Wealden District Council
Development Management

Model Planning Conditions and Informatives

Wealden
District Council

Advertisements

Advertisements - Period of Express Consent

AV01 The period of consent lapses at the expiration of five years from the date of issue. AV01

REASON: To comply with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Any advertisement may continue to be displayed after this date, subject to the same conditions as set out in the Consent and the power of the Local Planning Authority to require discontinuance of the display under Regulation 8.

Advert - Standard Condition for Advertisement Display

AV02 (a) Any advertisement displayed and any site used for the display of advertisements shall be retained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
(b) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
(c) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.
(d) No advertisement shall be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
(e) No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military). AV02

REASON: To comply with Regulation 14(1) and Schedule 2 of the Town and Country Planning (Control of Advertisement) (England) Regulations 2007; coupled with the requirements of SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with paragraph 132 of the National Planning Policy Framework 2019 and the Wealden Design Guide, Chapter 13.

Advertisement - Time of illumination

AV03 The sign shall not be illuminated when the ###### is closed. AV03

REASON: To protect the visual and residential amenities of the locality and to reduce light pollution having regard SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with paragraph 132 of the National Planning Policy Framework 2019 and the Wealden Design Guide, Chapter 13, Section 14.

To Restrict Illumination to Opening Hours

AV04 The sign permitted by this consent shall only be illuminated during the opening hours of the premises to which it relates AV04

REASON: To protect the visual and residential amenities of the locality and to reduce light pollution having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with paragraph 132 of the National Planning Policy Framework 2019 and the Wealden Design Guide, Chapter 13, Section 14.

Advertisement - To ensure removal after a temporary permission expires

AV05 The ########### hereby granted consent shall not be retained on the site after the expiry of [1 year] from the date of this decision. AV05

REASON: To protect the visual and residential amenities of the locality and to reduce light pollution having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with paragraph 132 of the National Planning Policy Framework 2019 and the Wealden Design Guide, Chapter 13, Section 14.

Advertisement - To prevent a display being retained after its screening function/advertise

AV06 The advertisements permitted by this consent shall not be displayed on the site after the date of completion of building operations or after expiry of [one year] from the date of this decision, whichever first occurs. AV06

REASON: To protect the visual and residential amenities of the locality and to reduce light pollution having regard to the requirements of SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with paragraph 132 of the National Planning Policy Framework 2019 and the Wealden Design Guide, Chapter 13, Section 14.

Affordable Housing

Affordable Housing: Provision of ...

AH01 ** PRE-COMMENCEMENT MUST BE AGREED**
The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework 2012 or any future guidance that replaces it. The scheme shall include:

(i) the numbers, type, tenure and location on the site of the affordable housing provision to be made, which shall consist of not less than ########% of housing units/bed spaces;
(ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
(iii) the arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing] (if no RSL involved);
(iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
(v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced. AH01

REASON: In the interests of securing affordable housing, having regard to Affordable Housing Delivery Local Plan 2016, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraph 61 of the National Planning Policy Framework 2019.

Agricultural

Agricultural - Occupancy

AG01 The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry or a widow or widower of such a person and to any resident dependants. AG01

REASON: To reserve suitable residential accommodation for persons employed locally in agriculture having regard to SPO1 SPO13, and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy DC2 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 79 of the National Planning Policy Framework 2019.

Archaeology

Archaeology - Written Scheme

AR01 No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. AR01

REASON: To enable the recording of any items of historical or archaeological interest, in accordance with the requirements of SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 189 - 199 of the National Planning Policy Framework 2019.

Archaeology - Householder

AR02 The archaeological work shall be carried out in accordance with the approved written scheme of investigation and a written record of all archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is agreed in writing with the Local Planning Authority. AR02

REASON: To enable the recording of any items of historical or archaeological interest, in accordance with the requirements of SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 189 - 199 of the National Planning Policy Framework 2019.

Archaeological - Major Development

AR03M No phase of the development hereby permitted 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 in accordance with the programme set out in the Written Scheme of Investigation approved under condition [Arch 1] to the written satisfaction of the Local Planning Authority. AR03(M)

REASON: To enable the recording of any items of historical or archaeological interest, in accordance with the requirements of SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 189 - 199 of the National Planning Policy Framework 2019.

Archaeology - Preservation

AR04	Before any construction works hereby permitted are begun and subsequent to archaeological site investigation (ARCH 1), 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. AR04 REASON: To enable the recording of any items of historical or archaeological interest, in accordance with the requirements of SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 189 - 199 of the National Planning Policy Framework 2019.
Archaeology Note	
ARN1	NOTE: In this instance, the scheme of investigation should comprise ###########. The following is the County Council's nominated body in respect of this decision ##(include address and tel. no details)######## ARN1
Archaeology Note	
ARN2	NOTE: In this instance, the scheme of investigation should confirm the action to be taken and accord with the relevant portions of the East Sussex County Council document Sussex Archaeological Standards (2015). The County Council Archaeologist will be available to advise on how the archaeological requirements of the planning condition can be best fulfilled and can be contacted upon (01273) 481608 / 336177 or county.archaeology@eastsussex.gov.uk.
Archaeology Note	
ARN3	NOTE: The applicant is advised that East Sussex County Council Archaeology Section can advise on the fulfilment of the archaeological condition and will provide a brief setting out of the scope of the programme of works. It is expected that the written scheme of investigation will confirm the action to be taken and accord with the relevant portions of the East Sussex County Council document 'Recommended Standard Conditions for Archaeological Fieldwork, Recording and Post-Excavation in East Sussex (Development Control)' (2008) including Annexe B. ARN3

Ashdown Forest

SANGs and SAMMS required inside Inner Defined Zone

ADF1

The development shall not be commenced until the Local Planning Authority has approved, in writing, a scheme to secure mitigation of the additional recreational pressures to the Ashdown Forest Special Area of Conservation and Special Protection Area, together with an appropriate mechanism to secure delivery of the mitigation. ADF1

REASON: The development lies in a zone of influence of the Ashdown Forest where it is considered there would be a likely significant effect, when taken in combination with other plans and projects, upon these European designated sites. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to provide sufficient mitigation for any recreational impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 61 of the Conservation of Habitats and Species Regulations 2010, the amended version of policy WCS12 of the Core Strategy Local Plan (following the upheld Judicial Review Case No: C1/2014/1148, heard 11th June 2015), together with the requirements of saved policies EN7 and EN15 of the Wealden Local Plan. With regard to regulation 35 of the Development Management Order 2015, it is essential in the interests of biodiversity that the condition adopts the pre commencement format to protect the European Sites.

NOTE: The residential development is of a scale and nature to warrant a contribution towards the provision of recreational mitigation, which the local planning authority considers can be satisfactorily achieved by means of a contribution towards the formation of new greenspace (SANG) and improved management within the designated European sites (SAMMS). It is confirmed that such an approach to mitigation is outlined by the Council's guidance document (upload dated 22nd July 2015) which can be found on the Planning and Building Control website at www.wealden.gov.uk . In this instance, such a contribution in accordance with the above policies and guidance would amount to £6,170 per dwelling. The Applicants should contact the Council's Planning Department to arrange payment of the contribution on 01892 602010.

SAMMs required inside 15km Zone

ADF2 The development shall not be commenced until the Local Planning Authority has approved, in writing, a scheme to secure mitigation of the additional recreational pressures to the Ashdown Forest Special Area of Conservation and Special Protection Area, together with an appropriate mechanism to secure delivery of the mitigation. ADF2

REASON: The development lies in a zone of influence of the Ashdown Forest where it is considered there would be a likely significant effect, when taken in combination with other plans and projects, upon these European designated sites. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to provide sufficient mitigation for any recreational impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 61 of the Conservation of Habitats and Species Regulations 2010, the amended version of policy WCS12 of the Core Strategy Local Plan (following the upheld Judicial review Case No: C1/2014/1148, heard 11th June 2015), together with the requirements of saved policies EN7 and EN15 of the Wealden Local Plan. With regard to regulation 35 of the Development Management Order 2015, it is essential in the interests of biodiversity that the condition adopts the pre commencement format to protect the European sites.

NOTE: The residential development is of a scale and nature to warrant a contribution towards the provision of recreational mitigation, which the local planning authority considers can be satisfactorily achieved by means of a contribution towards improved management within the designated European sites (SAMMS). It is confirmed that such an approach to mitigation is outlined by the Council's guidance document (upload dated 22nd July 2015) which can be found on the Planning and Building Control website at www.wealden.gov.uk In this instance, such a contribution in accordance with the above policies and guidance would amount to £1,170. The Applicants should contact the Council's Planning Department to arrange payment of the contribution on 01892 602010.

SANGs & SAMMS and CIL Note

ADFN1 NOTE: The applicant is advised that this development is liable for a Community Infrastructure Levy (CIL) charge. There is further information on this matter on the WDC website:

http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/CommunityInfrastructureLevy

The SANGS and/or SAMMS payment sought by condition XXX on this decision notice could be secured within this CIL charge. However, in the event that a subsequent application for exemption or relief from the CIL payment was successful then the SANGS and/or SAMMS payment would be payable through the condition discharge process.

Buildings

Buildings - Single Storey only - Outline

BS01 The dwellinghouse(s) to be erected on this site shall be of single-storey construction only with no accommodation in the roof space. BS01

REASON: To enable the Local Planning Authority to regulate and control the development of land, having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013 coupled with the requirements of paragraphs ## and ## of the National Planning Policy Framework 2019.

Buildings - Building Line

BS02 The building(s) shall not project in advance of a building line drawn at a distance of ######## metres from the boundary of the site with the adjoining highway ########. BS02

REASON: To ensure adequate setback of the buildings from the highway boundary of the site and in the interests of the visual character of the locality, having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy ########### of the adopted Wealden Local Plan, coupled with the requirements of paragraphs 103, 124, 127 and 130 of the National Planning Policy Framework 2019 and the Wealden Design Guide, Chapter 7, Section 5.

Caravans and Campsites

Caravans - Restriction on Numbers

CV01 No more than ######## caravans shall be stationed on the land at any time. CV01

REASON: To enable the Local Planning Authority to regulate and control the development of land and to preserve the visual amenities of the locality, having regard to having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy ########### of the adopted Wealden Local Plan 1998.

Caravans - Touring Site only

CV02 The site shall be used only for the accommodation of touring caravans (including motorised caravans) and tents and no static caravan shall be stationed thereon. CV02

REASON: To maintain the availability of the site as a touring caravan facility, having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013 and Saved Policy ########### of the adopted Wealden Local Plan 1998.

Caravan and Camp Sites - Removal of structures/tents /caravans in off-season

CV03 No tents/caravans or other structures shown on drawing ##### date stamped ########, shall remain on the site between #### and #### in any calendar year. CV03

REASON: To safeguard the ###### having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013 and Saved policies ##### of the adopted Wealden Local Plan 1998.

Caravans and Camp Sites - Period of Stay

CV04 No tent/caravan shall be stationed for any purpose whatsoever within the designated areas on the site for more than 28 consecutive nights in any one season between ##### and ###### each year. CV04

REASON: To safeguard the ###### having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013 and Saved policies ##### of the adopted Wealden Local Plan 1998.

Caravans and Camp Sites - Location of pitches

CV05 No tent/caravan shall be stationed for any purpose whatsoever within the designated areas on the site for more than 28 consecutive nights in any one season between ##### and ###### each year. CV04

REASON: To safeguard the ###### having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013 and Saved policies ##### of the adopted Wealden Local Plan 1998.

Caravans and Camp Sites - Register of campers

CV06 A register of all guests using the designated camping areas shall be kept, including dates and durations of each stay by each guest, and the register shall be made available for inspection by the Local Planning Authority at 48 hours notice. CV06

REASON: To enable the Local Planning Authority to monitor and control the tourism use of the development to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013 and Saved policies ##### of the adopted Wealden Local Plan 1998.

Note re: Caravan Site Licence

CVN1 NOTE: The applicant is advised that a Caravan Site Licence will be required following the granting of this planning permission. Should any alteration to the approved scheme be required as a result of any Caravan Site Licence requirements, then the Planning Department should be contacted to confirm if any further planning permission or variation of conditions are required. CVN1

Conservation Area

Conservation Area - Demolition

CA01 The works of demolition hereby authorised shall not be carried out before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides. CA01

REASON: To prevent premature demolition in the interests of the character and appearance of the Conservation Area, having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN19 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 189 - 199 of the National Planning Policy Framework 2019.

Construction

Construction - Code of Construction Practice (Major Sites)

C04M No work below ground level shall be carried out on site for the development hereby approved, until full written details for a Code of Construction Practice has been submitted and approved in writing by the Local Planning Authority. The Code of Construction Practice should detail good practice measures for site working to mitigate potential impacts from construction including protection of retained features and surface water bodies on or adjacent to the site, control of run-off, application of design controls for construction equipment and construction vehicles, vehicle routing, wheel washing facilities, sheeting of lorries during transportation of construction materials, provision of water sprays during delivery and dumping of sand and gravel, mixing and batching on wet rather than dry aggregate materials, minimum drop heights to be used for continuous and batch drop activities and waste disposal. The approved Code of Construction Practice shall be implemented throughout the period of work on site. C04(M)

REASON: In the interests of and for the safety of persons and vehicles on the site and/or adjoining road and to minimise loss of amenity to adjoining properties and minimise potential for environmental impact having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policies EN27 and TR3 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 109 and 110 of the National Planning Policy Framework 2019.

Construction - Construction Vehicles Parking Details (Major Sites)

C05M No work below ground level shall be carried out on site for the development hereby approved, until details of proposals for parking all vehicles associated with the construction works, including employees' private cars, clear of the highway shall be submitted to and approved in writing by the Local Planning Authority. Parking shall be restricted in accordance with the details so approved. C05(M)

REASON: In the interests of and for the safety of persons and vehicles on the site and/or adjoining road and to minimise loss of amenity to adjoining properties and minimise potential for environmental impact having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policies EN27 and TR3 of the adopted Wealden Local Plan 1998 , coupled with the requirements of paragraphs 109 and 110 of the National Planning Policy Framework 2019.

Construction - Construction Traffic Access (Major Sites)

C06M No work below ground level shall be carried out on site for the development hereby approved, until details of access points and routes for construction traffic shall be submitted to and approved in writing by the Local Planning Authority. Construction vehicles shall visit and access the site only in accordance with the details so approved. C06(M)

REASON: In the interests of and for the safety of persons and vehicles on the site and/or adjoining road and to minimise loss of amenity to adjoining properties and minimise potential for environmental impact having regard to SPO2, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policies EN27 and TR3 of the adopted Wealden Local Plan 1998 , coupled with the requirements of paragraphs 109 and 110 of the National Planning Policy Framework 2019.

Construction - Piling

C07M Piling or any other foundation designs using penetrative methods will not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant risk to groundwater. C07(M)

REASON: To ensure that the development complies with approved details in the interest of protection of Controlled Waters having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013 and Saved Policy CS2 of the adopted Wealden Local Plan 1998.

Construction - Piling of Foundations

C08M Before the preparation of ground levels for the development hereby approved, the methodology for piling shall be submitted to and approved by the Local Planning Authority and liaison with the Environment Agency and the works carried out in accordance with the approved methodology. C08(M)

REASON: To ensure that the development complies with approved details in the interests of protection of Controlled Waters having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013 and Saved Policy CS2 of the adopted Wealden Local Plan 1998.

NOTE: The applicant's attention is drawn to the Environment Agency Guidance Document "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention". This document should be referred to in the production of a methodology for a piling regime on this site.

Construction - Phasing of Developmen

C09M Before ########, a scheme detailing the phasing of the construction of the development including the means of access, layout of buildings, car parking and servicing arrangements, shall be submitted to and approved in writing by the Local Planning Authority. The development will be carried out in accordance with the details approved. C09(M)

REASON: In the interests of highway safety and the amenity of the locality, having regard to SPO2, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policies TR3 and EN27 of the adopted Wealden Local Plan 1998.

Construction - Levels as per approved plans

C10 The finished ground floor levels of the building(s) hereby approved in relation to existing and proposed site levels, the adjacent highway and adjacent properties, together with details of levels of all accesses, to include pathways, driveways, steps and ramps, shall be carried out in accordance with the approved drawing no ###### date stamped ######/ in accordance with the information submitted within the letter from ###### dated ######, date stamped ###### and thereafter so retained. C10

REASON: In order to secure a satisfactory standard of development having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27 of the adopted Wealden Local Plan 1998.

