



Condition Discharge Schedule

21/02855/FULL

Land at Triggs Farm, Cranbrook Road, Goudhurst, Cranbrook, TN17 1DX

Cond No	Requirement	Material Provided
13	<p>Prior to the commencement of development, details of a detailed sustainable surface water drainage scheme for the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in strict accordance with the approved details.</p> <p>The detailed drainage scheme shall be based on the proposal detailed in the submitted Flood Risk Assessment, and demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100yr storm) can be accommodated and disposed of without increase to flood risk on or off-site. The drainage scheme shall also demonstrate that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.</p>	RCD Drainage Strategy Report
16	<p>Prior to the commencement of development, means of foul and surface water sewerage disposal (which have been designed in consultation with Southern Water where necessary) shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>These details should include the size of any individual cesspools and/or septic tanks and/or other treatment systems. Information provided should also specify exact locations on site plus any pertinent information as to where each system will discharge to, (since for example further treatment of the discharge will be required if a septic tank discharges to a ditch or watercourse as opposed to sub-soil irrigation).</p> <p>If a method other than a cesspit is to be used the applicant should also contact the Environment Agency to establish whether a discharge consent is required and provide evidence of obtaining the relevant discharge consent to the local planning authority. The development shall only then be carried out in accordance with the approved details.</p>	RCD Drainage Strategy Report
19	<p>No development shall take place until a scheme for the enhancement of biodiversity has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall take account of any protected species that have been identified on the site, and in addition shall have regard to the enhancement of biodiversity generally. It shall include details of management of all communal areas and landscape features. It shall be implemented in accordance with the approved proposals within it and shall be carried out in perpetuity unless otherwise agreed in writing by the Local Planning Authority.</p>	Bakerwell Enhancement and Mitigation Strategy
20	<p>Details shall be submitted before the development commences showing adequate visibility splays within which there shall be no obstruction in excess of 0.9 metres in height above the carriageway edge at the access, and the splays shall be so implemented and maintained at all times thereafter.</p>	Drawing 15679 H 01 Rev P2



23	<p>Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The construction of the development shall then be carried out in accordance with the approved Code of Construction Practice and BS5228 Noise Vibration and Control on Construction and Open Sites and the Control of dust from construction sites (BRE DTi Feb 2003) unless previously agreed in writing by the Local Planning Authority. The plan shall include:</p> <ul style="list-style-type: none"> - An indicative programme for carrying out the works; - