Condition No.	Condition
CONDITIONS RELATING TO OUTLINE CONSENT	
1	Details of appearance, landscaping, layout and scale (hereinafter called “the reserved matters”) shall be submitted to and approved in writing by the local planning authority before any development begins (other than works relating to the “Full Consent”) and the development shall be carried out as approved.
2	Application for approval of the first reserved matters shall be made to the local planning authority not later than three years from the date of this permission.
3	The development hereby permitted and subject to the Reserved Matters shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.
4	Prior to the submission of the first reserved matters application a Design Code masterplan shall be submitted to, and approved in writing by the Local Planning Authority. This document shall demonstrate how the detailed proposals will reflect the objectives of the: Illustrative masterplan (drawing ref. 1309.02) Illustrative masterplan Movement and Access Strategy (drawing ref. 1309.02M) Design and Access Statement (dated June 2022) Illustrative Landscape and Ecology Strategy Plan (edp6170_d019d) The design code masterplan will provide further detail on matters such as character areas, street hierarchy, building typologies, key buildings the approach to car parking, structural planting, street furniture, lighting and treatment of the public realm.

	Subsequent reserved matters should demonstrate how they accord with the approved design code.
5	Reserved Matters shall be submitted in accordance with the following plans hereby approved: Site Location Plan (drawing ref. 1309.01) Land Use and Access Parameter Plan (drawing ref. 1309.03) Green Infrastructure Parameter Plan (drawing ref. 1309.04A) Scale Parameter Plan (drawing ref. 1309.05)
6	The accesses detailed on approved plans drawing ref. 2001061-101 Rev C and drawing ref. 2001061-102 Rev D shall be laid out and constructed in their entirety prior to the occupation of any dwelling.
8	No work shall be carried out within any phase of development hereby approved, excluding works relating to the "Full Consent", until detailed drawings for that phase have been submitted to and approved in writing by the Local Planning Authority showing existing and proposed levels and contours of the development site, finished floor levels of all the proposed buildings and the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation, including Ancient Woodland, and surrounding landform. The development shall be carried out in accordance with the approved scheme unless the Local Planning Authority gives its written consent to any variation.
9	As part of the first submission of Reserved Matters, a Phasing Programme shall be submitted to the Local Planning Authority identifying the programme and sequence of works. The development (excluding works relating to the "Full Consent") shall be carried out in accordance with the approved Phasing Programme unless otherwise agreed in writing with the Local Planning Authority.

CONDITIONS RELATING TO FULL CONSENT	
10	The development hereby permitted shall be carried out in accordance with the following approved plans: Appellants' Amended Plans Overview of Fir Tree Grove Pedestrian / Cycle Route, drawing ref. 2001061-135 Rev E; Fir Tree Grove Proposed Ramp / Steps Arrangement, drawing ref. 2001061-136 Rev B; Fir Tree Grove Proposed Boardwalk, drawing ref. 2001061-137 Rev B; Pedestrian / Cycle Route Long Sections, drawing ref. 2001061-138; Pedestrian / Cycle Route Cross Sections, drawing ref. 2001061-139; Pedestrian / Cycle Route Earthworks Cut and Fill Feasibility, drawing ref. 2001061-140; Fir Tree Grove Detailed Soft Landscaping, drawing ref. edp6170_d024a SANG Overview Plan, drawing ref. edp6170_d026 Rev D SANG: Detailed Hard and Soft Landscape, drawing ref. edp6170_d016 Rev J; Proposed SANG Access and Pedestrian Crossing Point, drawing ref. 2001061-107 Rev B; and Proposed SANG Boardwalk, drawing ref. 2001061-142 Rev A Or Council's Determined Plans Overview of Fir Tree Grove Pedestrian / Cycle Route, drawing ref. 2001061-135 Rev E;

	Fir Tree Grove Proposed Ramp / Steps Arrangement, drawing ref. 2001061-136 Rev B; Fir Tree Grove Proposed Boardwalk, drawing ref. 2001061-137 Rev B; Pedestrian / Cycle Route Long Sections, drawing ref. 2001061-138; Pedestrian / Cycle Route Cross Sections, drawing ref. 2001061-139; Pedestrian / Cycle Route Earthworks Cut and Fill Feasibility, drawing ref. 2001061-140; Fir Tree Grove Detailed Soft Landscaping, drawing ref. edp6170_d024a SANG Overview Plan, drawing ref. edp6170_d026 Rev B SANG: Detailed Hard and Soft Landscape, drawing ref. edp6170_d016 Rev I; and Proposed SANG Access and Pedestrian Crossing Point, drawing ref. 2001061-107 Rev A
11	Before preparation of any groundworks, vegetation removal for the access, or foundations for the development detailed plans of the proposed cycle and footpath links along the Fir Tree Grove Pedestrian / Cycle Route as shown on 2001061-135 Rev E including levels, exact location of screw piles, sections, surface materials, ramps, stops and constructional details shall be submitted to and approved by the Local Planning Authority;
12	Before construction of the boardwalk through Fir Tree Grove, detailed plans of proposed lighting along the Fir Tree Grove Pedestrian / Cycle Route shall be submitted to the Local Planning Authority and be subject to their approval. Thise details shall include a light spill plan

	across the site. Such work as approved to be carried out before first use of the route by the public and thereafter so retained.
14	Prior to the first use of the SANG to the public, parking provision within the SANG car park off Snatts Road should be fully laid as shown in the approved plans including marking out of individual bays.
15	Prior to the occupation of the first dwelling, parking provision within the SANG car park off A22 should be fully laid as shown in the approved plans including marking out of individual bays.
15	The demolition of Chicory Cottage shall not take place until the implementation of an appropriate programme of building recording in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority
16	Prior to commencement of the SANG works within Paygate and Budletts Wood (drawing SANG Overview Plan, drawing ref. edp6170_d026 Rev D) exact details of the screw piles to support the SANG Boardwalk shown on drawing ref. 2001061-142 Rev A shall be submitted to and approved in writing by the Local Planning Authority. Thise details shall include : Location of screw piles relative to adjacent trees Methodology for excavations and pile driving within the root protection area of trees

17	No development shall commence until such time as technically accepted highway scheme for Fir Tree Grove Pedestrian/Cycle Route [to include safety railings, street lighting, dropped kerbs, tactile paving, secured visibility sightlines of 59m for users] and details incorporating the recommendations given in a Stage 2 Road Safety Audit and Designers Response have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The approved highway scheme shall be completed prior to first occupation of the development hereby permitted.
SITEWIDE CONDITIONS	
18	Prior to the commencement of works for each phase, excluding those relating to the SANG, the implementation of a programme of archaeological works is to be secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
19	No phase of the development hereby permitted, excluding the SANG, shall be brought into use until the archaeological site investigation and post - investigation assessment (including provision for analysis, publication and dissemination of results and archive deposition) for that phase has been completed and approved in writing by the Local Planning Authority. The archaeological site investigation and post - investigation assessment will be undertaken in accordance with the programme set out in the written scheme of investigation approved under condition
20	Prior to the commencement of works for each phase, excluding those relating to the SANG, and subsequent to an approved archaeological site investigation, a construction method statement to show the preservation in-situ of significant archaeological remains shall be submitted to and approved in writing by the Local Planning Authority
21	Prior to the commencement of works for each phase of the development, including those relating to the SANG, a biodiversity mitigation and enhancement plan is to be submitted to and approved in writing by the local planning authority. The plan shall be based on the principles set out within Chapter 7 (Biodiversity) of the Environmental Statement and accompanying appendices, and include updated ecological surveys, as necessary. It shall include detailed proposals for the protection and mitigation of impacts on bats, birds, reptiles, great crested newts, dormouse and badgers, and timescales for implementation and details of future management of the enhancement features. The development shall be carried out in accordance with the approved details.

22	Prior to the commencement of works for each phase of the development, including those relating to the SANG and demolition, a Code of Construction Practice and Construction and Environmental Management Plan (CEMP) is to be submitted to and approved in writing by the LPA. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters: • Compliance with Air Quality Management guidance documents and BS 5228 Parts 1 & 2 • the anticipated number, frequency and types of vehicles used during construction • the method of access, egress, routing and parking of vehicles during construction • hours of constructions activities • the loading. unloading and storage of plant, materials and waste, • detail measures to manage flood risk during construction (both on and off the site) • the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of any temporary Traffic Regulation Orders) • mitigation of noise, vibration and dust impacts arising out of the construction • details of the use of security hoarding, protective fences, exclusion barriers and warning signs • details of the location and appearance of the site offices and storage area for materials, including a bunded area with solid base for the storage of liquids, oils and fuel • risk assessment of construction activities potentially damaging to ecology and biodiversity • identification of "biodiversity protection zones" • practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements) • the location and timing of sensitive works when specialist ecologists need to be present on site to oversee works • Responsible persons and lines of communication • The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person
23	Prior to each phase of development approved by this planning permission, excluding works relating to the SANG, no development shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components: 1. A preliminary risk assessment which has identified:

	all previous uses potential contaminants associated with those uses a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site. 3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.
24	Prior to each phase of development being occupied, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.
25	If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority.

	The remediation strategy shall be implemented as approved.
26	During the construction phase, no floodlighting or other external means of illumination of the site shall be provided, installed or operated at the site, except in accordance with a detailed scheme which shall have been submitted to and approved in writing by the Local Planning Authority.
27	Prior to the construction of the superstructure of any buildings, details of water and energy efficiency measures and renewable energy and sustainable construction measures within the development shall be submitted to and approved in writing by the local planning authority. The measures proposed should be in broad accordance with those set out in the Energy, Waste and Sustainability Statement (May 2022) at Appendix 3.1 of the Environmental Statement. The development shall be carried out in accordance with the approved details and thereafter so retained
28	No floodlighting, security lighting or other external means of illumination of the site shall be provided, installed or operated in the development, except in accordance with a detailed scheme which shall provide for lighting that is low level and directional and has been submitted to and approved in writing by the local planning authority. The artificial lighting to the development shall be in broad accordance with the Dark Areas Map (drawing ref. 1309.07) and conform to requirements for Environmental Zone E2 contained within Table 2 of the Institute of Lighting Professionals Guidance Note 01/21 The Reduction of Obtrusive Light and comply with the Bat Conservation Trust and Institute of Lighting Professionals Guidance Note 08/18 Bats and Artificial Lighting in the UK (or updated guidance). The scheme shall be implemented in accordance with the approved details and thereafter retained
29	No development shall take place, excluding works relating to the SANG, until details of a scheme for foul water drainage have been submitted to and approved in writing by the local planning authority.
30	For each phase of development, excluding works relating to the SANG, no works shall take place until full details of the surface water drainage scheme, have been submitted to and approved in writing by the local planning authority. The surface water drainage scheme should be confirmed as deliverable by an assessment of the site's potential for disposing of surface water by means of a sustainable drainage system. The submitted details shall include the following:

	i. Supply detailed plans, layouts and sections of the proposed drainage system and pollution/silt control devices and construction details of any non-standard features. ii. Provide a full management and maintenance plan for the development which shall include the setting up of any necessary company to secure the operation of the scheme throughout its lifetime or evidence of adoption by the PCWLMB. iii. Supply full hydraulic calculations to the correct level of climate change (45%), to the satisfaction of the Lead Local Flood Authority. iv. Provide evidence by means of a photographic survey or similar that the receiving watercourses are in sufficient condition to receive the calculated flows.
31	No works below ground level in each phase shall take place, excluding works relating to the SANG, until highway works details which shall include levels, sections and constructional details of the proposed road, surface water drainage, foul sewers, outfall disposal and street lighting 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.
32	For each phase of development, excluding works relating to the SANG, a landscape management plan, including longterm design objectives, management responsibilities and maintenance schedules for landscaped areas, other than small privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the development hereby permitted within that phase, and the landscape management shall be carried out in accordance with the approved plan over the period specified.
33	For each phase of development, excluding works relating to the SANG, no above ground works should commence unless and until a Biodiversity Management Plan to ensure that there is a minimum 10% net gain in biodiversity within a 30 year period as a result of the development has been submitted to and agreed in writing by the Local Planning Authority. The net biodiversity impact of the development shall be measured in accordance with the DEFRA biodiversity metric 4.0 and the Biodiversity Management Plan shall include:

	1. Proposals for on-site biodiversity net gain (full details of which will be provided in relation to each phase of development and/or for off-site offsetting); 2. A management and monitoring plan including developer financing and delivery for biodiversity net gain including 30 year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports in years 2,5,10,15,20,25 and 30 from commencement of development, demonstrating how the BNG of a 10% increase over the baseline is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed. The development shall be implemented in full accordance with the requirements of the approved Biodiversity Management Plan.
34	The development shall not be occupied until the highway improvements to Snatts Road as shown in principle on drawing 2001061-103b Rev B have been completed
35	For each phase of development, no development shall take place (including any works of demolition) or vegetation removal relating to any access works) until an Arboricultural Method Statement has been submitted to and approved in writing by the local planning authority, this shall include details of existing trees and hedges to be retained in the submitted Arboricultural Impact Assessment, in line with BS5837:2012, and shall include details of; (a) any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the sub-phase; (b) any proposed alterations to ground levels within the Root Protection Area or Crown Spread (whichever is the greater) of any retained tree, including trees on land adjacent to the site; (c) the specification and position of fencing, including the timing of such works, and of any other measures to be taken for the protection of any retained tree from damage before or during the course of development or site preparation works to facilitate the development. (d) the erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the 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 without the written consent of the local planning authority.

	Prior to occupation of the first dwelling, a Veteran Tree Management Plan shall be agreed in writing with the local planning authority. This Plan shall include: - Specialist Survey Method assessment of the Veteran Trees; - Individual tree management programme geared towards maximising longevity; - Provision and maintenance of knee-rail style fencing beyond crown driplines, enclosing access-deterrent planting; and - Regular review by a competent person of veteran trees' condition, with follow-up management works being implemented as recommended. The first three elements of the Plan shall be implemented also prior to first occupancy.
36	Following opening of the SANG to the public, the SANG and other woodland areas within the Site are to be managed in accordance with the Downlands Woodland Park – SANG and Woodland Management Plan (February 2023), or an alternative SANG Management Plan to be agreed in writing with the Local Planning Authority.
37	Prior to occupation of any dwelling cycle parking shall be installed on Uckfield High Street within the public highway in accordance with a scheme to be submitted and agreed by the Council, in liaison with East Sussex County Council as the highway authority.
38	Development shall not commence until such time as temporary arrangements for access and turning for construction traffic has been provided in accordance with plans and details submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.
39	No development shall commence until such time as technically accepted highway schemes on Rocks Road, Snatts Road, Church Street, London Road incorporating the recommendations given in a Stage 2 Road Safety Audit and Designers Response have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.
40	The Reserved Matters applications for properties within 180m of the A22 (including rear gardens) shall be accompanied by an acoustic

	design statement which sets out measures for providing an acceptable acoustic living environment. That statement should be produced in line with ProPG (PPG-Noise) to ensure a good acoustic design process has been incorporated into the final scheme.
41	Surface water discharge rates not exceeding agreed greenfield runoff rates for all rainfall events, including those with 1% (+45% for climate change) annual probability of occurrence (100 year storm). Evidence of this (in the form of hydraulic calculations) should be submitted with the detailed drainage drawings. The hydraulic calculations should take into account the connectivity of the different surface water drainage features.
42	For each phase of development, excluding works relating to the SANG, the details of the proposed attenuation ponds and how they connect into the watercourse/sewer/drain should be provided as part of the design presented with 'layout' reserve matters application. This should include cross sections and invert levels.
43	For each phase of development, excluding works relating to the SANG, the drainage design should include a levels design for the proposed site layout and information on how surface water flows exceeding the capacity of the surface water drainage features will be managed safely.
44	The detailed design of the attenuation ponds should be informed by findings of groundwater monitoring between autumn and spring. The design should leave at least a 1m unsaturated zone between the base of the ponds and the highest recorded groundwater level. If this cannot be achieved, details of measures which will be taken to manage the impacts of high groundwater on the drainage system should be provided.
45	A detailed maintenance and management plan for the entire drainage system should be submitted to the Local Planning Authority before any construction commences on site to ensure the designed system takes into account design standards of those responsible for maintenance. The management plan should cover the following: a) who will be responsible for managing all aspects of the surface water drainage system, including piped drains, and the appropriate

	authority should be satisfied with the submitted details; b) evidence that these responsibility arrangements will remain in place throughout the lifetime of the development
46	Prior to occupation of each phase of development, evidence (including photographs) should be submitted showing that the drainage system has been constructed as per the final agreed detailed drainage designs for that phase