Contaminated Land

Contaminated Land - Site Characterisation

CL01

Prior to works below ground level an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

* human health
* property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes
* adjoining land
* groundwaters and surface waters
* ecological systems
* archaeological sites and ancient monuments;

(iii) an appraisal of remedial options and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. CL01

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 off-site receptors, having regard to SPO2, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013 and the requirements of paragraph 170 of the National Planning Policy Framework 2019.

Contaminated Land - Submission of Remediation Scheme

CL02 Prior to works below ground level 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. CL02

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 off-site receptors, having regard to SPO2, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013 and the requirements of paragraph 170 of the National Planning Policy Framework 2019.

Contaminated Land - Implementation of Approved Remediation Scheme

CL03 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. CL03

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 off-site receptors, having regard to SPO2, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013 and the requirements of paragraph 170 of the National Planning Policy Framework 2019.

Contaminated Land - Reporting of Unexpected Contamination

CL04 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 in accordance with the requirements of Condition ## and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition ##, 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 in accordance with Condition ##. CL04

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 off-site receptors, having regard to SPO2, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013 and the requirements of paragraph 170 of the National Planning Policy Framework 2019.

Contaminated Land - Long Term Monitoring and Maintenance

CL05 A monitoring and maintenance scheme, to include monitoring the long-term effectiveness of the proposed remediation over a period of [x] years, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. CL05

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 off-site receptors, having regard to SPO2, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013 and the requirements of paragraph 170 of the National Planning Policy Framework 2019.

Contaminated Land - Note to applicant

CLN1 NOTE: The property lies within 250m of an identified former landfill site. The council considers that the application will not result in an increase in risk to the proposal from gas emanating from the landfill. However, this does not preclude you from incorporating remedial measures if you feel they are necessary. CLN1

Contaminated Land - Note to applicant

CLN2 NOTE: The previous agricultural use of the land had the potential to cause ground contamination. However, the Council considers that this development proposal and the natural environment, are unlikely to be at significant risk from any potential ground contamination.

This advice does not preclude you from carrying out your own assessment of the land, should you wish to do so. CLN2

Demolition

Demolition/Materials Removed

DE01 Before ######## hereby approved, the ######## indicated to be removed on drawing no. ######## date stamped ######## shall be demolished and all arising materials shall be removed from the site (or the arising materials re-used or retained in a position on site to be agreed by the Local Planning Authority in writing and thereafter so retained). DE01

REASON: To enable the Local Planning Authority to regulate and control the development of land, to preserve the residential and visual amenities of the locality, and to secure a satisfactory standard of development, having regard to SPO2, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, and Saved Policy ########### of the adopted Wealden Local Plan 1998.

Demolition/Materials Removed

DE02 Within ######## months of the completion of the development hereby approved, the ######## indicated to be removed on drawing no. ######## date stamped ######## shall be demolished and all arising materials shall be removed from the site (or the arising materials re-used or retained in a position to be agreed by the Local Planning Authority in writing and thereafter so retained). DE02

REASON: To enable the Local Planning Authority to regulate and control the development of land, to preserve the residential and visual amenities of the locality, and to secure a satisfactory standard of development, having regard to SPO2, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, and Saved Policy ########### of the adopted Wealden Local Plan 1998.

Demolition Following Occupation

DE03 The existing dwelling/mobile home/caravan on the site shall be removed/demolished within three months of the first occupation of the dwelling hereby approved and all arising materials shall be removed from the site. DE03

REASON: To ensure that only one dwelling remains on the site, having regard to SPO2, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013 and Saved Policy GD2, and DC17 of the adopted Wealden Local Plan 1998.

Demolition - Permanent removal of mobile home(s) prior to first occupation

DE04 Not to occupy or permit the first occupation of the proposed dwellinghouse until the existing mobile home(s) are permanently removed from the site and their hardstandings broken up and cleared from the site and the surface restored by covering with top soil and seeding it with grass seed to marry in with the contours of the adjacent undisturbed land. DE04

REASON: To ensure that only one dwelling remains on the site, having regard to SPO2, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy GD2 and DC17 of the adopted Wealden Local Plan 1998.

Notice of Demolition

DEN1 NOTE: As this scheme involves the demolition of a building prior to the implementation of this permission, would you please ensure that any person proposing to undertake demolition gives written notice to the Council's Building Control Manager at least six weeks prior to commencing that operation, as required by Section 80 of the Building Act 1984. DEN1

Drainage: Foul Water

Drainage: Foul Water - Details of Foul Drainage (A)

DF01 Before preparation of ground levels of the development approved by this permission shall be commenced until full details of the proposed means of foul drainage disposal have been submitted to and approved in writing by the Local Planning Authority. The approved drainage works shall be completed prior to the completion or occupation of any dwelling on site, whichever is the sooner. DF01

REASON: In order to secure a satisfactory standard of development, having regard to SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013 and Saved Policy CS2 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 163 of the National Planning Policy Framework 2019.

Details of Foul Drainage - Upgrading of Infrastructure

DF02M

Before preparation of ground levels of the development approved by this permission shall be commenced until a scheme for the provision and implementation of foul drainage works has been approved in writing by the Local Planning Authority. Such works shall be implemented to the reasonable satisfaction of the Local Planning Authority before the associated buildings to which they relate are occupied. Any works required to upgrade the infrastructure sufficiently to provide capacity for the new development shall be undertaken prior to acceptance of the development's foul sewerage. DF02(M)

REASON: To protect water quality and to secure a satisfactory standard of development, having regard to SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy CS2 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 163 of the National Planning Policy Framework 2019.

Drainage: Surface Water

Drainage: Surface Water - Details of Surface Water Disposal (A)

DS01

Before prepration of ground levels of the development approved by this permission shall be commenced until full details of the proposed means of surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The approved drainage works shall be completed prior to the completion or occupation of ######## on site whichever is the sooner. DS01

REASON: In order to secure a satisfactory standard of development, having regard to SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy CS2 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 163 of the National Planning Policy Framework 2019.

Drainage: Surface Water - Details of Surface Water Disposal - Sustainable Drainage (B)

DS02

Before preparation of ground levels of the development shall take place until details of surface water drainage, which shall follow the principles of sustainable drainage as far as practicable, have been submitted to and approved by the Local Planning Authority. The drainage shall be provided in accordance with the approved details before first occupation of the related dwelling. DS02

REASON: In order to secure a satisfactory standard of development, having regard to SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy CS2 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 163 of the National Planning Policy Framework 2019.

Drainage: Surface Water - Surface Water Disposal and Regulation

DS03M Before preparation of ground levels of the development approved by this permission shall be commenced until a scheme, including design calculations and construction details, for the disposal of surface water which shall include the provision and implementation of a surface water regulation system and storage facility has been approved and implemented to the satisfaction of the Local Planning Authority in accordance with the details and timetable agreed. DS03(M)

REASON: In order to secure a satisfactory standard of development, having regard to SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy CS2 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 163 of the National Planning Policy Framework 2019.

NOTE: The storage volume provided will need to cater for the 1 in 100 year event plus a ######### % allowance for climate change. The allowable rate of discharge will need to be agreed.

Drainage: Surface Water - Surface Water Disposal, Regulation and Porosity Test (A)

DS04M Before preparation of ground levels of the development approved by this permission shall be commenced until full details, including design calculations and construction details, for the disposal of surface water which shall include the provision and implementation of a surface water regulation system and storage facility shall be submitted to and been approved by the Local Planning Authority in writing; the implementation of such details as approved shall be subject to soil/porosity tests for all soakaways, as deemed necessary by the Local Planning Authority, and the development shall not be occupied or used until written confirmation has been received from the Local Planning Authority confirming approval of both the porosity tests and the completed surface water drainage measures. The rate of run-off to any watercourse shall be limited to the rate of run-off from the developed site to that prior to development and the scheme designed to attenuate the 1:100 year storm plus ######### % DS04(M)

REASON: In order to secure a satisfactory standard of development, having regard to SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy CS2 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 163 of the National Planning Policy Framework 2019.

NOTE: Infiltration rates for soakaways to be based on permeability tests undertaken over the winter period and not those done during the drier months.

Drainage: Surface Water - Details of Drainage - Maintenance (A)

DS05M Details for the long term maintenance arrangements for any parts of the drainage system which will not be adopted (including ponds, ditches, swales, permeable paving, land drains) to be submitted and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should specify the responsibilities of each party for the implementation of the SUDS scheme, a timetable for implementation, provide a management plan and maintenance plan for the lifetime of the development which should include arrangements for adoption by any public authority or statutory undertaker and any other arrangement to secure the operation of the scheme throughout its life time. The management and maintenance arrangements shall be carried out in accordance with the approved details over the period specified. DS05(M)

REASON: To ensure the satisfactory maintenance of unadopted drainage systems in accordance with SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy CS2 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 163 of the National Planning Policy Framework 2019.

Drainage: Surface Water - No discharge of Foul or Contaminated Drainage

DS06M There shall be no discharge of foul or contaminated drainage from the site into either the groundwater or any surface waters, whether direct or via soakaways. Prior to being discharged into any watercourse, surface water sewer or soakaways system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies and silt traps to BS 5911:1982 with an overall capacity compatible with the site being drained and shall be retained thereafter.

REASON: To prevent pollution of the water environment, having regard to SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy CS2 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 163 of the National Planning Policy Framework 2019.

Drainage : Surface Water - Permeable surfacing of front gardens

DS07 Before construction of the ###### area at the front of the property hereby approved, details of materials to be used on the ###### area (which shall be a permeable surface) shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall be used in the implementation of the development and thereafter so retained. DS07

NB. Guidance on permeable surfacing of front gardens is available on the Communities and Local Government website: www.communities.gov.uk

REASON: To prevent the increase of pollution of controlled waters and to reduce flood risk, having regard to SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013 and Saved Policy CS2 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 163 of the National Planning Policy Framework 2019.

EIA Accordance

EIA Accordance

EA01M The development on this site shall be carried out in substantial accordance with the design principles and development objectives set out in the 'Design and Access Statement' date stamped ######## and the '######## Plan' Drawing No. ######## date stamped ########.

REASON: The proposed residential development is the subject of an Environmental Impact Assessment and any material alteration to the design principles and development objectives may have an impact which has not been assessed by that process, having regard to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Note: Environmenal Statement

EA02M NOTE: The Environmental Statement has been prepared in accordance with the requirements of Schedule 4 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and the application has been assessed in relation to the Environmental Statement, which forms the basis of this decision. EA02(M)

Equestrian Development

Equestrian Developmnet - Surfacing of Riding Arenas/Sand Schools

EQ01 Notwithstanding the submitted details, before ######## hereby approved, details and samples of the proposed surfacing of the riding arena/sand school shall be agreed in writing by the Local Planning Authority and the development carried out in accordance with the approved details and thereafter so retained. EQ01

REASON: To safeguard the visual amenities of the locality, having regard to SPO2, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy ########### of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 83 and 170 of the National Planning Policy Framework 2019.

Equestrian Development - Fencing of Riding Arenas/Sand Schools

EQ02 Notwithstanding the submitted details, before ######## hereby approved, details at a scale of 1:10 of the proposed fencing of the riding arena/sand school, to show height, style and location, shall be agreed in writing by the Local Planning Authority and the development carried out in accordance with the approved details and thereafter so retained. EQ02

REASON: To safeguard the visual amenities of the locality, having regard to SPO2, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy ########### of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 83 and 170 of the National Planning Policy Framework 2019.

Equestrian Development - Private Use of Riding Arena/Sand School

EQ03 The riding arena/sand school hereby permitted shall be used for private equestrian purposes only by the occupiers of ######## and not for any commercial riding, livery or other business use. EQ03

REASON: To enable the Local Planning Authority to regulate and control the development of land and to preserve the visual and/or residential amenities of the locality *OR in the interests of and for the safety of persons and vehicles using the premises and/or adjoining road, having regard to SPO2, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy ########### of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 83 and 170 of the National Planning Policy Framework 2019.

Equestrian Development - Stable Layout

EQ04 Any alteration to the internal layout of the stables shown on the approved drawing no. ######## date stamped ######## shall be first agreed in writing by the Local Planning Authority through the prior submission of amended plans. EQ04

REASON: To control further development of the site in the interests of the character of the area and the amenities of nearby properties, having regard to SPO2, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy ########### of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 83 and 170 of the National Planning Policy Framework 2019.

Equestrian Development - Number of loose boxes

EQ05 No more than ######## loose boxes as shown on the approved drawing no. ######## date stamped ######## shall be used for the stabling of horses. EQ05

REASON: To control further development of the site in the interests of the character of the area and the amenities of nearby properties, having regard to SPO2, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy ########### of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 83 and 170 of the National Planning Policy Framework 2019.

Equestrian Development - Private Use only

EQ06 The stables and other associated buildings hereby permitted shall be used for private equestrian purposes only by the occupiers of ######### and not for any commercial riding, livery use or other business use. EQ06

REASON: To enable the Local Planning Authority to regulate and control the development of land and to preserve the visual and/or residential amenities of the locality *OR in the interests of and for the safety of persons and vehicles using the premises and/or adjoining road, having regard to SPO2, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy ########### of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 83 and 170 of the National Planning Policy Framework 2019.

Equestrain Development Note - Surfacing of sand school

EQN1 For the avoidance of doubt, the applicant is advised that suitably dark coloured surfacing would be sought by the Local Planning Authority in the interests of maintaining the landscape character of ######## (e.g. the High Weald AONB). EQN1

Equestrian Note - EA Exemption for Importation of spoil

EQN2 The applicant is advised that the importation of spoil or construction waste to create the new levels required by the creation of the sand school will most likely require a Paragraph 19 Exemption under the Environmental Permitting (England and Wales) Regulations 2007 from the Environment Agency.

General information on complex exemptions, including application forms and contact details are on the Environment Agency Website:

https://www.gov.uk/environmental-management/environmental-permits

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External Lighting

External Lighting - No Floodlighting (A)

EL01 No floodlighting, security lighting or other external means of illumination of the site shall be provided, installed or operated at the site. EL01

REASON: To preserve the rural and residential amenities of the locality having regard to SPO2, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy ########### of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 180 of the National Planning Policy Framework 2019.

External Lighting - No Floodlighting (B)

EL02 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, hooded and directional, and has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and retained thereafter. EL02

REASON: To preserve the rural and residential amenities of the locality having regard to SPO2, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy ########### of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 180 of the National Planning Policy Framework 2019.

Flood Risk

Flood Risk Assessment (B)

FR02M Before prepration of ground levels for development approved by this permission shall be commenced until the potential for localised flood risk from all the existing and proposed ponds is assessed including means of overflow and over surface flow routes. Necessary mitigation measures including increased finished floor levels for new dwellings shall be identified having regard to potential high water levels within the existing and proposed ponds and shall be submitted to and approved in writing by the Local Planning Authority. Mitigation measures shall also include provision for high level emergency overflow arrangements to all attenuation storage structures and balancing ponds to provide a measure of flood protection in the event of any blockage or extreme weather event occurring. The approved mitigation measures shall be implemented to the satisfaction of the Local Planning Authority and retained thereafter. FR02(M)

REASON: To prevent the increased risk of flooding, having regard to SPO2, SPO10, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy CS2 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 155, 157, 163 and 165 of the National Planning Policy Framework 2019.

Flood Risk Assessment Compliance

FR03M All development proposals must comply with the recommendations set out within the ######## as included in the submitted ######## date stamped ######## FR03(M)

REASON: To prevent the increased risk of flooding, having regard to SPO2, SPO10, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy CS2 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 155, 157, 163 and 165 of the National Planning Policy Framework 2019.

Flood Risk Mitigation

FR04M Before preparation of ground levels for development approved by this permission shall be commenced until details of proposed flood risk mitigation works (which shall demonstrate that adequate flood routing will be incorporated within the development to accommodate overland flows arising from both within the site and externally as a result of extreme rainfall conditions) have been submitted and approved by the Local Planning Authority . The scheme shall be constructed and completed in accordance with the approved details. FR04(M)

REASON: To prevent the increased risk of flooding, having regard to SPO2, SPO10, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy CS2 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 155, 157, 163 and 165 of the National Planning Policy Framework 2019.

Flood Risk - Flat Deck Clear Span Bridges

FR05M Before preparation of ground levels for development approved by this permission shall be commenced until full details for the proposed flat deck clear span bridges crossing the existing watercourse and details for their long term maintenance have been submitted to and approved in writing by the Local Planning Authority. The bridges shall be constructed in accordance with the approved details and retained thereafter to the satisfaction of the Local Planning Authority. FR05(M)

REASON: To prevent the increased risk of flooding, having regard to SPO2, SPO10, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy CS2 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 155, 157, 163 and 165 of the National Planning Policy Framework 2019.

