access (DDA compliant), bus shelters, clearway markings/plates and poles, together with associated dropped kerb crossing points and related works, have been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until these highway works have been constructed in accordance with the approved plans.

Reason (a): In the interests of highway safety and in accordance with the National Planning Policy Framework.

Reason (b)&(c): In the interests of pedestrian/cyclist safety, encouraging sustainable travel modes and in accordance with the National Planning Policy Framework.

Reason (d): To encourage sustainable travel, in accordance with the National Planning Policy Framework.

**Remove condition 25**