

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**COUNCIL OF THE ISLES OF SCILLY**

Town Hall, St Mary's TR21 0LW
 Telephone: 01720 424455 – Email: planning@scilly.gov.uk

Town and Country Planning Act 1990
 Town and Country Planning (Development Management Procedure) Order 2010

OUTLINE PERMISSION FOR DEVELOPMENT

Application No:	P/21/002/OUT	Date Application Registered:	12th January 2021
Applicant:	Nicola Stinson Council of the Isles of Scilly Town Hall St Marys Isles Of Scilly TR21 0LW	Agent:	KTA Architects Ltd KTA Kensington Court Pynes Hill Exeter EX2 5TY
Site address:	Land To North Of Ennor Farm Old Town Lane Old Town St Mary's Isles Of Scilly		
Proposal:	Outline planning application for 12 detached and semi-detached self-build homes with appearance as a reserved matter (Major Development) (Amended Plans)		

In pursuance of their powers under the above Act, the Council hereby **PERMIT** the above development, subject to the follow-up Reserved Matters application, to be carried out in accordance with the following Conditions:

- C1** The development hereby permitted in outline shall not be carried out other than in complete accordance with the submitted plans [Condition C2] and shall not be begun until details of the appearance of the dwellings, hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out except in complete accordance with the approved details thereafter.
 Reason: To ensure the development accords with the approved plans and in accordance with Section 92 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- C2** The development hereby permitted shall be carried out in accordance with the approved details only including:
- Site Location Plan, Drawing Number: SC-KT-XX-XX-DR-A-2002-S0 SK001 – P2, Dated 08/01/2021
 - Site Plan, as Proposed, Drawing Number: SC-KT-XX-XX-DR-A-2002-S0 SK100 – P7, Dated 05/03/2021
 - Site Plan, Proposed Plots, Drawing Number: SC-KT-XX-XX-DR-A-2002-S0 SK103 – P4, Dated 08/03/2021
 - Site Waste Management Plan, Project No: 13394, Dated January 2021
 - Transport Statement, Project No: 13394, Dated March 2021
 - Ecological Assessment: Reference 8128.002 V5, Dated January 2021
 - Flood Risk Assessment and Drainage Strategy, Project No: 13394, Dated January 2021
 - Swept Path Analysis: Fire Tender, Drawing Number: 6175, Rev P1, Project No: 13394, Dated 09/02/2021
 - Topographical Survey, Drawing Number: DOC1701A, Dated 05 April 2017
 - Design and Access Statement, Ref: _2002_L00.01 Rev P4, Dated March 2021
 - Design Codes, Ref: ALA Architects

These are stamped as APPROVED

Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy 1 of the

Isles of Scilly Local Plan (2005) and Policy OE1 and OE7 of the emerging Isles of Scilly Local Plan (2015-2030).

Outline: time limit for reserved matters

C3 Application for approval of the reserved matters [referred to in Condition C1 above] shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: In accordance with Section 92 of the Town and Country Planning Act 1990 (as amended).

Outline: implementation of reserved matters

C4 The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: In accordance with Section 92 of the Town and Country Planning Act 1990 (as amended).

Staging of Development

C5 The works comprising the residential dwellings of the development hereby permitted shall not be commenced before the works comprised in relation to detailed and targeted trial trenching (condition C12), highway and junction layout and completion (condition C8) and surface water drainage, including site drainage and holding tanks, sewerage pumping station and sewerage and water connections (condition 6) are completed.

Reason: To ensure that works take place in an agreed order to protect the amenities of this area.

Implementation of FRA and Drainage Strategy

C6 The foul and surface water drainage systems shall be in accordance with the Campbell Reith Flood Risk Assessment and Drainage Strategy Ref Project Number 13394 dated January 2021. No development approved by this permission shall be commenced until the following details are provided and approved in writing by the Local Planning Authority:

1. A description of the foul and surface water drainage systems operation.
2. Details of the final drainage schemes including calculations and layout.
3. Confirmation from South West Water Ltd that the foul network has sufficient capacity to cater for this development.
4. A Construction Surface Water Management Plan.
5. A Construction Quality Control Plan.
6. A plan indicating the provisions for exceedance pathways, overland flow routes and proposed detention features.
7. A timetable of construction.
8. Confirmation of who will maintain the drainage systems and a plan for the future maintenance and management, including responsibilities for the drainage systems and overland flow routes.

The Developer must inform the Local Planning Authority of any variation from the details provided and agree these in writing before such variations are undertaken. The surface water drainage systems shall fully manage surface water flows resulting from the developed site up to the 1 in 100 year peak rainfall event plus a minimum allowance of 40% for the impact of climate change. Flows discharged from the site will be no greater than Five litres/sec for all rainfall events. The approved scheme shall be implemented in accordance with the timetable so agreed and the scheme shall be managed and maintained in accordance with the approved details for the lifetime of the development.

Reason: To prevent the increased risk of flooding and minimise the risk of pollution of surface water by ensuring the provision of a satisfactory means of surface water control and disposal.

Layout of Car Parking before Occupation

C7 The dwellings hereby approved shall not be occupied until space has been laid out within the site for the parking and turning of vehicles in accordance with approved drawing number: SC-KT-XX-XX-DR-A-2002-S0-SK100-P7. The area allocated for parking and turning on the approved plan shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.

Reason: To ensure that vehicles can turn and leave the site in forward gear and that there is sufficient off road car parking, in the interests of highway safety and Policy in accordance with Policy 5 of the adopted Isles of Scilly Local Plan (2005) and Policy SS10 of the emerging Isles of Scilly Local Plan (2015-2030).

Layout of Proposed New Vehicular Access

C8 Before any other works commence on site, the proposed access forming part of the development hereby approved, shall be constructed with a minimum width of 3.7m and provided with 2.4m x maximum achievable visibility splays and 2m x 2m x 45° pedestrian intervisibility splays. The access shall be permanently retained as such thereafter with the visibility splays on land in the control of the site owner, maintained permanently clear of all obstructions exceeding 1m in height. All unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that vehicles can turn and leave the site in forward gear and that there is sufficient off road car parking, in the interests of highway safety and Policy in accordance with Policy 5 of the adopted Isles of Scilly Local Plan (2005) and Policy SS10 of the emerging Isles of Scilly Local Plan (2015-2030).

Principal Residence Condition

C9 The dwelling houses [at plot numbers: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 Inclusive], hereby approved, shall not be occupied otherwise than by persons as their only or principal homes and the occupants shall supply to the Local Planning Authority (within 14 days of the Local Planning Authority's request to do so) such information as the Local Planning Authority may reasonably require in order to determine compliance with this condition. For the avoidance of doubt the dwelling(s) shall not be occupied as second homes or as units of holiday letting accommodation and a Section 106 (S106) legal agreement shall be entered into by those with an interest in any of the plots, before the Reserved Matters application can be granted.

Reason: To ensure that new housing stock is prevented from being used as a second or holiday home to help maintain the social wellbeing of communities in accordance with Policy 3 the adopted Isles of Scilly Local Plan (2005) and Policy LC2 of the emerging Isles of Scilly Local Plan (2015-2030)

Restrictions on Extension of Dwellings

C10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extensions (Class A), alterations to the roof (Class B and C), porches (Class D), ancillary outbuildings (Class E), hard surfaces (Class F) or chimneys or flues (Class G) shall be erected or constructed on the dwellings, here by permitted, without the prior permission, in writing, of the Local Planning Authority through the submission of a further application.

Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality and in the interests of the affordability of the dwelling and the local housing stock and in accordance with Policy LC3 of the emerging Isles of Scilly Local Plan (2015-2030).

Restriction of Building Height

C11 The dwellings, hereby approved, site shall not exceed 7.1m (plots 01, 02, 04, 07 and 09), 8.4m (plots 11 and 12) and 7.2m (plots 03, 05, 06, 08, 10) in height when measured from the immediately adjoining ground level.

Reason: In the interests of the visual amenities of the Conservation Area, AONB and the intervisibility and views of Ennor Castle as a Scheduled Monument.

Historic Landscape: Detailed and Targeted Trial Trenching

C12 No ground works, within the site boundary, shall take place until a trench layout plan to cover a selection of the anomalies and blank areas of the 2019 Geophysical Survey, has been submitted to and approved in writing by the Local Planning Authority. Evaluation trenching shall then be undertaken by suitably qualified organisation or individual in accordance with the agreed trench layout plan. An evaluation report of the findings of the trial trenching shall be submitted to the Local Planning Authority before any commencement of the development. This condition will normally only be discharged when the evaluation report, including on site works, analysis, report, publication (where applicable) and archive work has been completed.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to fully understand the impact upon the Islands archaeological, historic and built environment, to be submitted and agreed in writing by the Local Planning Authority. This is to ensure those characteristics which contribute to the status of the Isles of Scilly as a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast are preserved or enhanced. In accordance with the requirements of Policy 1 of the adopted Isles of Scilly Local Plan (2005) and Policy SS2 and OE7 of the emerging Isles of Scilly Local Plan (2015-2030).

PRE-COMMENCEMENT CONDITION: Submission of Written Scheme of Investigation

C13 (A) No development shall take place until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme 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 Written Scheme of Investigation

(B) No development shall take place other than in accordance with the Written Scheme of Investigation

approved under condition (A).

(C) 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 Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Note: The archaeological recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to fully understand the impact upon the Islands archaeological, historic and built environment, to be submitted and agreed in writing by the Local Planning Authority. This is to ensure those characteristics which contribute to the status of the Isles of Scilly as a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast are preserved or enhanced. In accordance with the requirements of Policy 1 of the adopted Isles of Scilly Local Plan (2005) and Policy SS2 and OE7 of the emerging Isles of Scilly Local Plan (2015-2030).

PRE-COMMENCEMENT CONDITION: Construction Environmental Management Plan

C14 No development shall take place, including any works of demolition of the eastern boundary wall, until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The CEMP shall incorporate:

- industry standard, best-practice measures to control site run-off, manage soils and waste, manage fuel and other materials to prevent spillages and also emergency procedures in the event of a pollution incident.
- standard best practice construction measures to avoid significant disturbance of adjacent features (human neighbours and, consequently, nesting and wintering bird populations within the SSSI) arising from vibration, artificial lighting and noise effects.
- a groundworks strategy including a watching brief during works (in case of unforeseen ground conditions occurring), details of the use and management of materials, waste management, a plan for Verification Control Documents.
- risk assessments and method statements in light of revealed conditions (relating to Health and Safety and buried services) as well as to take account the recommendations of Foundation Works Risk Assessment (if required).
- area(s) for the parking of vehicles of site operatives.
- space for the loading and unloading of plant and materials.
- storage of plant and materials used in constructing the development.
- construction vehicles wheel washing facilities.
- measures to control the emission of dust and dirt during construction.
- a detailed scheme for reducing/re-using/recycling/disposing of waste resulting from demolition, excavation and construction works.

On completion of the development any contractors compound, temporary access and all plant, machinery, fencing, lighting and any other equipment or structures used as part of the construction process shall be removed from the site and, where appropriate, the land reinstated to its former condition within three months.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application, but are required to fully understand the impact upon the Islands natural environment designation and to ensure that the construction of the development is adequately controlled and to protect the amenities of the area and essential infrastructure in accordance with Policies 1, 2 and 6 of the adopted Isles of Scilly Local Plan (2005) and Policy SS2 and OE2 of the emerging Isles of Scilly Local Plan (2015-2030).

PRE-COMMENCEMENT CONDITIONS: Submission of Ground Levels

C15 No development shall take place until details of the proposed finished floor levels of each building, relative to the topographical survey: Drawing Number: DOC1701A, have been submitted to and approved, in writing, by the Planning Authority, once approved the development shall be carried out in accordance with the approved levels.

Reason: In the interests of the visual amenities of the Conservation Area, AONB and the intervisibility and views of Ennor Castle as a Scheduled Monument and to protect the amenities and privacy of adjoining properties and the character of this Islands location.

PRE-COMMENCEMENT CONDITION: Protected Species Enhancement Measures

C16 Prior to the commencement of the development hereby permitted, a scheme for the provision of wildlife habitats including bat roosting and bird nesting and related provision of access to and specifications (5.15 – 5.19) 'Biodiversity enhancements' of the Ecological Survey Report for Ennor Farm dated January 2021 carried out by Campbell Reith, shall be submitted to and approved in writing by the Local Planning Authority, including:

- details of the number, type and density of native species, appropriate to the local area, for landscape planting to include native berry-bearing and nectar/pollen rich species.
- Native wildflower seed mixes for verges, suitable for the soil types of the site.
- Production of an educational flier for occupants, to inform on the importance of bio-security and not introducing non-native invasive species into gardens.
- A bug hotel, to be mounted near to new or existing shrub planting with deadwood and brash that arises from tree pruning and scrub clearance should be retained to enhance habitat piles within the wider site.
- Bat and bird boxes should be incorporated onto the new dwellings for bat roosting and bird nesting opportunities. Roost/Nest boxes should be appropriate to species found locally and should be located at an appropriate height and aspect with suitable lighting levels and close to vegetation.