Flood Risk - Increase in Floor Levels

FR06M Before preparation of gound levels plans that show floor levels raised 600mm above the conjectural floodplain, identified within ######## or results from any further Flood Risk Assessments, have been submitted to and approved in writing by the Local Planning Authority. FR06(M)

REASON: To prevent the increased risk of flooding, having regard to SPO2, SPO10, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy CS2 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 155, 157, 163 and 165 of the National Planning Policy Framework 2019.

Glazing

Glazing - Obscure Glazing

GL01 Before the first occupation of the building/extension hereby permitted the windows(s) at [########)] shall be fitted with obscure glazing (minimum of Level ########) and shall be permanently retained in that condition thereafter. GL01

REASON: To safeguard the privacy of the occupiers of the adjoining property having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 127 of the National Planning Policy Framework 2019.

Glazing - Fixed (non-opening) light

GL02 Prior to the first occupation of the ########, the ######## window in the ######## elevation shall be permanently fixed shut (non-opening) and retained as such, unless in accordance with a subsequent planning permission granted by the Local Planning Authority. GL02

REASON: To safeguard the privacy of the occupiers of the adjoining property having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 127 of the National Planning Policy Framework 2019.

Glazing - Obscure Glazed and Fanlight only

GL03 Prior to the first occupation of the ########, the ######## window in the ######## elevation shall be obscure glazed and shall be incapable of being opened except for a high level fanlight opening of at least 1.5m above inside floor level, and shall be retained as such thereafter. GL03

REASON: To safeguard the privacy of the occupiers of the adjoining property having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 127 of the National Planning Policy Framework 2019.

Good Practice Standards

Good Practice Standards - Secured by Design

GP01M All affordable dwellings shall be designed and constructed to comply with Secured by Design standards as set out by the Association of Chief Police Officers. GP01(M)

REASON: To ensure a satisfactory standard of development having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policies EN27 and HG6 of the adopted Wealden Local Plan 1998,coupled with the requirements of paragraph 127 of the National Planning Policy Framework 2019.

Gypsies

Gypsy: Occupation

G01 The site shall not be occupied by any persons other than gypsies and travellers as defined in the the Government guidance 'Planning Policy for Traveller sites' (March 2012) to be used in conjunction with the NPPF

REASON: The site is in an area where the stationing of caravans/mobile homes is not normally permitted and an exception has been made to provide accommodation solely for gypsies who satisfy these requirements, having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy ########### of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 4 of the National Planning Policy Framework 2019, and the accompanying Planning Policy for Travellers Sites 2012.

Gypsy: Personal

G02 The occupation of the site hereby permitted shall be carried on only by the following and their resident dependants: (add names).

When the land ceases to be occupied by those named above, the use hereby permitted shall cease and all caravans, structures, materials and equipment brought onto the land in connection with the use, including the amenity block hereby approved, shall be removed. Within ######## months of that time, the land shall be restored in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority. G02

REASON: The use hereby permitted would not normally be allowed and permission has been granted solely because of the exceptional circumstances of the named person(s), having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy ########### of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 4 of the National Planning Policy Framework 2019, and the accompanying Planning Policy for Travellers Sites 2012.

Gypsy: Siting of Caravans

G03 No caravan(s) shall be brought onto the site until details of its/their intended siting have been submitted to and approved by the Local Planning Authority in writing. The caravan(s) shall only be positioned in the approved location(s).

No caravan(s) shall be stationed on the land other than within the area shown hatched black on drawing no. ######## attached.

The caravan(s) shall be sited in accordance with drawing no. ########.

Any material change to the position of a mobile home or its replacement by another mobile home in a different location shall only take place following the written agreement of the Council. G03

REASON: The use hereby permitted would not normally be allowed and permission has been granted solely because of the exceptional circumstances of the named person(s), having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy ########### of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 4 of the National Planning Policy Framework 2019, and the accompanying Planning Policy for Travellers Sites 2012.

Gypsy: Temporary and Personal

G04 The use hereby permitted shall be carried on only by ######## and shall be for a limited period, being the period of ######## years from the date of this decision or the period during which the premises are occupied by them, whichever is the shorter.

When the premises cease to be occupied by ########, or at the end of ######## years, whichever shall first occur, the use hereby permitted shall cease, all materials and equipment brought onto the premises in connection with the use [including the amenity block hereby approved] shall be removed and the land restored to its former condition in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority. G04

REASON: The proposed development would be undesirable if allowed to become permanently established in this area but personal permission is given in this instance for a limited time because of the exceptional circumstances of the named person(s), having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy ########### of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 4 of the National Planning Policy Framework 2019, and the accompanying Planning Policy for Travellers Sites 2012.

Gypsy: Temporary

G05 The use hereby permitted shall be for a limited period being the period of #### years from the date of this decision. At the end of this period the use hereby permitted shall cease, all materials and equipment brought on to the land in connection with the use shall be removed, and the land restored in accordance with a scheme previously submitted to and approved in writing by the local planning authority.

The use hereby permitted shall be discontinued and the land restored on or before the end of a period of x years from the date of this decision in accordance with a scheme previously submitted to and approved in writing by the local planning authority. G05

REASON: The proposed development would be undesirable if allowed to become permanently established in this area but personal permission is given in this instance for a limited time because of the exceptional circumstances of the named person(s), having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy ########### of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 4 of the National Planning Policy Framework 2019, and the accompanying Planning Policy for Travellers Sites 2012.

Gypsy: Number and type of caravans

G06 No more than ## caravan(s), as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (of which no more than ## shall be a static caravan or mobile home) shall be stationed on the site at any time.

The residential use hereby permitted shall be restricted to the stationing of no more than ## caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, at any time (of which no more than ## shall be a static caravan or mobile home).

There shall be no more than ## pitches on the site and on each of the x pitches hereby approved no more than two caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, shall be stationed at any time, of which only one caravan shall be a residential mobile home.

Any caravans positioned on the site shall be capable of being lawfully moved on the public highway, without division into separate parts. G06

REASON: To preserve the character and amenity of the locality having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy ########### of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 4 of the National Planning Policy Framework 2019, and the accompanying Planning Policy for Travellers Sites 2012.

Gypsy: Amenity Blocks

G07 Within three months of the date of this decision, details of the materials of the proposed toilet/utility blocks shall be submitted to the local planning authority. The blocks shall be erected in accordance with the approved details.

The erection of the amenity block hereby approved shall not take place until samples of the materials to be used in the construction of the external surfaces of the building have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. G07

REASON: To preserve the character and amenity of the locality having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy ########## of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 4 of the National Planning Policy Framework 2019, and the accompanying Planning Policy for Travellers Sites 2012.

Gypsy: Comercial Vehicles

G08 No vehicle over 3.5 tonnes shall be stationed, parked or stored on this site. No more than one commercial vehicle per plot shall be kept on the land for use by the occupiers of the caravans hereby permitted, and they shall not exceed 3.5 tonnes in weight. G08

REASON: To preserve the character and amenity of the locality having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy ########## of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 4 of the National Planning Policy Framework 2019, and the accompanying Planning Policy for Travellers Sites 2012.

Gypsy: Industrial/Commercial Activities

G09 No commercial activities shall take place on the land, including the storage of materials.

No commercial activities shall take place on the land, including the storage of materials, except in the area shown on plan No. #######.

No materials shall be stored above a height of #, no burning of materials shall take place on the site and no commercial activities shall take place outside the hours of ###### to ###### Monday - Saturday and not at all on Sundays. G09

REASON: To preserve the character and amenity of the locality having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy ########## of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 4 of the National Planning Policy Framework 2019, and the accompanying Planning Policy for Travellers Sites 2012.

Gypsy: Submission of further details

G10a

The use hereby permitted shall cease and all caravans, structures, equipment and materials brought onto the land for the purposes of such use shall be removed within [28 days] of the date of failure to meet any one of the requirements set out in (i) to (iv) below:

i. within 3 months of the date of this decision a scheme for: [the means of foul and surface water drainage of the site; proposed and existing external lighting on the boundary of and within the site; improved visibility splays at the site access; the internal layout of the site, including the siting of caravans, plots, hardstanding, access roads, parking and amenity areas; and tree, hedge and shrub planting and where appropriate earth mounding including details of species, plant sizes and proposed numbers and densities; and/or any other matters to be specified] (hereafter referred to as the site development scheme) shall have been submitted for the written approval of the local planning authority and the said scheme shall include a timetable for its implementation.
ii. if within 11 months of the date of this decision the site development scheme has not been approved by the local planning authority or, if the local planning authority refuse to approve the scheme, or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.
iii. if an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted site development scheme shall have been approved by the Secretary of State.
iv. the approved scheme shall have been carried out and completed in accordance with the approved timetable.
v.bbAt the same time as the site development scheme required by condition x above is submitted to the local planning authority there shall be submitted a schedule of maintenance for a period of five years of the proposed planting beginning at the completion of the final phase of implementation as required by that condition; the schedule to make provision for the replacement, in the same position, of any tree, hedge or shrub that is removed, uprooted or destroyed or dies or, in the opinion of the local planning authority, becomes seriously damaged or defective, with another of the same species and size as that originally planted. The maintenance shall be carried out in accordance with the approved schedule. G10

Gypsy - Submission of Further Details - REASON

G10b REASON: The site is in an area where the stationing of caravans/mobile homes is not normally permitted and an exception has been made to provide accommodation solely for gypsies who satisfy these requirements having regard to Saved Policy ########### of the adopted Wealden Local Plan 1998. The details are required to ensure that the character and amenity of the locality is preserved, and that highways safety is not impaired, having regard to SPO2, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy TR3, EN27 ########### of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 4 of the National Planning Policy Framework 2019, and the accompanying Planning Policy for Travellers Sites 2012.

Highways

Standard Highways

HW01 The highway conditions set out in the appendix attached hereto shall be complied with to the satisfaction of the Local Planning Authority and thereafter permanently retained. HW01

REASON: In the interests of and for the safety of persons and vehicles using the premises and/or the adjoining road, having regard to SPO2, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy TR3 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 109 and 110 of the National Planning Policy Framework 2019.

Highways - Details of road design/drainage

HW02 Before ######## hereby approved, detailed plans, including levels, sections and constructional details of the proposed road, surface water drainage, foul sewers, outfall disposal and street lighting to be provided, shall be submitted to the Local Planning Authority and be subject to its approval, and such work as approved shall be carried out at the time of the development and thereafter so retained. HW02

REASON: In the interests of and for the safety of persons and vehicles using the premises and/or the adjoining road, having regard to SPO2, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy TR3 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 109 and 110 of the National Planning Policy Framework 2019.

Highways - Restricted vehicular access

HW03 There shall be no direct vehicular access from the site onto the adjacent public highway, the A/B/C/UC ######## Road. HW03

REASON: In the interests of and for the safety of persons and vehicles using the premises and/or the adjoining road, having regard to SPO2, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy TR3 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 109 and 110 of the National Planning Policy Framework 2019.

Highways - Restricted pedestrian access

HW04 There shall be no direct pedestrian access from the site onto the adjacent public highway, the A/B/C/UC ########. HW04

REASON: In the interests of and for the safety of persons and vehicles using the premises and/or the adjoining road, having regard to SPO2, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy TR3 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 109 and 110 of the National Planning Policy Framework 2019.

Highways - Adoptable Standard

HW05 The new estate road shall be constructed to a standard approved by the Local Planning Authority with a view to subsequent adoption as a maintainable highway and the works phased with the progress of building construction to the approval of the Local Planning Authority. HW05

REASON: In the interests of and for the safety of persons and vehicles using the premises and/or the adjoining road, having regard to SPO2, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy TR3 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 109 and 110 of the National Planning Policy Framework 2019.

Highways - Closure of Existing Access

HW06 Before preparation of any groundworks or foundations for the dwellings, details of the proposed means of closure of the existing vehicular access from the site onto ######## shall be submitted to and approved in writing by the Local Planning Authority, and such means of closure as approved shall be provided and completed to the satisfaction of the Local Planning Authority prior to the first occupation of any dwelling on site. HW06

REASON: In the interests of and for the safety of persons and vehicles using the premises and/or the adjoining road, having regard to SPO2, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy TR3 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 109 and 110 of the National Planning Policy Framework 2019.

Highways - Travel Plan

HW07 Before the first operation of the development hereby approved, a Travel Plan, shall be submitted to and approved by the Local Planning Authority. The approved Travel Plan shall detail incentives for encouraging access to the site by modes other than the car and shall be implemented in all respects following the commencement of the operation of the use hereby approved. HW07

REASON: The site is within an area of restraint requiring a greater degree of control over sustainable travel to encourage reduced dependence on the car having regard to SPO2, SPO7, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN2 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 109 and 111 of the National Planning Policy Framework 2019.

Highways - Access

HW08M Before preparation of ground levels for residential development approved by this permission shall take place until full details of the means of vehicular access into the site, including the road width, kerb radii, visibility splays, details including sections of construction, finishing materials and the cross falls and longitudinal falls shall be submitted to and approved in writing by the Local Planning Authority. The approved details of the access shall be completed before the commencement of the use of the land or buildings hereby permitted and the sightlines maintained free of all obstruction to visibility above 1.0 metres. HW08(M)

REASON: In the interests of and for the safety of persons and vehicles using the premises and/or the adjoining road, having regard to SPO2, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy TR3 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 109 and 110 of the National Planning Policy Framework 2019.

Highways - Positions of Access(es) (A)

HW09M The new access(es) shall be in the position shown on the approved plan (Drawing No ########. date stamped ########.) and laid out and constructed in accordance with the requirements of the Local Highway Authority.HW09(M)

REASON: In the interests of and for the safety of persons and vehicles using the premises and/or the adjoining road, having regard to SPO2, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy TR3 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 109 and 110 of the National Planning Policy Framework 2019.

Highways - Positions of Access(es) (B)

HW10M The approved details of the access, footway and visibility splays shall be constructed in accordance with Drawing No. ########., date stamped ########. and shall be retained thereafter. The approved visibility splays shall be kept clear of any obstruction above a height of 1m and retained thereafter. HW10(M)

REASON: In the interests of and for the safety of persons and vehicles using the premises and/or the adjoining road, having regard to SPO2, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy TR3 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 109 and 110 of the National Planning Policy Framework 2019.

Highways - Construction of Access (A)

HW11M Before preparation of any groundworks or foundations for the dwellings, the new access(es) shall be completed to base course level, together with the surface water and foul sewers to the approval of the Local Planning Authority in consultation with the Highway Authority. HW11(M)

REASON: In the interests of and for the safety of persons and vehicles using the premises and/or the adjoining road, having regard to SPO2, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy TR3 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 109 and 110 of the National Planning Policy Framework 2019.

Highways - Details of Internal Estate Roads

HW12M Detailed drawings of the internal estate roads shall be submitted to and approved in writing by the Local Planning Authority, and such drawings shall show the widths of the carriageways and footpaths, visibility splays, construction of the carriageways, footpaths, sewers and manholes, cross falls and the longitudinal falls of the road and footpaths, the lines and levels of the sewers and the position and type of any street lighting scheme.

The works shall be carried out in accordance with the drawings approved and no part of the development shall be occupied until the works have been constructed in accordance with approved details. HW12(M)

REASON: In the interests of and for the safety of persons and vehicles using the premises and/or the adjoining road, having regard to SPO2, SP12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy TR3 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 109 and 110 of the National Planning Policy Framework 2019.

Highways - Details of Internal Estate Roads - Road Design Suitable for Subsequent Adoption

HW13M Detailed drawings of the internal access roads shall be submitted to and approved in writing by the Local Planning Authority, and such drawings shall show the widths of the carriageways and footpaths, visibility splays, construction of the carriageways, footpaths, sewers and manholes, cross falls and the longitudinal falls of the road and footpaths, the lines and levels of the sewers and the position and type of any street lighting scheme. The new access roads shall be constructed to a standard approved by the Local Planning Authority with a view to subsequent adoption as a maintainable highway and the works phased and completed with the progress of building construction to the approval of the Local Planning Authority. HW13(M)

REASON: In the interests of and for the safety of persons and vehicles using the premises and/or the adjoining road, having regard to SPO2, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy TR3 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 109 and 110 of the National Planning Policy Framework 2019.

Highways - Bus Stops

HW14M

Before preparation of any groundworks or foundations for the dwellings hereby approved, details for the provision of the proposed bus routes and/or turning area and bus stops within the site shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Authority. The bus stops within each phase shall be implemented prior to the occupation of the associated dwellings within that phase. HW14(M)

REASON: To safeguard the highway safety of the site and ensure bus accessibility needs are met having regard to SPO2, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy TR3 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 109 and 110 of the National Planning Policy Framework 2019.

Highways - Road Suitable for Adoption

HW15M

Before preparation of any groundworks or foundations for the dwellings hereby approved a detailed strategy setting out the methodology and timetable for the on-going surveying and monitoring of the technical performance of ######## to demonstrate the condition of ######## prior to the commencement of demolition works, during construction works and following completion of the development has been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority. The strategy shall include:

a) Assessment methodology, to include the submission of core sample data, a non-intrusive condition survey and site photographs;
b) Programme for submission of monitoring data prior to demolition, during the construction period and a final monitoring report following completion of the development;
c) Assessment of the need for carriageway re-strengthening following completion of the development.

The strategy shall be carried out in accordance with the approved details, with a view to subsequent adoption as a publicly maintainable highway.

Should the Local Planning Authority consider that remedial measures are necessary as a result of considering the final monitoring report, they shall give written notice to the developers. Within one month of receiving such written notice from the Local Planning Authority, the developers shall submit a scheme of construction works for the necessary improvements to ensure the technical performance of ######## meets the Local Highways Authority's reasonable requirements and a programme for the implementation of the improvements shall be submitted and approved in writing by the Local Planning Authority. The approved works shall be carried out in accordance with the approved details and programme of works to the satisfaction of the Local Highway Authority. HW15(M)

REASON: To safeguard the highway safety of the site and ensure bus accessibility needs are met having regard to SPO2, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy TR3 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 109 and 110 of the National Planning Policy Framework 2019.

Highways - Sight Lines/Visibility Splay

HW16 Sight lines / a visibility splay of ################## shall be provided each side of the access, within which there shall be no obstruction to visibility above a height of ############## above each carriageway level. No gates, fences or walls shall be constructed within the sight lines / visibility splay. HW16

REASON: In order to provide visibility for vehicles entering and leaving the site In the interests of and for the safety of persons and vehicles using the development and the adjoining road having regard to SPO2, SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy TR3 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 109 and 110 of the National Planning Policy Framework 2019.

Highways Note

HWN1 NOTE: In connection with the above mentioned access condition, the applicant is advised to contact the Local Area Highway Manager ######## on telephone number ########. HWN1

Holiday Lets

Holiday Let Units - Holiday Accommodation Only

HL01 The development hereby permitted shall be used for holiday accommodation only and shall be used for no other purpose (including any other purpose within Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or any Order revoking and re-enacting that order with or without modification.) HL01

REASON: To maintain the availability of the site as short term holiday tourist accommodation, having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy #### of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 79 and 83 of the National Planning Policy Framework 2019.

Holiday Let Units - Control of use of open space relating to Holiday Let Units

HL02 The open area between ######## shall be permanently retained in accordance with the approved landscape details. Other than for vehicular and pedestrian access, no part of this area shall be used for outdoor activities associated with the holiday accommodation hereby approved and no artefacts, equipment or structures, such as garden furniture, play equipment or statuary, shall be introduced into this area. HL02

REASON: To prevent proliferation of domestic paraphernalia in the rural locality *OR To maintain adequate visibility in the interests of highway safety, having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy #### of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 79 and 83 of the National Planning Policy Framework 2019.

Holiday Let Units - Register of Lettings

HL03 A register of all guests using the holiday lets shall be kept, including dates and durations of each stay by each guest, and the register shall be made available for inspection by the Local Planning Authority at 48 hours' notice. HL03

REASON: To maintain the availability of the site as short term holiday tourist accommodation, having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy #### of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 79 and 83 of the National Planning Policy Framework 2019.

Holiday Let Units - No separate residential curtilage

HL04 No separate curtilage shall be created for the holiday unit hereby approved, which shall remain within the residential curtilage of ##########. HL04

REASON: To enable the Local Planning Authority to regulate and control the development of land, having regard to regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy #### of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 79 and 83 of the National Planning Policy Framework 2019.

Holiday Let Units - Occupation of Holiday Let

HL05 The development shall not be occupied as a person's sole or main place of residence. HL05

REASON: To maintain the availability of the site as short term holiday tourist accommodation, having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy #### of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 79 and 83 of the National Planning Policy Framework 2019.

Holiday Let Units - Management of Holiday Let

HL06 The holiday unit hereby approved shall at all times be managed and supervised by the occupier of the dwelling known as ######, unless written permission of the Local Planning Authority has been granted. HL06

REASON: To enable the Local Planning Authority to regulate and control the development of land, having regard to regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy #### of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 79 and 83 of the National Planning Policy Framework 2019.

Hours of Use

Hours of Use - ##### Option 1

HU01 The premises shall not be open for customers outside the following hours:

(a) [1100 - Midnight] Mondays - Fridays
(b) [1100] Saturdays - [0100] Sunday mornings
(c) [1700 - 2300] Sundays. HU01

REASON: To protect the residential amenities of the locality, having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 127 of the National Planning Policy Framework 2019.

Hours of Use - #### Option 2

HU02 No customer shall be permitted to be on the premises outside the following times:

(a) [1100 - Midnight] Mondays - Fridays
(b) [1100] Saturdays - [0100] Sunday mornings
(c) [1700 - 2300] Sundays. HU02

REASON: To protect the residential amenities of the locality, having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 127 of the National Planning Policy Framework 2019.

Hours of Use - #### Option 3

HU03 The use shall not take place other than between the hours of:

(a) [1100 - Midnight] Mondays - Fridays
(b) [1100] Saturdays - [0100] Sunday mornings
(c) [1700 - 2300] Sundays. HU03

REASON: To protect the residential amenities of the locality, having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 127 of the National Planning Policy Framework 2019.

Industrial Development

Industrial Development - No external storage

IN01 No materials, goods, plant, equipment or any waste materials shall be stored externally (i.e. outside the confines of the building) within the site. IN01

REASON: To protect the visual amenities of the locality and in the interests of and for the safety of persons and vehicles using the premises and/or the adjoining road, having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Policies EN27 and TR3 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 127 of the National Planning Policy Framework 2019.

Industrial Development - No Mezzanine Floors

IN02 There shall be no insertion of mezzanine floors within the building, including the roof space, without the prior consent in writing of the Local Planning Authority. IN02

REASON: To enable the Local Planning Authority to properly consider and control the development, having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Policies EN27 and TR3 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 127 of the National Planning Policy Framework 2019.

Industrial Development - Removal of Industrial PD

IN03 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, no further plant or machinery shall be erected on or carried out at the site under or in accordance with Part 7 Class H of Schedule 2 to that Order without planning permission from the Local Planning Authority. IN03

REASON: To protect the visual amenities of the locality and in the interests of and for the safety of persons and vehicles using the premises and/or the adjoining road, having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Policies EN27 and TR3 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 127 of the National Planning Policy Framework 2019.

Industrial Development - Removal of Industrial PD

IN04 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no erection, extension or alteration of any building or warehouse shall take place on the site under or in accordance with Part 7 of Schedule 2 to that Order without planning permission from the Local Planning Authority. IN04

REASON: To protect the visual amenities of the locality and in the interests of and for the safety of persons and vehicles using the premises and/or the adjoining road, having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Policies EN27 and TR3 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 127 of the National Planning Policy Framework 2019.

Industrial Development - Removal of Office PD - Building

IN05 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no erection or alteration of any building shall take place on the site under or in accordance with Class F, Part 7 of Schedule 2 to that Order without planning permission from the Local Planning Authority. IN05

REASON: To protect the visual amenities of the locality and in the interests of and for the safety of persons and vehicles using the premises and/or the adjoining road, having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Policies EN27 and TR3 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 127 of the National Planning Policy Framework 2019.

Industrial Development - Removal of Office PD - Hardstanding

IN06 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no erection or alteration of any building shall take place on the site under or in accordance with Class G, Part 7 of Schedule 2 to that Order without planning permission from the Local Planning Authority. IN06

REASON: To protect the visual amenities of the locality and in the interests of and for the safety of persons and vehicles using the premises and/or the adjoining road, having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Policies EN27 and TR3 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 127 of the National Planning Policy Framework 2019.

Landscaping

Landscaping - Scheme to be submitted

LA01 Before preparation of any groundworks and foundations on site for the development hereby approved, a scheme of landscape proposals shall be submitted to and approved in writing by the Local Planning Authority, which shall include full plans and specifications for all hard and soft landscape works and indications of all existing trees and hedgerows on the land, including those to be retained together with measures for their protection in the course of the development.

All planting, seeding and/or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or the completion of the development, whichever is the sooner, and any trees, shrubs, hedges or plants which within a period of five years from the completion of development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping comprised in the approved details of landscaping shall be carried out before the completion or first occupation of the development, whichever is the sooner. LA01

REASON: To protect visual amenity and the character of the area and to ensure a satisfactory environment having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policies EN14 and EN27 of the Wealden Local Plan 1998, coupled with the requirements of paragraphs 127 and 170 of the National Planning Policy Framework 2019.

Landscaping - Soft landscape works

LA02 Soft landscape works shall include: planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes, types, forms and proposed numbers/densities, mostly comprising native species; an implementation programme; and a timescale. All of this shall be agreed in writing by the Local Planning Authority and thereafter so implemented. LA02

REASON: To protect visual amenity and the character of the area and to ensure a satisfactory environment having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policies EN14 and EN27 of the Wealden Local Plan 1998, coupled with the requirements of paragraphs 127 and 170 of the National Planning Policy Framework 2019.

Landscaping - Screening

LA04 Before preparation of any groundworks and foundations on site for the development hereby approved, detailed proposals for the planting of trees, hedges and/or shrubs for screening the ########## along the ########## of the site shall be submitted to and be subject to the approval in writing of the Local Planning Authority, and such trees or shrubs as approved shall comprise primarily native species. All planting, seeding and/or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or the completion of the development, whichever is the sooner, and any trees, shrubs, hedges or plants which within a period of five years from the completion of development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. LA04

REASON: To protect visual amenity and the character of the area and to ensure a satisfactory environment having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policies EN14 and EN27 of the Wealden Local Plan 1998, coupled with the requirements of paragraphs 127 and 170 of the National Planning Policy Framework 2019.

Landscaping - Hard and Soft Landscaping

LA05M

Before preparation of any groundworks and foundations on site for the development hereby approved, a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out in accordance with the approved details. These details shall include proposed boundary treatments, proposed finished levels and contours, hard surface finishes, including samples, details of any retaining walls, steps, railings, walls, gates or other supporting structures, car parking layouts, other vehicle and pedestrian access and circulation areas, minor artefacts and structures (e.g. street furniture, play equipment, refuse and other storage units). The information shall also include indications of all existing trees and hedgerows on the land, including those to be retained, together with measures for their protection which shall comply in full with BS5837:2012 Trees in relation to design, demolition & construction – Recommendations, in the course of the development, together with a scheme for the subsequent maintenance of any trees, shrubs and hedges retained on the site and any proposed to be planted as part of the approved landscaping scheme. Soft landscape details shall include planting plans, written specifications, schedules of plants - noting species (which should be indigenous), planting sizes and proposed density. LA05(M)

REASON: To protect visual amenity and the character of the area and to ensure a satisfactory environment having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policies EN14 and EN27 of the Wealden Local Plan 1998, coupled with the requirements of paragraphs 127 and 170 of the National Planning Policy Framework 2019.

Landscaping - Hard Landscaping

LA06M

Before preparation of any groundworks and foundations on site for the development hereby approved, full details of hard landscape works for the development, which shall include details of all fencing, walling and other boundary treatments, steps, retaining walls and surface finishes shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented following the substantial completion of the development or occupation of the ########### th dwelling, whichever is the sooner, and thereafter retained. LA06(M)

REASON: To protect visual amenity and the character of the area and to ensure a satisfactory environment having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policies EN14 and EN27 of the Wealden Local Plan 1998, coupled with the requirements of paragraphs 127 and 170 of the National Planning Policy Framework 2019.

Landscaping - Earthworks

LA07M

Before preparation of any groundworks and foundations on site for the development hereby approved, full details of earthworks shall be submitted to and approved in writing by the Local Planning Authority. These details shall include 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 and surrounding landform. The development shall be carried out in accordance with the approved details. LA07(M)

REASON: To ensure a satisfactory landform on the interests of visual amenity within the locality in accordance with SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policies EN14 and EN27 of the Wealden Local Plan 1998, coupled with the requirements of paragraphs 127 and 170 of the National Planning Policy Framework 2019.

Landscaping - Planting Scheme

LA08M

Before preparation of any groundworks and foundations on site for the development hereby approve a scheme of soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land, including those to be retained, together with measures for their protection which shall comply in full with BS5837:2012 Trees in relation to design, demolition & construction – Recommendations, in the course of the development, together with a scheme for the subsequent maintenance of any trees, shrubs and hedges retained on the site and any proposed to be planted as part of the approved landscaping scheme. Soft landscape details shall include planting plans, written specifications, schedules of plants - noting species (which should be indigenous), planting sizes and proposed density.

All planting, seeding and/or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following either the substantial completion of the development or the occupation of ########### % of the development, whichever is the sooner.

Any trees, shrubs, hedges or plants which within a period of five years from the completion of development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. LA08(M)

REASON: To protect visual amenity and the character of the area and to ensure a satisfactory environment having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policies EN14 and EN27 of the Wealden Local Plan 1998, coupled with the requirements of paragraphs 127 and 170 of the National Planning Policy Framework 2019.

Landscape Management Plan

LA09M A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned, domestic gardens or areas to be adopted by the Local Highway Authority, shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted and the landscape management shall be carried out in accordance with the approved plan over the period specified. LA09(M)

REASON: To protect visual amenity and the character of the area and to ensure a satisfactory environment having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policies EN14 and EN27 of the Wealden Local Plan 1998, coupled with the requirements of paragraphs 127 and 170 of the National Planning Policy Framework 2019.

Protection of Landscape Buffers

LA10M Details for the protection of the proposed landscape buffer zones from unauthorised vehicular movement and parking shall be submitted to and approved in writing by the Local Planning Authority and the works implemented in accordance with the approved details and retained thereafter. LA10(M)

REASON: To protect visual amenity and the character of the area and to ensure a satisfactory environment having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policies EN14 and EN27 of the Wealden Local Plan 1998, coupled with the requirements of paragraphs 127 and 170 of the National Planning Policy Framework 2019.

Landscaping and Ecological Enhancements

LA11M

Before preparation of any groundworks and foundations on site for the development hereby approved a detailed landscaping and ecological enhancements scheme, which shall include a programme for the implementation of the works and long term management, shall be submitted to and approved in writing to the Local Planning Authority. This detailed scheme shall include:

(i) appropriate ecological enhancements, (including wetland habitats incorporated into the SUDS scheme and attenuation pond areas)

(ii) compensatory habitat creation (including replacement ponds) and landscaping planting;

(iii) measures specifically to address retention and enhancement of the site's ecological connectivity through ecological corridors and networks

(iv) works to all areas of retained habitat and an agreed future management and maintenance strategy for all habitats on the site, including enhancement areas;

(v) details of all management and enhancement works to the existing water-bodies and design and management details for the new water-bodies/reed-beds to be created which shall include:

a) considerations of water quality impacts of surface water runoff on existing ponds/waterbodies,including designs for pollution control and interception facilities

b) how ponds will be designed to maximise wildlife value

c) clearance of shading and trees and scrub, other vegetation clearance, creation of habitat piles

(vi) a scheme for human access restrictions to the retained and created habitats;

Thereafter, the scheme shall be completed in accordance with the approved plans and programme to the satisfaction of the Local Planning Authority and the management and maintenance arrangements shall be carried out in accordance with the approved details over the period specified. LA11(M)

REASON: To protect visual amenity and the character of the area and to ensure a satisfactory environment having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policies EN14 and EN27 of the Wealden Local Plan 1998, coupled with the requirements of paragraphs 127 and 170 of the National Planning Policy Framework 2019.