Once agreed those elements of bat roosting and bird nesting opportunities required for each plot, shall be implemented prior to the first occupation of each dwelling, and the wider measures shall be implemented as part of the landscaping of the site and when the site is 50% occupied, unless an alternative timetable is agreed in writing by the Local Planning Authority. Once fully implemented the bats' roost area and agreed openings shall be permanently retained and maintained.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to in order to achieve measurable biodiversity net-gains and retain control over the development, to safeguard protected species and their habitats, in accordance with Policy SS2(g) and Policy OE2 of the emerging Isles of Scilly Local Plan (2015-2030).

PRE-COMMENCEMENT CONDITION: Sustainable Design Measures

C17 Prior to the construction of any of the dwellings, hereby approved, a detailed scheme indicating the detailed sustainable design measures to be incorporated into each dwelling shall be agreed in writing with the Local Planning Authority and should include water conservation and harvesting measures and renewable energy generation, including a water consumption standard of no more than 110 litres per person, per day. The sustainable design scheme shall be implemented in strict accordance with the details as agreed prior to the occupation of the development hereby permitted.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to in order to minimise the impact of the development on essential infrastructure in accordance with Policy 6 of the adopted Isles of Scilly Local Plan (2005) and Policy SS2(2) of the emerging Isles of Scilly Local Plan (2015-2030).

PRE-COMMENCEMENT CONDITION: Site Waste Management Plan for Occupation

C18 Prior to the commencement of the development, hereby approved, a scheme shall be submitted to and approved in writing by the Local Planning Authority, to demonstrate areas within each plot for the daily storage of household waste and recycling as well as a presentation area for the weekly collection of waste (communally or plot specific), shall be submitted to and agreed in writing with the Planning Authority. The presentation area(s) for waste and recycling collection shall be well-screened, accessible, secure and vermin proof. The development shall thereafter proceed in strict accordance with the approved scheme only.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application, but are required to ensure adequate space is available to for the safe and secure storage of household waste and recycling, including being accessible for waste collection vehicles, to be submitted and agreed by the Local Planning Authority. In accordance with the requirements of Policy 1 of the Isles of Scilly Local Plan (2005) and Policy SS2(2) and Policy OE5 of the emerging Isles of Scilly Local Plan (2015-2030).

PRE-COMMENCEMENT CONDITION: Biodiversity Enhancing Landscaping Scheme

C19 Prior to the commencement of the development hereby approved, a site-wide biodiversity enhancing landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- Reasonable Avoidance Measures Method Statement (RAMMS) to ensure development avoids killing or injuring small fauna species, including amphibians, reptiles, hedgehogs or the Scilly shrew which may be potentially utilise habitats within the site (including the hedgerow and stone wall to be realigned along the east boundary). The RAMMS should include methods such as staged strimming, hand searching and removal to a safe location of any small animals found.
- The submission of a sensitive lighting strategy to avoid impacts of lighting on nocturnal species.
- the details and locations of all existing trees and hedgerows on the land,
- identification of trees and hedges to be retained and outline measures for their protection during the course of the development.
- confirmation of the measures to re-build the stone wall along the east boundary, which shall include careful dismantling of materials, which should be stored onsite for re-use in its reconstruction along a parallel line set slightly further to the west. Reused stone should, as far as

practical, ensure any moss, lichen or bryophyte growth is set back with its original orientation to retain biodiversity interest of the hedge bank feature.

- details of the number, type and density of native species, appropriate to the local area, for replanting the east boundary hedgerow along its new alignment.
- details of the number, type and density of native species, appropriate to the local area, for new native tree planting and landscape management along the north and west boundaries to strengthen these boundary features.
- details of the number, type and density of native species, appropriate to the local area, for the replacement of lost areas of tall ruderal habitat so as to ensure these areas can continue to provide valuable habitat for several species, including breeding birds.
- confirmation that areas of fencing around the site or around individual gardens are to contain linkages for wildlife, this should include 13cm diameter holes cut into the bottom of fences, where applicable, to allow hedgehogs and other small animals to pass freely through the completed development.

Once approved, the works required by the landscaping scheme shall be carried out in full during the planting season (September through to March inclusive) following the substantial completion of the development hereby approved or during a later season, which has been agreed in writing by the Local Planning Authority. Any tree or hedge found to be dying, damaged or diseased within 10 years from the date on which the scheme has been completed shall be replaced with the same species. All trees to be retained on and adjacent to the site will be protected from incidental damage and disturbance during construction in accordance with current standards (BS 5837:2012 Trees in relation to design, demolition and construction recommendations). Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application, but are required to enable the Local Planning Authority to consider details to ensure the assimilation of the development into the landscape, to safeguard the appearance and character of this part of the Islands and to mitigate any adverse impact upon biodiversity in accordance with Policy 1 of the Isles of Scilly Local Plan (2005) and Policy OE1 and Policy OE2 of the emerging Isles of Scilly Local Plan (2015-2030).

All Services Underground

C20 Any electricity, water, sewage, telephone and cabling services to the dwellings shall be placed underground.

Reason: In the interest of the visual amenities of this Islands area and the character and siting of the building.

Lighting

C21 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended), (or any order revoking or re-enacting that Order) prior to installation, details of any external lighting shall be submitted to and approved, in writing, by the Local Planning Authority. The lighting shall thereafter be installed in accordance with the agreed details.

Reason: To protect the amenities of the locality, including the amenities of neighbouring residential properties and to protect the amenities of this rural area and preserve the dark night skies of the Isles of Scilly and the Garrison Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Submission Draft Isles of Scilly Local Plan 2015-2030.

Construction Hours of Operation

C22 All works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800- and 1800-hours Monday to Saturdays. There shall be no works involving machinery on a Sunday or Public or Bank Holiday.

Reason: In the interests of protecting the residential amenities of neighbouring properties.

Further Information

1. In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive manner, in accordance with paragraph 38 the National Planning Policy Framework 2019.

Signed:



Chief Planning Officer

Duly Authorised Officer of the Council to make and issue Planning Decisions on behalf of the Council of the Isles of Scilly.

DATE OF ISSUE: 12th April 2021



COUNCIL OF THE ISLES OF SCILLY

Planning Department
 Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW
 ☎0300 1234 105
 ✉planning@scilly.gov.uk

Dear Nicola Stinson

Please sign and complete this certificate.

This is to certify that decision notice: P/21/002/OUT and the accompanying conditions have been read and understood by the applicant: Nicola Stinson.

1. **I/we intend to commence the development as approved:** Outline planning application for 12 detached and semi-detached self-build homes with appearance as a reserved matter (Major Development) (Amended Plans) at: Land To North Of Ennor Farm Old Town Lane Old Town St Mary's Isles Of Scilly **on:**
2. I am/we are aware of any conditions that need to be discharged before works commence.
3. I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

You are advised to note that Officers of the Local Planning Authority may inspect the project both during construction, on a spot-check basis, and once completed, to ensure that the proposal has complied with the approved plans and conditions. If the site is found to be inaccessible then contact details of the applicant/agent/contractor (delete as appropriate) are:

Name:

Contact Telephone Number:

Print Name:

Signed:

Date:

Please sign and return to the **above address** as soon as possible.

For the avoidance of doubt you are reminded to address the following condition(s) before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up **to 8 weeks** for the discharge of conditions process.

Staging Conditions: Pre-Reserved Matters in accordance with C5

Historic Landscape: Detailed and Targeted Trial Trenching

C12 No ground works, within the site boundary, shall take place until a trench layout plan to cover a selection of the anomalies and blank areas of the 2019 Geophysical Survey, has been submitted to and approved in writing by the Local Planning Authority. Evaluation trenching shall then be undertaken by suitably qualified organisation or individual in accordance with the agreed trench layout plan. An evaluation report of the findings of the trial trenching shall be submitted to the Local Planning Authority before any commencement of the development. This condition will normally only be discharged when the evaluation report, including on site works, analysis, report, publication (where applicable) and archive work has been completed.

Layout of Proposed New Vehicular Access

C8 Before any other works commence on site, the proposed access forming part of the development hereby approved, shall be constructed with a minimum width of 3.7m and provided with 2.4m x maximum achievable visibility splays and 2m x 2m x 45° pedestrian intervisibility splays. The access shall be permanently retained as such thereafter with the visibility splays on land in the control of the site owner, maintained permanently clear of all obstructions exceeding 1m in height. All unless otherwise agreed in writing by the Local Planning Authority.

Implementation of FRA and Drainage Strategy

C6 The foul and surface water drainage systems shall be in accordance with the Campbell Reith Flood Risk Assessment and Drainage Strategy Ref Project Number 13394 dated January 2021. No development approved by this permission shall be commenced until the following details are provided and approved in writing by the Local Planning Authority:

1. A description of the foul and surface water drainage systems operation.
2. Details of the final drainage schemes including calculations and layout.
3. Confirmation from South West Water Ltd that the foul network has sufficient capacity to cater for this development.
4. A Construction Surface Water Management Plan.
5. A Construction Quality Control Plan.
6. A plan indicating the provisions for exceedance pathways, overland flow routes and proposed detention features.
7. A timetable of construction.
8. Confirmation of who will maintain the drainage systems and a plan for the future maintenance and management, including responsibilities for the drainage systems and overland flow routes.

The Developer must inform the Local Planning Authority of any variation from the details provided and agree these in writing before such variations are undertaken. The surface water drainage systems shall fully manage surface water flows resulting from the developed site up to the 1 in 100 year peak rainfall event plus a minimum allowance of 40% for the impact of climate change. Flows discharged from the site will be no greater than Five litres/sec for all rainfall events. The approved scheme shall be implemented in accordance with the timetable so agreed and the scheme shall be managed and maintained in accordance with the approved details for the lifetime of the development.

Pre-Commencement Conditions**PRE-COMMENCEMENT CONDITION: Submission of Written Scheme of Investigation**

C13 (A) No development shall take place until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme 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 Written Scheme of Investigation

(B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

(C) 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 Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Note: The archaeological recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.

PRE-COMMENCEMENT CONDITION: Construction Environmental Management Plan

C14 No development shall take place, including any works of demolition of the eastern boundary wall, until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The CEMP shall incorporate:

- industry standard, best-practice measures to control site run-off, manage soils and waste, manage fuel and other materials to prevent spillages and also emergency procedures in the event of a pollution incident.
- standard best practice construction measures to avoid significant disturbance of adjacent features (human neighbours and, consequently, nesting and wintering bird populations within the SSSI) arising from vibration, artificial lighting and noise effects.
- a groundworks strategy including a watching brief during works (in case of unforeseen ground conditions occurring), details of the use and management of materials, waste management, a plan for Verification Control Documents.
- risk assessments and method statements in light of revealed conditions (relating to Health and Safety and buried services) as well as to take account the recommendations of Foundation Works Risk Assessment (if required).
- area(s) for the parking of vehicles of site operatives.
- space for the loading and unloading of plant and materials.
- storage of plant and materials used in constructing the development.
- construction vehicles wheel washing facilities.
- measures to control the emission of dust and dirt during construction.
- a detailed scheme for reducing/re-using/recycling/disposing of waste resulting from demolition, excavation and construction works.

On completion of the development any contractors compound, temporary access and all plant, machinery, fencing, lighting and any other equipment or structures used as part of the construction process shall be removed from the site and, where appropriate, the land reinstated to its former condition within three months.

PRE-COMMENCEMENT CONDITIONS: Submission of Ground Levels

C15 No development shall take place until details of the proposed finished floor levels of each building, relative to the topographical survey: Drawing Number: DOC1701A, have been submitted to and approved, in writing, by the Planning Authority, once approved the development shall be carried out in accordance with the approved levels.

PRE-COMMENCEMENT CONDITION: Protected Species Enhancement Measures

C16 Prior to the commencement of the development hereby permitted, a scheme for the provision of wildlife habitats including bat roosting and bird nesting and related provision of access to and specifications (5.15 – 5.19) 'Biodiversity enhancements' of the Ecological Survey Report for Ennor Farm dated January 2021 carried out by Campbell Reith, shall be submitted to and approved in writing by the Local Planning Authority, including:

- details of the number, type and density of native species, appropriate to the local area, for landscape planting to include native berry-bearing and nectar/pollen rich species.
- Native wildflower seed mixes for verges, suitable for the soil types of the site.
- Production of an educational flier for occupants, to inform on the importance of bio-security and not introducing non-native invasive species into gardens.
- A bug hotel, to be mounted near to new or existing shrub planting with deadwood and brash that arises from tree pruning and scrub clearance should be retained to enhance habitat piles within the wider site.
- Bat and bird boxes should be incorporated onto the new dwellings for bat roosting and bird nesting opportunities. Roost/Nest boxes should be appropriate to species found locally and should be located at an appropriate height and aspect with suitable lighting levels and close to vegetation.

Once agreed those elements of bat roosting and bird nesting opportunities required for each plot, shall be implemented prior to the first occupation of each dwelling, and the wider measures shall be implemented as part of the landscaping of the site and when the site is 50% occupied, unless an alternative timetable is agreed in writing by the Local Planning Authority.

Once fully implemented the bats' roost area and agreed openings shall be permanently retained and maintained.

PRE-COMMENCEMENT CONDITION: Sustainable Design Measures

C17 Prior to the construction of any of the dwellings, hereby approved, a detailed scheme indicating the detailed sustainable design measures to be incorporated into each dwelling shall be agreed in writing with the Local Planning Authority and should include water conservation and harvesting measures and renewable energy generation, including a water consumption standard of no more than 110 litres per person, per day. The sustainable design scheme shall be implemented in strict accordance with the details as agreed prior to the occupation of the development hereby permitted.

PRE-COMMENCEMENT CONDITION: Site Waste Management Plan for Occupation

C18 Prior to the commencement of the development, hereby approved, a scheme shall be submitted to and approved in writing by the Local Planning Authority, to demonstrate areas within each plot for the daily storage of household waste and recycling as well as a presentation area for the weekly collection of waste (communally or plot specific), shall be submitted to and agreed in writing with the Planning Authority. The presentation area(s) for waste and recycling collection shall be well-screened, accessible, secure and vermin proof. The development shall thereafter proceed in strict accordance with the approved scheme only.

PRE-COMMENCEMENT CONDITION: Biodiversity Enhancing Landscaping Scheme

C19 Prior to the commencement of the development hereby approved, a site-wide biodiversity enhancing landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- Reasonable Avoidance Measures Method Statement (RAMMS) to ensure development avoids killing or injuring small fauna species, including amphibians, reptiles, hedgehogs or the Scilly shrew which may be potentially utilise habitats within the site (including the hedgerow and stone wall to be realigned along the east boundary). The RAMMS should include methods such as staged strimming, hand searching and removal to a safe location of any small animals found.
- The submission of a sensitive lighting strategy to avoid impacts of lighting on nocturnal species.
- the details and locations of all existing trees and hedgerows on the land,
- identification of trees and hedges to be retained and outline measures for their protection during the course of the development.
- confirmation of the measures to re-build the stone wall along the east boundary, which shall include careful dismantling of materials, which should be stored onsite for re-use in its reconstruction along a parallel line set slightly further to the west. Reused stone should, as far as practical, ensure any moss, lichen or bryophyte growth is set back with its original orientation to retain biodiversity interest of the hedge bank feature.
- details of the number, type and density of native species, appropriate to the local area, for replanting the east boundary hedgerow along its new alignment.
- details of the number, type and density of native species, appropriate to the local area, for new native tree planting and landscape management along the north and west boundaries to strengthen these boundary features.
- details of the number, type and density of native species, appropriate to the local area, for the replacement of lost areas of tall ruderal habitat so as to ensure these areas can continue to provide valuable habitat for several species, including breeding birds.
- confirmation that areas of fencing around the site or around individual gardens are to contain linkages for wildlife, this should include 13cm diameter holes cut into the bottom of fences, where applicable, to allow hedgehogs and other small animals to pass freely through the completed development.

Once approved, the works required by the landscaping scheme shall be carried out in full during the planting season (September through to March inclusive) following the substantial completion of the development hereby approved or during a later season, which has been agreed in writing by the Local Planning Authority. Any tree or hedge found to be dying, damaged or diseased within 10 years from the date on which the scheme has been completed shall be replaced with the same species. All trees to be retained on and adjacent to the site will be protected from incidental damage and disturbance during construction in accordance with current standards (BS 5837:2012 Trees in relation to design, demolition and construction recommendations).

Pre-Occupation Conditions

Layout of Car Parking before Occupation

- C7 The dwellings hereby approved shall not be occupied until space has been laid out within the site for the parking and turning of vehicles in accordance with approved drawing number: SC-KT-XX-XX-DR-A-2002-S0-SK100-P7. The area allocated for parking and turning on the approved plan shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.