Landscaping - Finished Levels

LA12M

Before preparation of levels on site for the development hereby approved, the finished ground floor levels of the buildings in relation to the existing and proposed site levels, the adjacent highway and adjacent properties, together with details of levels of all accesses to include pathways, driveway, steps and ramps shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme unless the Local Planning Authority gives its written consent to any variation. LA12(M)

REASON: In order to achieve a satisfactory form of development with regard to the topography of the site having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27 of the Wealden Local Plan 1998, coupled with the requirements of paragraphs 127 and 170 of the National Planning Policy Framework 2019.

Landscaping - Children's Play Areas

LA13M

Before the preparation of ground levels for the development hereby approved, full details of play areas for [each phase of] the development (including grass seeding/turfing, planting, fencing, safety surfacing, play equipment, seats, litter bins and lighting) shall be submitted to and approved in writing by the Local Planning Authority. The scheme so approved shall be fully implemented [in accordance with a phasing plan and implementation programme which will have been submitted to and approved in writing by the Local Planning Authority] [following substantial completion of the relevant phase or before occupation of the ######### the dwelling within that phase] [following substantial completion of the development or before occupation of the ######### th dwelling] [,whichever is the sooner] and the approved play areas shall be so retained solely for the purposes of children's recreation. LA13(M)

REASON: In the interests of ensuring that sufficient amenity space is provided on the development site for the future occupiers of the dwellings having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy LR3 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 96 and 98 of the National Planning Policy Framework 2019.

Landscaping - Amenity Open Space

LA14M

Before preparation of any groundworks or foundations for the dwellings, details of the amenity open space provision for [each phase of] the development, in accordance with the requirements of the Local Planning Authority's policy, shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include grass seeding/turfing, planting, construction of footpaths and installation of all necessary boundary treatments, equipment and street furniture. The approved scheme shall be fully implemented [in accordance with a phasing plan and implementation programme which will have been submitted to and approved in writing by the Local Planning Authority] [following substantial completion of the relevant phase or before occupation of the ######### th dwelling within that phase] [following substantial completion of the development or before occupation of the ######### th dwelling] [,whichever is the sooner] and thereafter shall be so retained for the purpose of amenity open space only. LA14(M)

REASON: In the interests of ensuring that sufficient amenity space is provided on the development site for the future occupiers of the dwellings having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policies LR1 and LR5 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 96 and 98 of the National Planning Policy Framework 2019.

Listed Buildings

Listed Building - Access for Recording

LB01

The developer shall give the Local Planning Authority ## days' advance notice of the start of any works and for a period of [e.g. 14 days] before any work begins, reasonable access to the building shall be given to [name of person/body *OR a person/body nominated by the Local Planning Authority] for the purpose of recording the building [or interior] by making measured drawings or taking photographs. LB01

REASON: To safeguard the historic fabric and the architectural character and appearance of the listed building having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013,coupled with the requirements of paragraphs 189 - 199 of the National Planning Policy Framework 2019.

Listed Building - Demolition by Hand

LB02 The demolition of #specify# shall be carried out [by hand *OR by hand-held tools] only and the materials stored for re-use #specify#. LB02

REASON: To safeguard the historic fabric and the architectural character and appearance of the listed building having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 189 - 199 of the National Planning Policy Framework 2019.

Listed Building - Enabling Development

LB03 Before the [(new buildings)(dwellings) hereby permitted are occupied] [new use begins], the listed building [name] shall have been repaired and restored completely in accordance with the submitted plans (Drawing Nos. ####) and/or the schedule of works. LB03

REASON: To safeguard the historic fabric and the architectural character and appearance of the listed building having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 189 - 199 and 202 of the National Planning Policy Framework 2019.

Listed Building - Making Good

LB04 Upon completion of the works hereby approved, any damage caused to the building by the works shall be made good within ## months in accordance with a scheme submitted to and approved by the Local Planning Authority. LB04

REASON: To safeguard the historic fabric and the architectural character and appearance of the listed building having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 189 - 199 of the National Planning Policy Framework 2019.

Listed Building - Preservation of Features

LB05 The following #[architectural features]# shall be removed #[under the supervision of a specialist contractor approved by the Local Planning Authority]# and stored in a suitable place to be agreed with the Local Planning Authority. LB05

REASON: To safeguard the historic fabric and the architectural character and appearance of the listed building having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 189 - 199 of the National Planning Policy Framework 2019.

Listed Building - Sample Panel

LB06 Before the associated walls hereby approved are constructed, a sample panel of brickwork measuring not less than 1m x 1m shall be constructed to show the brick bond, lime mortar mix and pointing type, and any associated capping, quoining and bonding, etc, for the Local Planning Authority to inspect and approve, and which shall be retained on site until completion of the works. The remainder of the walling shall be constructed in accordance with the approved panel and thereafter so retained. LB06

REASON: To safeguard the historic fabric and the architectural character and appearance of the listed building having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 189 - 199 of the National Planning Policy Framework 2019.

Listed Building - Mortar Specification

LB07 **PRE-COMMENCEMENT MUST BE AGREED **
Before the associated walls hereby approved are constructed, a specification for a lime based mortar (sample to be provided) to be used for the repointing shall be submitted to and approved in writing by the Local Planning Authority, and the works carried out in accordance with the approved details and thereafter so retained. LB07

REASON: To safeguard the historic fabric and the architectural character and appearance of the listed building having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 189 - 199 of the National Planning Policy Framework 2019.

Listed Building - Weatherboarding

LB08 Before ########## hereby approved, a sample of weatherboarding and a drawn section to show profile, lapping and finish shall be submitted to and approved in writing by the Local Planning Authority, and the works carried out in accordance with the approved details and thereafter so retained. LB08

REASON: To safeguard the historic fabric and the architectural character and appearance of the listed building having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 189 - 199 of the National Planning Policy Framework 2019.

Listed Building - Rainwater Goods

LB09 Before ######### hereby approved, current catalogue details of the rainwater goods, which shall be of cast metal, finished to an agreed colour, shall be submitted to and approved in writing by the Local Planning Authority, and the works carried out in accordance with the approved detail and thereafter retained. LB09

REASON: To safeguard the historic fabric and the architectural character and appearance of the listed building having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 189 - 199 of the National Planning Policy Framework 2019.

Listed Building - External Plumbing/Flues

LB10 Where proposed plumbing is indicated on the approved drawings as being external, the materials, finish and details (e.g. current catalogue details) shall be submitted to and approved in writing by the Local Planning Authority, and the works carried out in accordance with the approved details and thereafter so retained. LB10

REASON: To safeguard the historic fabric and the architectural character and appearance of the listed building having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 189 - 199 of the National Planning Policy Framework 2019.

Listed Building - Leadwork/Zinc/Coppe

LB11 All new or replacement ######### shall be completed in conformity with the standards set down by the appropriate association (e.g. the Lead Sheet Association) in their most recent publication to the satisfaction of the Local Planning Authority. Where dated elements of existing e.g. leadwork remain, these should be incorporated in the new/replacement work in a position to be agreed with the Local Planning Authority and thereafter so retained. LB11

REASON: To safeguard the historic fabric and the architectural character and appearance of the listed building having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013,coupled with the requirements of paragraphs 189 - 199 of the National Planning Policy Framework 2019.

Listed Building - Rooflight Details

LB12 Before ######### hereby approved, details of the rooflights to be inserted, which shall all be of a 'conservation' style pattern, without an externally visible blind box, to be flush with the roof plane, shall be submitted to and approved by the Local Planning Authority, and only such rooflights as approved shall be inserted and thereafter permanently retained as such to the satisfaction of the Local Planning Authority. LB12

REASON: To safeguard the historic fabric and the architectural character and appearance of the listed building having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 189 - 199 of the National Planning Policy Framework 2019.

Listed Buildings - Full Joinery Details

LB13 Before ######### hereby approved, details of all new and replacement joinery, including windows (which shall be single glazed, flush-fitting, single rebate with both fixed and opening lights having common sight lines) and doors, stairs, balconies and verandas, shall be submitted to the Local Planning Authority at an appropriate scale to show elevations and sections through cills, heads, frames and opening lights, including glazing bars and mullions, banisters, rails, tread and other decorative elements, etc, showing relationship to the existing structure, and approved in writing by the Local Planning Authority, and only those approved details employed within the development and thereafter retained. Any existing historic glass should be retained and re-used in position(s) to be agreed in writing by the Local Planning Authority. LB13

REASON: To safeguard the historic fabric and the architectural character and appearance of the listed building having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 189 - 199 of the National Planning Policy Framework 2019.

Listed Buildings - Leaded Glazing

LB14 Before ######### hereby approved, details of the new or replacement leaded lights, which shall be constructed in a traditional manner using individual quarries of glass with lead cames, shall be submitted to and approved in writing by the Local Planning Authority, and the works carried out in accordance with the approved details and thereafter so retained. Any existing historic glass should be retained and re-used in position(s) to be agreed in writing by the Local Planning Authority. LB14

REASON: To safeguard the historic fabric and the architectural character and appearance of the listed building having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 189 - 199 of the National Planning Policy Framework 2019.

Listed Buildings - Secondary Glazing Details

LB15 Before the replacement of the ################ hereby approved, details of any secondary glazing proposed, to include sections to show the interface with the window frame, shall be submitted to and approved in writing by the Local Planning Authority and thereafter so retained. LB15

REASON: To safeguard the historic fabric and the architectural character and appearance of the listed building having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 189 - 199 of the National Planning Policy Framework 2019.

Listed Buildings - Repair of Damage

LB16 Any damage caused to the building by the carrying out of the works hereby approved shall be reported immediately to the Local Planning Authority and details of such remedial works as may be deemed necessary shall be submitted to and approved in writing by the Local Planning Authority, and the works carried out in accordance with the approved details and thereafter so retained. LB16

REASON: To safeguard the historic fabric and the architectural character and appearance of the listed building having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 189 - 199 of the National Planning Policy Framework 2019.

Listed Buildings - Schedule of Repair Works

LB17 Detailed drawings at a scale of ######## and a full written schedule of works and specifications for the repair of the ######## shall be submitted to and agreed in writing by the Local Planning Authority before ######## hereby approved. Only those agreed details shall be implemented unless prior written consent has been sought from the Local Planning Authority. LB17

REASON: To safeguard the historic fabric and the architectural character and appearance of the listed building having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 189 - 199 of the National Planning Policy Framework 2019.

Listed Buildings - Interface between New & Old

LB18 Before ######## hereby approved, sectional details at an appropriate scale to show the proposed interface between the existing building and the new build shall be submitted to and approved in writing by the Local Planning Authority and the works carried out in accordance with the approved details. LB18

REASON: To safeguard the historic fabric and the architectural character and appearance of the listed building having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 189 - 199 of the National Planning Policy Framework 2019.

Listed Buildings - Insulation/Cladding

LB19 Before ######## hereby approved, sectional details at 1:10 scale of the insulation or cladding to the walls or roof shall be submitted to and approved in writing by the Local Planning Authority, and the works carried out in accordance with the approved details and thereafter so retained. LB19

REASON: To safeguard the historic fabric and the architectural character and appearance of the listed building having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 189 - 199 of the National Planning Policy Framework 2019.

Listed Buildings - Repair/Reinstatement of Daub Panels

LB20 Before ######## hereby approved, detailed drawings at a scale of 1:10 with 1:1 sections and a full written schedule of works and specifications for the repair/reinstatement of the daub panels shall be submitted to and agreed in writing by the Local Planning Authority. Details and drawings should show the individual method of construction of the daub panels and the materials to be used, including the proposed finishes, those panels to be removed or repaired with method of repair and areas of new panels to be inserted. Only those details so agreed are to be implemented. LB20

REASON: To safeguard the historic fabric and the architectural character and appearance of the listed building having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 189 - 199 of the National Planning Policy Framework 2019.

Listed Buildings - Structural Survey prior to Demolition of Modern Additions

LB21 Before any works for the demolition of the ######## hereby approved, a copy of the structural survey for the ######## / listed building shall be submitted to the Local Planning Authority for its records. LB21

REASON: To safeguard the historic fabric and the architectural character and appearance of the listed building having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 189 - 199 of the National Planning Policy Framework 2019.

Listed Buildings - Opening up Works

LB22 Before any works for the ##### hereby approved, limited works for the 'opening up' of the existing fabric, to be previously agreed as set out below, in any areas where it is proposed to remove or alter ceilings, walls or coverings shall be undertaken. The Local Planning Authority shall be informed on the completion of all opening up works in order that any necessary inspections can be undertaken by officers and any minor revisions (which fall within the scope of this consent) to the approved plans agreed in writing.

The extent of the limited works for opening up the historic fabric shall be shown on an annotated photograph or drawing submitted to and agreed in writing by the Local Planning Authority and the opening up works shall be limited to this agreed extent. LB22

REASON: To safeguard the historic fabric and the architectural character and appearance of the listed building having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 189 - 199 of the National Planning Policy Framework 2019.

Listed Buildings - Excavation / Lowering of Floors

LB23 Before any works for the ####### hereby approved, a full specification and methodology statement for the excavation or lowering of any floors within the ######## area, to include sections to show the work proposed and materials to be used, shall be submitted to and approved in writing by the Local Planning Authority, and the works undertaken in accordance with the approved details and thereafter so retained. LB23

REASON: To safeguard the historic fabric and the architectural character and appearance of the listed building having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 189 - 199 of the National Planning Policy Framework 2019.

Listed Buildings - Minor Variations to Approved Details of Specialist Areas of Works

LB24 The works shall be carried out in strict conformity with the approved plans and associated approved submitted professional reports, subject to any necessary minor variations which fall within the scope of this consent arising from specialist input during the course of works, following subsequent discussions with, and the written agreement of, the Local Planning Authority. LB24

REASON: To safeguard the historic fabric and the architectural character and appearance of the listed building having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 189 - 199 of the National Planning Policy Framework 2019.

Listed Buildings - Reinstatement of Chimneys

LB25 Before ######### hereby approved, detailed drawings at a scale of #########, to include elevations and cross-sections, and a full written schedule of works and specifications for the reinstatement of the chimney(s), to include brick bonding, lime mortar, external finish, any decorative detailing, capping and chimney pots, shall be submitted to and agreed in writing by the Local Planning Authority. Only those agreed details shall be implemented and thereafter so retained, unless prior written consent has been sought from the Local Planning Authority and agreed in writing. LB25

REASON: To safeguard the historic fabric and the architectural character and appearance of the listed building having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 189 - 199 of the National Planning Policy Framework 2019.

Listed Buildings - Photographic Record - Prior to Works

LB26 Before ######### hereby approved, a comprehensive photographic record shall be taken of the #########, to include #########, and submitted to and approved in writing by the Local Planning Authority, with a copy to be provided to the County Record Office and County Heritage Record (SMR). LB26

REASON: To safeguard the historic fabric and the architectural character and appearance of the listed building having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 189 - 199 of the National Planning Policy Framework 2019.

Listed Building Note - Weatherboarding

LBN1 NOTE: Historical surviving evidence shows that feather-edged weatherboarding was lapped to reveal approximately 800mm depth of board. LBN1

Live Work Units

Live-Work Units

LW01

(1) The business floorspace of the live/work unit shall be finished ready for occupation before the residential floorspace is occupied and the residential use shall not precede commencement of the business use;

(2) The business floorspace of the live/work unit, shaded xxxxx on the approved drawing no. ######, date stamped ######, shall not be used for any purpose other than for purposes within Class [B1] in the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

(3) The residential floorspace of the live/work unit, shaded xxxxx on the approved drawing no. xxxxxx, date stamped xxxxx, shall not be occupied other than by occupiers of the business floorspace or any resident dependants. LW01

REASON: To ensure that the employment use of the building is safeguarded and not lost through the sub-division of the building and that the live-work units are occupied for the purposes of live work only and shall not be used as a single residential use or any other use(s) unless planning permission has been obtained to that effect, having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policies GD2 and DC17 of the saved Wealden Local Plan 1998, coupled with the requirements of paragraph 79 of the National Planning Policy Framework 2019.

Live-Work Units - No alterations to building or site

LW02

No internal alterations to the layout of the development or external alterations to the elevations or within the application site area shall be undertaken unless in accordance with plans first submitted to and approved in writing by the Local Planning Authority. LW02

REASON: To ensure the proper planning and development of the site in accordance with the approved scheme having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policies GD2 and DC17 of the Wealden Local Plan 1998, coupled with the requirements of paragraph 79 of the National Planning Policy Framework 2019.

Materials

Materials - Schedule of Materials, Colours and Finishes

MA01 Before ######### hereby approved, a schedule of external materials, indicating types, colours and finishes of bricks and tiles to be used in respect of the #########, shall be submitted to and approved in writing by the Local Planning Authority, and the approved materials shall be used in the implementation of the development and thereafter so retained. MA01

REASON: To safeguard the appearance of the premises and the character of the area generally and to enable the Local Planning Authority to properly consider and control the development, having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 127 of the National Planning Policy Framework 2019.

Materials - Schedule of Materials

MA02 Before ######### hereby approved, a schedule of external materials to be used in connection with the development shall be submitted to and approved in writing by the Local Planning Authority, and the approved materials shall be used in the implementation of the development and thereafter so retained. MA02

REASON: To safeguard the appearance of the premises and the character of the area generally and to enable the Local Planning Authority to properly consider and control the development, having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 127 of the National Planning Policy Framework 2019.

Materials - Type, texture, colour of materials to match existing etc.

MA03 All external materials, ####including windows - delete as necessary ####, used in the construction of the development hereby approved shall match the type, texture, tone, colour, size and profile of those used on the existing building and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation. MA03

REASON: To safeguard the appearance of the premises and the character of the area generally and to enable the Local Planning Authority to properly consider and control the development, having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 127 of the National Planning Policy Framework 2019.

Materials - Samples to be submitted

MA04 Before ######### hereby approved, samples of materials to be used on the external surfaces of the development shall be made available for inspection on site and adequate notice given to the Local Planning Authority who will arrange inspection and thereafter approve in writing. The approved materials shall be used in the implementation of the development. MA04

REASON: To safeguard the appearance of the premises and the character of the area generally and to enable the Local Planning Authority to properly consider and control the development, having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 127 of the National Planning Policy Framework 2019.

Materials - Colour / treatment of external materials

MA05 Before ######### hereby approved, the colour and treatment of the external surfaces of the building shall be agreed in writing by the Local Planning Authority and shall be carried out to the approval of the Local Planning Authority before the building is first used or occupied and thereafter so retained. MA05

REASON: To safeguard the appearance of the premises and the character of the area generally and to enable the Local Planning Authority to properly consider and control the development, having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 127 of the National Planning Policy Framework 2019.

Materials - Schedule and Samples of Materials and Finishes

MA06M Before construction above ground level of any dwelling, or ancillary building, which forms part of the development hereby approved, a schedule detailing brick bonding(s) where appropriate and samples of materials and finishes to be used on the external surfaces of the development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall be used in the implementation of the development. A sample panel(s) of brickwork of not less than 1m x 1m showing mortar mix, bonding and pointing type shall be constructed for the Local Planning Authority to inspect and approve and shall be retained on site until completion of the works, and the brickwork shall be constructed in accordance with the approved panel(s). MA06(M)

REASON: To safeguard the appearance of the premises and the character of the area generally and to enable the Local Planning Authority to properly consider and control the development, having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 127 of the National Planning Policy Framework 2019.

Materials - Joinery Details

MA07M

Before construction above ground level of any dwelling, or ancillary building, which forms part of the development hereby approved, details of all new joinery, including windows, rooflights, dormers, doors, garage doors, balconies and balustrades, railings, barge boards, porches, canopy brackets and posts shall be submitted to and approved in writing by the Local Planning Authority, including elevations and sections through cills, frames and opening lights, including glazing bars and mullions, showing the relationship to the structure and only those approved details shall be employed within the development and retained thereafter. MA07(M)

REASON: To secure a satisfactory standard of development having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 127 of the National Planning Policy Framework 2019.

Materials - No Enclosure of Verandas

MA08M

The verandas, balconies or sleeping galleries shall be not enclosed by glazing or any other means of enclosure without the prior written consent of the Local Planning Authority. MA08(M)

REASON: To safeguard the appearance of the premises and the character of the area generally and to enable the Local Planning Authority to properly consider and control the development, having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 127 of the National Planning Policy Framework 2019.

Materials - Chimneys

MA09M

Before preparation of any ground works or foundations for the dwellings hereby permitted, details for chimneys, roof ridges, and rainwater goods, including profiles and materials, shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be employed within the development. MA09(M)

REASON: To ensure a satisfactory standard of development having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 127 of the National Planning Policy Framework 2019.

Materials - No Cables, Aerials, Flues and Meter boxes

MA10M No cables, wires, aerials, pipework (except rainwater pipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation facing a highway. MA10(M)

REASON: To safeguard the appearance of the building and the visual amenities of the locality and to comply with SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 127 of the National Planning Policy Framework 2019.

Materials - Materials as shown in application particulars

MA11 The external materials, including windows, used in the construction of the development hereby approved shall be as detailed within the permitted application particulars and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation. MA11

REASON: To safeguard the appearance of the building and the visual amenities of the locality and to comply with SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 127 of the National Planning Policy Framework 2019.

Materials - Submission of material samples

MA12 Before ######### hereby approved, samples of materials to be used on the external surfaces of the development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall be used in the implementation of the development and thereafter so retained. MA12

REASON: To safeguard the appearance of the building and the visual amenities of the locality and to comply with SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 127 of the National Planning Policy Framework 2019.

Miscellaneous

Miscellaneous - Extraction/Ventilation Flues

MS02 No external extraction or ventilation flues shall be installed. MS02

REASON: To preserve the residential and visual amenities of the locality, having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27 of the adopted Wealden Local Plan 1998,coupled with the requirements of paragraphs 127, 170, 180 and 182 of the National Planning Policy Framework 2019.

Miscellaneous- Flat Roof Areas and Balconies

MS03 The roof area of the ########## hereby permitted shall not be used as a balcony, roof garden or similar amenity area and, furthermore, no balustrades, railings or other means of enclosure or means of permanent access shall be erected on this area without the prior written approval of the Local Planning Authority. MS03

REASON: To preserve the residential and visual amenities of the locality, having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 127 of the National Planning Policy Framework 2019.

Miscellaneous - Mechanical Ventilation

MS04 Before the use hereby permitted commences, details of a scheme for the mechanical ventilation of the working area and for the filtration of grease and cooking odours shall be submitted to and approved in writing by the Local Planning Authority and thereafter so retained unless further written approval from the Local Planning Authority for an alternative scheme is gained. Details shall include the design and colour of the extractor duct and noise attenuation measures for the ventilation machinery. MS04

REASON: To preserve the residential and visual amenities of the locality, having regard to SPO2, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 127, 170, 180 and 182 of the National Planning Policy Framework 2019.

Nature Conservation

Nature Conservation - Bat Survey and Mitigation

NC01 Prior to the felling of any trees on site, a bat survey shall be undertaken by an agreed expert to determine presence or absence of roosting or hibernating bats. Details of appropriate mitigation measures and contingency plans should be submitted to and agreed in writing by the Local Planning Authority. Should bats be found, the appropriate mitigation measures and contingency plans shall be implemented in accordance with the approved details. NC01

REASON: To identify and ensure the survival and protection of important species and those protected by legislation that could be adversely affected by the development, having regard to SPO1, SPO2, WCS12 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 170 and 175 of the National Planning Policy Framework 2019.

Nature Conservation - Bats Roosts in Trees Survey

NC02 No disturbance of soil, roots or vegetation in respect of the development hereby approved shall take place until a full survey for potential bat roosts in trees has been undertaken and the details submitted to and approved in writing by the Local Planning Authority. The details shall include measures and programme for mitigation and conservation and shall be implemented in accordance with the approved details and programme to the satisfaction of the Local Planning Authority. NC02

REASON: To identify and ensure the survival and protection of important species and those protected by legislation that could be adversely affected by the development, having regard to SPO1, SPO2, WCS12 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 170 and 175 of the National Planning Policy Framework 2019.

Nature Conservation - Bat Survey - Buildings

NC03 Prior to the demolition of any of the existing buildings on site, bat surveys shall be undertaken by an agreed expert to establish the presence or absence of bats in the internal roof space. Details of appropriate mitigation measures and contingency plans should be submitted to and agreed in writing by the Local Planning Authority. Should bats be found, the appropriate mitigation measures and contingency plans shall be implemented in accordance with the approved details. NC03

REASON: To identify and ensure the survival and protection of important species and those protected by legislation that could be adversely affected by the development, having regard to SPO1, SPO2, WCS12 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 170 and 175 of the National Planning Policy Framework 2019.

Nature Conservation - Reptile Survey (A)

NC04 No disturbance of soil, roots or vegetation in respect of the development hereby approved shall take place until a full reptile survey has been undertaken and the details submitted to and approved in writing by the Local Planning Authority. The details shall include measures and programme for reptile mitigation and conservation, including a detailed methodology for the capture and translocation of such. The mitigation and conservation measures shall be implemented in accordance with the approved details and programme to the satisfaction of the Local Planning Authority. NC04

REASON: To identify and ensure the survival and protection of important species and those protected by legislation that could be adversely affected by the development, having regard to SPO1, SPO2, WCS12 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 170 and 175 of the National Planning Policy Framework 2019.

Nature Conservation - Reptile Survey (B)

NC05 A full reptile survey shall be undertaken in accordance with a written specification and timetable which has been submitted to and approved in writing by the Local Planning Authority, and the results shall be submitted alongside subsequent applications for reserved matters or full planning permission and should assess to the satisfaction of the Local Planning Authority, in consultation with Natural England, the presence or absence of reptiles on the site, including full details of measures and programme for reptile mitigation and conservation should the presence of reptiles be confirmed. The mitigation and conservation measures shall be implemented in accordance with the approved details and programme to the satisfaction of the Local Planning Authority. NC05

REASON: To identify and ensure the survival and protection of important species and those protected by legislation that could be adversely affected by the development, having regard to SPO1, SPO2, WCS12 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 170 and 175 of the National Planning Policy Framework 2019.

Nature Conservation - Updated Badger Survey

NC06 **PRE-COMMENCEMENT MUST BE AGREED**
Prior to commencement of development, an updated survey for badgers should be undertaken to ensure that no new setts are present and the findings of the survey and any additional mitigation measures proposed submitted to and approved in writing by the Local Planning Authority. NC06

REASON: To identify and ensure the survival and protection of important species and those protected by legislation that could be adversely affected by the development, having regard to SPO1, SPO2, WCS12 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 170 and 175 of the National Planning Policy Framework 2019.

Nature Conservation - Water Voles - Method Statement

NC07 A detailed method statement regarding all works relating to water voles shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any works which could affect the water vole habitat. This should include details of the fencing (prior to trapping of water voles) and the trapping methods themselves. NC07

REASON: To identify and ensure the survival and protection of important species and those protected by legislation that could be adversely affected by the development, having regard to SPO1, SPO2, WCS12 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 170 and 175 of the National Planning Policy Framework 2019.

Nature Conservation - Wildlife Management Plan

NC08 Before preparation of ground levels for development approved a wildlife management plan shall be submitted and approved, to include as appropriate detailed proposals for the protection of bats, birds, reptiles, great crested newts and badgers, and measures for the mitigation of any harm to them likely to be caused by the development. The works and other measures forming part of that plan shall be carried out in accordance with it. NC08

REASON: To identify and ensure the survival and protection of important species and those protected by legislation that could be adversely affected by the development, having regard to SPO1, SPO2, WCS12 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 170 and 175 of the National Planning Policy Framework 2019.

Nature Conservation - Implementation of biodiversity enhancement as in Ecological Survey

NC09 Prior to preparation of ground levels for the construction of the development hereby approved, a scheme for the enhancement of the site for biodiversity purposes, in accordance with paragraph ##### of the submitted ######, dated ########, to include timescales for implementation and future management, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme of enhancements shall be implemented in accordance with the approved details and thereafter so retained.

REASON: To identify and ensure the survival and protection of important species and those protected by legislation that could be adversely affected by the development, having regard to SPO1, SPO2, WCS12 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 170 and 175 of the National Planning Policy Framework 2019.

Nature Conservation - Wildlife and Countryside Act Informative

NCN1 NOTE: The applicant is reminded that under the Wildlife and Countryside Act 1981 (Section 1) it is an offence to take, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this Act. Trees and scrub are likely to contain nesting birds between 1 March and 31 July. Trees and scrub are present on the application site and should be assumed to contain nesting birds between the above dates unless survey has shown it is absolutely certain that nesting birds are not present. NCN1

Nature Conservation - Note re: Protected Species

NCN2 NOTE: The applicant is reminded that it is an offence to damage or destroy species protected under separate legislation. Planning consent for a development does not provide a defence against prosecution under European and UK wildlife protection legislation. You are advised that it may be necessary, shortly before development commences, for the applicant to commission an ecological survey from suitably qualified and experienced professionals to determine the presence or otherwise of such protected species. If protected species are found to be present, Natural England should be consulted. NCN2

Noise

Noise - Note on Noise Levels

NN1 NOTE : The applicant is advised that the level of music noise emitted from the ######## should not exceed ###dB LAeq(xxmins) during music events as measured at the boundary of #######. This requirement (as advised by the Council's Pollution Control Officer) is necessary to protect the residential amenities of neighbouring residential properties. NN1

Noise - Protection of Individual Dwellings

N01 The building envelope of plot no[s]. [##########] shall be constructed so as to provide sound attenuation against external noise, not less than [##########]dB(A) with windows shut and other means of ventilation provided. N01

REASON: To protect residential amenity, having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 178, 180 and 182 of the National Planning Policy Framework 2018.

Noise - Mitigation

N02M

Before preparation of any groundworks or foundations for the dwellings hereby approved, full details of a scheme for the insulation of the residential units against the transmission of airborne sound shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be implemented before the first occupation of any dwelling and shall be retained thereafter. The proposed scheme shall incorporate measures to ensure that where habitable rooms will be exposed to noise levels that are in excess of Noise Exposure Category (NEC A), mitigation shall include a scheme of acoustic protection sufficient to ensure internal noise levels are no greater than 30 Laeq,TdB in bedrooms and living rooms with windows closed. Where the internal noise levels will exceed 35 Laeq,TdB in bedrooms (night-time) and 48 Laeq,TdB in living rooms (day-time) with windows open, the scheme of acoustic protection shall incorporate appropriate acoustically screened mechanical ventilation. N02(M)

REASON: To protect residential amenity, having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 178, 180 and 182 of the National Planning Policy Framework 2019.

Noise - Amplified Music

N03

There shall be no amplified or percussive music of any form (including discos) within the ###### hereby approved or within the as shown drawing no. ##### date stamped #####. N03

REASON: To protect residential amenity, having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 178, 180 and 182 of the National Planning Policy Framework 2019.

Parking, Garages and Cycles

Parking, Garages & Cycles - Parking Provision

PC01

No [dwelling] shall be occupied until space has been laid out within the site [in accordance with Drawing No. #########] for [number] cars to be parked [and for the loading and unloading of [number] vehicles] [and for vehicles to turn so that they may enter and leave the site in forward gear]. PC01

REASON: To ensure an adequate and satisfactory standard of parking provision, having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policies EN27 and TR16 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 104 and 110 of the National Planning Policy Framework 2019.

Parking, Garages & Cycles - Car Free Housing

PC02 **PRE-COMMENCEMENT - MUST BE AGREED**
Before the development hereby permitted begins [or is occupied], arrangements shall be agreed in writing with the Local Planning Authority and be put in place to ensure that, with the exception of disabled persons, no resident of the development shall obtain a resident's parking permit within any Controlled Parking Zone which may be in force in the area (define) at any time. PC02

REASON: The development is in a location that is easily accessible by public transport, near a range of amenities, including shops and leisure facilities, and within a Controlled Parking Zone, coupled with the requirements of SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, coupled with the requirements of paragraphs 104, 106 and 110 of the National Planning Policy Framework 2019.

Parking, Garages & Cycles - Cycle Storage

PC03 Details for the provision of cycle storage in accordance with East Sussex County Council's adopted standards shall be submitted to and approved in writing by the Local Planning Authority, and the approved details shall be implemented before the first occupation of the relevant part of the development to which they relate and retained thereafter. PC03

REASON: To provide for alternative modes of transport, having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy TR11 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 104 and 110 of the National Planning Policy Framework 2019.

Parking, Garages & Cycles - No Conversion of Garages

PC04 The garage/parking areas shall be used solely for vehicle parking purposes incidental to the occupation and enjoyment of the dwelling units to which they serve, and shall not be used for nor in connection with any commercial trade or business purposes and shall not be converted into habitable accommodation, including domestic workshop, study, games room and similar uses, without the prior written consent of the Local Planning Authority. PC04

REASON: To protect the visual and residential amenities of the site and ensure the retention of parking provision, having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policies EN27 and TR16 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 104 and 110 of the National Planning Policy Framework 2019.

Parking, Garages & Cycles - Parking Provision and Turning Space - Outline (A)

PC05M Before ######### hereby approved, details of parking facilities and turning space(s) where appropriate, to be provided within the site shall be submitted and approved in writing by the Local Planning Authority; such details to show means of access, size, siting (indicating location of disabled parking), surface treatment, method of delineation of parking on site, construction details, levels and surface water drainage The parking and turning areas shall be laid out in accordance with the approved details prior to the occupation of the associated dwellings and thereafter retained to the satisfaction of the Local Planning Authority. PC05(M)

REASON: To ensure an adequate and satisfactory standard of parking provision, having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policies EN27 and TR16 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 104 and 110 of the National Planning Policy Framework 2019.

Parking, Garages & Cycles - Parking and Cycle Provision

PC06M No works above ground level shall take place until details of car parking and cycle parking facilities to be provided within the site of the development, have been submitted to and approved in writing by the Local Planning Authority. The approved car and cycle parking details shall be implemented prior to the occupation of the associated dwellings and thereafter retained to the satisfaction of the Local Planning Authority. PC06(M)

REASON: To ensure an adequate and satisfactory standard of parking provision, having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policies EN27 and TR16 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 104 and 110 of the National Planning Policy Framework 2019.

Parking, Garages & Cycles - Unadopted Vehicular Access and Parking Areas

PC07M Details for the long term maintenance arrangements for any vehicular access or parking areas which will not be adopted shall be submitted and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted and the management of these areas shall be carried out in accordance with the approved maintenance arrangements over the period specified. PC07(M)

REASON: To ensure the satisfactory maintenance of unadopted vehicular access roads and parking areas having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policies EN27 and TR16 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 104 and 110 of the National Planning Policy Framework 2019.

Parking, Garages & Cycles - Car Ports

PC08M No enclosure or infilling of the sides of the car-ports hereby approved shall take place without the prior written consent of the Local Planning Authority. PC08(M)

REASON: To enable the Local Planning Authority to regulate and control the development of land having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policies EN27 and TR16 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 104 and 110 of the National Planning Policy Framework 2019.

Parking, Garages & Cycles - Parking and turning as shown on submitted plans

PC09 Before first use / occupation of the ###### hereby approved, the car parking spaces and turning area shown on drawing no ######, date stamped ######, shall be provided, and thereafter shall be retained for such purposes to the satisfaction of the Local Planning Authority. PC09

REASON: In the interests of and for the safety of persons and vehicles using the premises and/or the adjoining road and in order to secure a satisfactory standard of development, having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policies EN27, TR3 and TR16 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 104 and 110 of the National Planning Policy Framework 2019.

Personal

Personal - Individual

PE01 The use hereby permitted shall be carried out only by #########. PE01

REASON: This permission is granted exceptionally and only in view of the personal circumstances of the applicant ######## having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy ### of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs #### of the National Planning Policy Framework 2019.

Personal - Occupant of dwelling/property

PE02 The permission hereby granted shall enure for the benefit of the occupant of ######### ONLY. PE02

REASON: This permission is granted exceptionally and only in view of the personal circumstances of the applicant, having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy ### of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs #### of the National Planning Policy Framework 2019.

Private Use of Buildings

Private Use of Buildings - Private workshop/store use only

PU01 The ######### shall be used solely for purposes incidental to the occupation and enjoyment of the dwelling as such and not for any trade or business purposes. PU01

REASON: This permission is granted exceptionally and only in view of the personal circumstances of the applicant, having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy ### of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 17 and 32 of the National Planning Policy Framework 2019.

Reason for Refusal

Reason for Refusal

RFR01 In coming to this decision to refuse permission, the local planning authority have had regard to the requirement to negotiate both positively and pro-actively with the applicant, in line with the guidance at paragraph 187 of the National Planning Policy Framework. However, the planning constraints leading to this refusal of permission do not appear capable of resolution ####optional text without major revision to the scheme####.

Refuse and Recycling

Refuse and Recycling - Bin enclosures

RR01 Before the use hereby permitted commences, details of the siting and form of bins for the disposal of refuse and litter to be provided on the site (internally or externally) shall be submitted to and approved in writing by the Local Planning Authority and thereafter so retained unless further written approval from the Local Planning Authority for an alternative scheme is gained. RR01

REASON: To preserve the residential and visual amenities of the locality, having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 127 of the National Planning Policy Framework 2019.

Refuse and Recycling Storage Facilities

RR02 Details of refuse and recycling storage to serve the development shall be submitted to and approved in writing by the Local Planning Authority prior works above ground levle for the approved development. The refuse storage facilities shall be provided in accordance with the approved details prior to occupation and shall thereafter be retained as such for the duration of the permitted use. RR02

REASON: To preserve the residential and visual amenities of the locality, having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 127 of the National Planning Policy Framework 2019.

Refuse and Recycling Storage Facilities

RR03 The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times. RR03

REASON: To preserve the residential and visual amenities of the locality, having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 127 of the National Planning Policy Framework 2019.

Removal of Permitted Development Rights

Removal of Permitted Development Rights

PD01 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no buildings, structures or works as defined within Part 1 of Schedule 2, classes ######### inclusive of that Order, shall be erected or undertaken on the site. PD01

REASON: To enable the Local Planning Authority to regulate and control the development of land having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 127 of the National Planning Policy Framework 2019.

Removal of Permitted Development Rights - No Fences or walls (open plan estates)

PD03 Notwithstanding the provisions of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no gates, fences, walls or other means of enclosure and no building as defined in Section 336 of the Town and Country Planning Act 1990 shall be erected between the front or side wall of any dwelling and the new estate road which the curtilage of the dwelling fronts or abuts. PD03

REASON: To enable the Local Planning Authority to regulate and control the development of land having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 127 of the National Planning Policy Framework 2019.

Removal of Permitted Development Rights - No Fences or Walls

PD04 Notwithstanding the provisions of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no gates, fences, walls or other means of enclosure and no building as defined in Section 336 of the Town and Country Planning Act 1990 shall be erected at the site. PD04

REASON: To enable the Local Planning Authority to regulate and control the development of land having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 127 of the National Planning Policy Framework 2019.

Removal of Permitted Development Rights Restriction - Windows, Dormers

PD05 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no windows, dormer windows, rooflight or door other than those expressly authorised by this permission shall be constructed [on the [###] elevation]. PD05

REASON: To enable the Local Planning Authority to regulate and control the development of land having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 127 of the National Planning Policy Framework 2019.

Removal of Permitted Development rights - No Further Windows

PD06 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking or re-enacting that Order with or without modification) no windows or openings (other than those expressly authorised by this permission) shall be inserted into the ######### elevation(s) and no rooflights (other than those expressly authorised by this permission), dormer windows or other openings or extensions shall be added above eaves level to the ######### elevation(s) of the ######### hereby permitted. PD06

REASON: To enable the Local Planning Authority to regulate and control the development of land and to protect the residential and visual amenities of the locality having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN27 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 127 of the National Planning Policy Framework 2019.

Single Dwelling Only

Single Dwelling only - One dwelling

SD01 There shall only be one dwelling on the site. SD01

REASON: To enable the Local Planning Authority to regulate and control the development of land, having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policies GD2 and DC17 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 79 of the National Planning Policy Framework 2019.

Single Dwelling Only - Integral part of existing dwelling

SD02 The extension shall be regarded and used as an integral part of the existing dwelling only and shall not be occupied as a separate dwelling unit. SD02

REASON: To enable the Local Planning Authority to regulate and control the development of land, having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policies GD2 and DC17 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 79 of the National Planning Policy Framework 2019.

Standard

Outline Planning Permission

STD1 Permission is granted subject to the subsequent approval by the Local Planning Authority of the detailed particulars of the siting, design and external appearance of the buildings to which this permission relates, the means of access thereto and the landscaping of the site before any development is commenced, such matters being reserved from the permission. STD1

REASON: To meet the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015

Details - Where Retrospective Planning Permission is Granted

STD10 The [use/activity]/[building/engineering/mining/other operations] hereby permitted shall [cease]/[be demolished to ground level]/[be removed] and all [equipment and materials brought onto the land for the purposes of such use]/[materials resulting from the demolition] shall be removed within ######## of the date of failure to meet any one of the requirements set out in (i) to (iv) below:-

(i) Within 3 months of the date of this decision, a scheme for ######## shall have been submitted for the written approval of the Local Planning Authority and the scheme shall include a timetable for its implementation.
(ii) If within 11 months of the date of this decision the Local Planning Authority refuses to approve the scheme or fails to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.
(iii) If an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State.
(iv) The approved scheme shall have been carried out and completed in accordance with the approved timetable. STD10

REASON: For the avoidance of doubt

Details - Where Retrospective Planning Permission is Granted

STD11 Unless within [########] months of the date of this decision a scheme for the [whatever works are required] is submitted in writing to the Local Planning Authority for approval, and unless the approved scheme is implemented within [########] months of the Local Planning Authority's approval, the use of the site [or occupation for whatever] shall cease until such time as a scheme is approved and implemented.

If no scheme in accordance with Condition [########] above is approved within [########] months of the date of this letter, the use of the site [or occupation for whatever] shall cease until such time as a scheme approved by the Local Planning Authority is implemented. STD11

REASON: For the avoidance of doubt.

Planning Permission - Preventing Implementation of Two Schemes

STD12 The development to which this planning permission relates shall not be implemented if any part of the development for which planning permission was granted by the Local Planning Authority on [########] under application reference [WD/########] is begun. STD12

REASON: For the avoidance of doubt.

Outline Planning Permission - FOR USE WITH APPLICATIONS SUBMITTED ON OR AFTER 10th A

STD1A Permission is granted subject to the subsequent approval by the Local Planning Authority of the detailed particulars of the layout, scale and appearance of the buildings to which this permission relates, the means of access thereto and the landscaping of the site before any development is commenced, such matters being reserved from the permission. STD1A

REASON: To meet the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission Outline - Approval of Details

STD2 Details of the access, 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 and the development shall be carried out as approved. STD2

REASON: To meet the requirements of Section 92 of the Town and Country Planning Act 1990.

Timescale for Submission of Reserved Matters

STD3 (a) Application for approval of the matters reserved for subsequent approval must be made to the Local Planning Authority no later than the expiration of three years beginning with the date of the grant of this outline permission; and

(b) the development to which this permission relates must be begun no later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved. STD3

REASON: To meet the requirements of Section 92 of the Town and Country Planning Act 1990.

Full Planning Permission - SUBMITTED ON OR AFTER 24th AUGUST 2005

STD4A The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date on which this permission is granted. STD4A

REASON: To meet the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004

Approval of Detailed Reserved Matters

STD5 The development hereby approved shall be commenced no later than either ########. STD5

REASON: For the avoidance of doubt.

Listed Building Consent - SUBMITTED ON OR AFTER 24th AUGUST 2005

STD6A The development to which this consent relates shall be begun not later than three years beginning with the date on which this consent is granted. STD6A

REASON: To meet the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

Details - Compliance with All Plans

STD7 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, nos. [########]. STD7

REASON: For the avoidance of doubt and to ensure that the proposed development is carried out as approved.

Details - Essential shown on Plans

STD8 The development hereby permitted shall not be occupied until [stipulate the essential matter, e.g. the boundary wall adjacent to No.23 has been constructed] in accordance with the details shown on submitted plan no. ########]. STD8

REASON: For the avoidance of doubt and to ensure that the proposed development is carried out as approved.

Note "Section 106"

STN1 NOTE: This permission is subject to an agreement under Section 106 of the Town and Country Planning Act 1990. STN1

Note "Public Right of Way to Remain Unobstructed"

STN10 NOTE: The existing public right(s) of way across the site must remain undisturbed and unobstructed unless or until legally stopped up or diverted prior to the commencement of any of the development hereby permitted. The alignment of any public right of way should be protected throughout the course of development by being clearly demarcated, signed, surfaced or fenced as may be necessary. STN10

Note "Requirement for Listed Building Consent"

STN11 NOTE: ################## is listed as a Building of Special Architectural or Historic Interest and before any modifications or alterations are carried out, either externally or internally, which may affect its character as a Listed Building, or alterations take place to a building or structure within the curtilage which pre-dates the 1st July 1948, full details of the work will need to be submitted to the Local Planning Authority in the form of an application for Listed Building Consent. STN11

Note - " Tourist accommodation Grading/Rating"

STN12 NOTE: The Applicant is advised to seek appropriate tourist accommodation assessment and gain quality tourism grading/rating. The Council works in partnership with the Enjoy Sussex Partnership to promote the 'Enjoy Sussex' brand which can only actively promote graded accommodation. Further advice can be obtained from the Economic Development & Tourism Section - Tel 01892 602885. STN12

Note - Wheel Washing

STN13 NOTE: The applicant is advised that it is an offence under section 161 of the Highway Act 1980 to deposit anything on a highway the consequence of which a user of the highway is injured or endangered. It is strongly recommended that during any form of earthworks and/or excavations that are carried out as part of the development, suitable vehicle wheel washing equipment should be provided and used within the site, to prevent contamination and damage to the adjacent roads. STN13

Note - Civil ownership matters

STN14 NOTE: This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) and does not include any other consent or approval under any enactments, byelaw, order or regulation. The grant of planning permission does not override any third party rights which may exist over the application site.

Compliance with the Building Regulations will be required and before commencing works, it is recommended that discussions take place with the Building Control section of this Council. Where a building regulations approval is obtained and this is different from your planning permission, you should discuss this matter with the Development Management section of the Council.

In addition, the applicant is also advised that any works affecting party walls or involving excavations for foundations adjacent to a party will be required to serve notice on all adjoining owners before work commences. You are advised to contact the services of a private surveyor to act on your behalf in any formal private procedures and agreements that are now required by the Party Wall Act 1996. STN14

Note - Connection to public sewerage system

STN15 NOTE: A formal application for connection to the public sewerage system is required in order to serve this development. For further advice, please contact:

Southern Water
Sparrowgrove House
Sparrowgrove
Otterbourne
Hampshire
SO21 2SW
Tel 03303030119
www.southernwater.co.uk

STN15

Note - Requirement for S278

STN16 NOTE: The upgrade works to the access on #### and new access to ########## require alteration to the existing highway network and must be undertaken by the Highway Authority or its appointed agents. An Agreement under Section 278 of the Highways Act 1980 will be required.

The Local Highway Area office will need to be contacted prior to commencement of work on the access.

Western Area Office
The Broyle,
Ringmer,
Lewes,
East Sussex BN8 5NP
0345 60 80 193

The applicant is also advised that it is an offence under section 161 of the Highway Act 1980 to deposit anything on a highway the consequence of which a user of the highway is injured or endangered. It is strongly recommended that during any form of earthworks and/or excavations that are carried out as part of the development, suitable vehicle wheel washing equipment should be provided and used within the site, to prevent contamination and damage to the adjacent roads. STN16

Note "Outline"

STN2 NOTE: The applicant's attention is drawn to the need for compliance in full with the conditions and notes imposed on the outline planning permission ######## dated ########. STN2

Note "Outline drawing not approved"

STN3 NOTE: The permission hereby granted does not relate to the illustrative drawing no. ######## date stamped ########. STN3

Plans Condition

STN4 This planning decision relates solely to the information contained within the application form, the following plan(s) and (where appropriate) documents:

Ref. Date Stamped. STN4
########## ###########

REASON: For the avoidance of doubt.

The local planning authority's reasons for its decision to grant planning permission are set out in the officer's report which can be viewed on the Council's website at www.planning.wealden.gov.uk

NOTE: Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations or Section 73 of the Act for minor material alterations. An application must be made using the standard application forms and you should consult with us, to establish the correct type of application to be made.

Plans Condition - Other Approvals

STN4O This planning decision relates solely to the information contained within the application form, the following plan(s) and (where appropriate) documents:

Ref. Date Stamped. STN4O
########## ###########

REASON: For the avoidance of doubt.

The local planning authority's reasons for its decision to grant planning permission are set out in the officer's report which can be viewed on the Council's website at www.planning.wealden.gov.uk

Plans Refusal

STN4R This planning decision relates solely to the information contained within the application form, the following plan(s) and (where appropriate) documents:

Ref. Date Stamped. STN4R
########## ###########

REASON: For the avoidance of doubt.

Note - Listed Building and related Planning Application - condition reminder

STN5 NOTE: Your attention is drawn to the planning permission reference no. WD/####/#### and the attached conditions. STN5

Note - Listed Building and related Planning Application – condition reminder.

STN6 NOTE: Your attention is drawn to the Listed Building Consent reference no. WD/####/#### and the attached conditions. STN6

Note "Conversion Note"

STN7 NOTE: This permission relates solely to the conversion of the existing building(s) as indicated on the approved plans and does not purport to convey permission for the erection of any new building or other alterations on the site. Any further changes or alterations to the existing building(s) over and above those that the Local Planning Authority considers necessary for the proper conversion of the building(s) may render this permission no longer capable of proper implementation and may not be acceptable to this Council. Accordingly, such matters should be discussed with the Local Planning Authority prior to any such works being carried out. STN7

Note "Street Naming & Numbering "

STN8 The developer is required to contact the Council as Street Naming & Numbering Authority, in writing, enclosing a site layout plan and the commencement of work on site, to agree a scheme of house / street naming and numbering, and for the allocation of postcodes. Please contact the NLPG Officer, IT Department, at the above address. STN8

Note "Requirement for Advertisement Consent"

STN9 NOTE: This permission does not purport or be deemed to authorise the display of advertisements shown on the submitted plans, for which separate consent is required under the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992 (as amended). STN9

Sustainability

Sustainability - In Accordance with Details

SS01 Prior to the erection of the dwellings hereby approved, written details of proposed sustainability measures within the development, which shall be in general accordance with the principles set out within the #### date stamped ####, shall be submitted to and agreed in writing by the Local Planning Authority, and the development shall be carried out in accordance with the approved details. SS01

REASON: To promote sustainable building design, having regard to SPO9 and SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN1 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 148, 150 and 153 of the National Planning Policy Framework 2019 and the Wealden Design Guide, Chapter 4.

Sustainability - Incorporation of water and energy efficiency measures

SS05 Before preparation of any groundworks or foundations for the development hereby approved, full details for the incorporation of water and energy efficiency measures, the promotion of renewable energy and sustainable construction within the development shall be submitted to and agreed in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details and thereafter so retained. SS05

REASON: To promote sustainable building design, having regard to SPO9 and SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN1 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 148, 150 and 153 of the National Planning Policy Framework 2019 and the Wealden Design Guide, Chapter 4.

Telecommunications

Telecommunications - No lights without consent

TC01 No security lights, beacons or safety/navigation lights shall be installed at the site unless in accordance with a scheme submitted to and approved by the Local Planning Authority in writing. TC01

REASON: To safeguard the visual amenities of the locality, having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN29 of the adopted Wealden Local Plan, coupled with the requirements of paragraph 180 of the National Planning Policy Framework 2019 and the Wealden Design Guide, Chapter 14.

Telecommunications - No additional Telecom works without consent

TC02 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no buildings, structures or works as defined within Part 16 of Schedule 2, of that Order shall be erected or undertaken and no additional telecommunication works shall be carried out on the site without the express approval in writing of the Local Planning Authority. TC02

REASON: To safeguard the visual amenities of the locality, having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN29 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 180 of the National Planning Policy Framework 2019 and the Wealden Design Guide, Chapter 14.

Telecommunications - Full details/colour of fencing

TC03 Before ######## hereby approved, full elevational details of the proposed security fencing, together with colour and surface treatment, shall be submitted to and be subject to the approval of the Local Planning Authority, and the works implemented in accordance with the approved details and thereafter so retained. TC03

REASON: To preserve the residential and visual amenities of the locality, having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy ######### of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 180 of the National Planning Policy Framework 2019 and the Wealden Design Guide, Chapter 14.

Telecommunications - Colour of mast to be agreed

TC04 **PRE-COMMENCEMENT - MUST BE AGREED**
The colour and treatment of the telecommunications mast and the sector antennae, together with all ancillary equipment, including meter boxes at ground level and any boundary fencing, shall be agreed in writing by the Local Planning Authority prior to the commencement of work and only the agreed colour(s) used in the implementation of the development and thereafter so retained. TC04

REASON: To preserve the residential and visual amenities of the locality, having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy ######### of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraph 180 of the National Planning Policy Framework 2019 and the Wealden Design Guide, Chapter 14.

Temporary

Temporary period (5 year max)

TL01 The development hereby permitted is granted for a limited period only expiring on ########. On or before this date, the development carried out in pursuance of this permission shall be demolished/removed from the site and the land restored to its former condition in accordance with a scheme which shall have been previously submitted to and been approved in writing by the Local Planning Authority. TL01

REASON: The use hereby approved is not considered suitable as a permanent form of development to safeguard ####, having regard to Saved Policy ######### of the adopted Wealden Local Plan.

Tree Works Applications

TPO Approval

TW01 I now write to notify you that the Council grants consent for the following works only, as per the application.

TPO Refusal

TW02 I now write to notify you that the Council refuses consent for the following works only, as per the application.

TPC Consent

TW03 I now write to notify you that the Council grants consent for the following tree works, subject to the controls of condition ###### on planning permission ref: WD/####

TCA Notification

TW04 The Council has acknowledged receipt of this Section 211 Notice (i.e. 6 weeks prior notification of works to trees within a Conservation Area) and will take no further action with regard to preventing nor directing the specified works. In other words, this tree/s are not, at the present time and in respect to these notified works only, to be made the subject of a Tree Preservation Order. Therefore the following work may proceed:

British Standard

TW05 All tree works must correspond with British Standard 3998:2010 'Tree Work – Recommendations'.

2 years

TW06 This consent is valid for two years from the date of this letter. After this time, a further application for consent should be submitted.

Pruning

TW07 All pruning cuts on the tree/s must be made to good secondary growth points, and the balance and shape of the tree must be maintained or enhanced in accordance with good arboricultural practice.

Replanting - TPO

TW08 If a tree subject to a tree preservation order is felled there is a duty to plant a replacement. This should be planted during the dormant period between November and March following the felling.

The Council should be notified in writing when this has been done. As a minimum the tree should be as per below, in accordance with British Standard 3936: (Part 1 1992) Specification for trees and shrubs:

Size: Standard tree, girth (stem circumference) 1 metre from ground: 8-10
Species: #####
Location: At, or immediately adjacent, to the location of the felled tree.

There is a duty to replace the new tree if it does not successfully establish. To avoid this, the applicant should give appropriate consideration to the proper selection, planting, establishment and maintenance of the replacement.

Please notify the Council when the replant is complete and this matter will be recorded by the Council.

Dead, dying or dangerous tree

S198 NOTE: As the tree is determined to be in a dead, dying or dangerous condition and is to be removed under Section 198(6) of the Town and Country Planning Act 1990, there is a duty upon you to plant a replacement tree. This is to be ######## and planting should be carried out by the end of the next planting season. Upon completion, the Council should be notified in writing. S198

Trees

Trees - Temporary Fencing required to Protect Trees - Approved Protection Zone

TP01

Before ######## hereby approved, details of the form and position of fencing, which shall comply in full with BS5837:2012 Trees in relation to design, demolition & construction - Recommendations, for the protection of those trees, shrubs and natural features not scheduled for removal shall be submitted to and be to the written approval of the Local Planning Authority, and such fencing shall be erected in the positions approved before the development is commenced and thereafter retained until such completion of the development, to the approval of the Local Planning Authority. Hereafter, the fencing shall be referred to as the 'approved protection zone'. TP01

REASON: To preserve trees and hedges on the site in the interests of visual amenity and the character of the area, having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN12 and EN14 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 127, 170 and 175 of the National Planning Policy Framework 2019 and the Wealden Design Guide, Chapter 3, Section 6.

Trees - No Works near Trees and/or Hedgerows

TP02

No trees and/or hedgerows on the site, unless dead or dangerous, shall be felled, reduced, pruned or destroyed without the consent in writing of the Local Planning Authority. Furthermore, the following work shall not be carried out within the approved protection zone of any tree or hedgerow, except with the consent of the Local Planning Authority:-

(i) Levels shall not be raised or lowered in relation to the existing ground level within the approved protection zone of the tree or hedgerow.

(ii) No roots shall be cut, trenches dug or soil removed within the approved protection zone of the tree or hedgerow.

(iii) No buildings, roads or other engineering operations shall be constructed or carried out within the approved protection zone of the tree or hedgerow.

(iv). No fires shall be lit within the approved protection zone or in a position where the flames could extend to within 5 metres of the foliage, branches or trunk of the tree or hedgerow as per the requirements of BS5837:2012 Trees in relation to design, demolition & construction - Recommendations.

(v) No vehicles shall be driven over the area within the approved protection zone of the tree or hedgerow.

(vi) No materials or equipment shall be stored within the approved protection zone of the tree or hedgerow as per the requirements of British Standard 5837:2009 'Trees in Relation to Construction'. TP02

REASON: To preserve trees and hedges on the site in the interests of visual amenity and the character of the area, having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN12 and EN14 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 127, 170 and 175 of the National Planning Policy Framework 2019 and the Wealden Design Guide, Chapter 3, Section 6.

Trees - Replacement of Retained Tree(s)

TP03 No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be reduced or pruned, other than in accordance with the prior written approval of the Local Planning Authority. If any retained tree is removed, uprooted, destroyed or dies, a replacement tree shall be planted and that tree shall be of such size and species and shall be planted at such a time and in a position to be agreed with the Local Planning Authority. TP03

REASON: To preserve trees and hedges on the site in the interests of visual amenity and the character of the area, having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN12 and EN14 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 127, 170 and 175 of the National Planning Policy Framework 2019 and the Wealden Design Guide, Chapter 3, Section 6.

Trees - Tree Survey

TP04M No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority plan and accompanying particulars showing:
(i) the location of every tree that has any stem with a diameter of over 75 millimetres (measured over the bark at a point 1.5 metres above ground level) and either is within or overhangs the development site;
(ii) the location of every hedgerow within or bounding the development site;
(iii) a reference number allocated to each such tree and hedgerow;
(iv) in relation to each tree its species, the extent of its crown spread, and an assessment of its general health and stability;
(v) in relation to each hedgerow its constituent species, and an assessment of its general health and stability;
(vi) which trees and hedgerows are to be retained and a scheme indicating the measures to be taken to ensure the protection of the trees and hedgerows to be retained, and a timetable for their implementations; and
(vii) the works and other measures forming part of that scheme shall be carried out in accordance with it. TP04(M)

REASON: To preserve trees and hedges on the site in the interests of visual amenity and the character of the area, having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN12 and EN14 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 127, 170 and 175 of the National Planning Policy Framework 2019 and the Wealden Design Guide, Chapter 3, Section 6.

Trees - Aboricultural Method Statement

TP05M

** PRE-COMMENCEMENT - MUST BE AGREED **
Before development commences a full Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority which shall include numbering and detailing trees, confirming root protection areas, routing of service trenches, overhead services and carriageway positions and any details of no dig techniques along with associated use of geotextiles and an indication of the methodology for necessary ground treatments to deal with compacted areas of soil. The works shall implemented in accordance with the approved details. TP05(M)

REASON: To preserve trees and hedges on the site in the interests of visual amenity and the character of the area, having regard to SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy EN12 and EN14 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 127, 170 and 175 of the National Planning Policy Framework 2019 and the Wealden Design Guide, Chapter 3, Section 6.

Use Class

Use Class - Use as stated

US01

The premises shall be used for ####### and for no other purpose including any other purpose in Class ##### of the Schedule to the Town and Country Planning (Use Classes) Order 1987) (as amended) or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification. US01

REASON: To enable the Local Planning Authority to regulate and control the development of land having regard to Saved Policy ###### of the adopted Wealden Local Plan 1998.

Use Class - Use as stated

US02

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that order with or without modification), the development hereby approved shall only be used for purposes within Class ###### and no other use as defined within Schedule 2, Part 3, Classes #### (insert appropriate class) shall be carried out on the site. US02

REASON: To enable the Local Planning Authority to regulate and control the development of land having regard to ### to the Wealden Core Strategy Local Plan 2013 and Saved Policy #### of the adopted Wealden Local Plan 1998.

Use Class - Ancillary use

US03 The development hereby permitted shall only be used as an integral part of the ###### and not as a separate ######. US03

REASON: To enable the Local Planning Authority to regulate and control the development of land having regard to ### to the Wealden Core Strategy Local Plan 2013 and Saved Policy #### of the adopted Wealden Local Plan 1998.

Use Class - Restoration following discontinuance of use

US04 The use hereby permitted shall be discontinued and the ###### restored to its former condition on or before ##### in accordance with a scheme which shall have been previously submitted to and been approved in writing by the Local Planning Authority. US04

REASON: To enable the Local Planning Authority to regulate and control the development of land having regard to ### to the Wealden Core Strategy Local Plan 2013 and Saved Policy #### of the adopted Wealden Local Plan 1998.

Use Class - Caravan use discontinued

US05 The use of the site hereby permitted for the stationing of a mobile home/caravan shall be discontinued, the mobile home/caravan removed from the site, and the land restored to its former condition on or before ###### in accordance with a scheme which shall have been previously submitted to and been approved in writing by the Local Planning Authority. US05

REASON: To enable the Local Planning Authority to regulate and control the development of land having regard to ### to the Wealden Core Strategy Local Plan 2013 and Saved Policy #### of the adopted Wealden Local Plan 1998.

Watercourses and Ponds

Watercourses and Ponds - Survey and Maintenance of Existing Watercourse

WP01M A survey of the existing watercourse shall be undertaken and any maintenance works considered necessary to be agreed with the Local Planning Authority in consultation with Environment Agency and carried out prior to the completion of the development. WP01(M)

REASON: To prevent an increased risk of flooding having regard to SPO10, SPO13 and WCS14 of the Wealden Core Strategy Local Plan 2013 and Saved Policy CS2 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 127, 170 and 175 of the National Planning Policy Framework 2019.

Watercourses and Ponds - Preservation of Existing Watercourse

WP02M The existing watercourse on the boundary of the site shall be preserved within its existing natural corridors. Any proposal to divert or culvert the existing watercourse will require the prior consent of the Environment Agency. WP02(M)

REASON: To prevent an increased risk of flooding having regard to SPO10, SPO13 and WCS14 of the Wealden Core Strategy Local Plan 2013 and Saved Policy CS2 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 127, 170 and 175 of the National Planning Policy Framework 2019.

Watercourses and Ponds - Culverts/Crossing of Watercourses

WP03M The existing watercourses on the site shall be preserved within existing natural corridors. No part of any watercourse shall be culverted. Where access or crossing of a watercourse is required, as indicated on the approved plans, details for the provision of clear span bridges crossing the watercourse and details for their long term maintenance shall be submitted to and approved in writing by the Local Planning Authority. WP03(M)

REASON: To prevent an increased risk of flooding having regard to SPO10, SPO13 and WCS14 of the Wealden Core Strategy Local Plan 2013 and Saved Policy CS2 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 127, 170 and 175 of the National Planning Policy Framework 2019.

Watercourses and Ponds - Minimum Buffer Zones (B)

WP04M Details for a naturally vegetated buffer zone to be retained between the top of the bank of any existing watercourse or any other waterbody (including culverts and any new water bodies or ponds) and any development shall be submitted to and approved in writing by the Local Planning Authority. No new buildings, structures (including gates, walls and fences, play equipment, street furniture or lighting) or raised or reduced ground levels shall be located within the approved buffer zones. The buffer zones shall be created in accordance with the approved details and shall be retained thereafter to the satisfaction of the Local Planning Authority. WP04(M)

REASON: In order to maintain a functioning watercourse habitat for wildlife, amenity and aesthetic reasons and help protect the watercourse or waterbody from potentially detrimental effects from pollution within surface water run-off having regard to SPO10, SPO13 and WCS14 of the Wealden Core Strategy Local Plan 2013 and Saved Policy EN1, EN4 and CS2 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 127, 170 and 175 of the National Planning Policy Framework 2019.

Watercourses and Ponds - Pond Construction

WP05M	No development approved by this permission shall be commenced until details for the construction of the ponds (including details of bank slopes and safety) and provision of adequate access to the ponds has been submitted and approved in constructed in accordance with the approved details. WP05(M) REASON: In order to maintain a functioning watercourse habitat for wildlife, amenity and aesthetic reasons and help protect the watercourse or waterbody from potentially detrimental effects from pollution within surface water run-off having regard to SPO10, SPO13 and WCS14 of the Wealden Core Strategy Local Plan 2013 and Saved Policy EN1, EN4 and CS2 of the adopted Wealden Local Plan 1998, coupled with the requirements of paragraphs 127, 170 and 175 of the National Planning Policy Framework 2019.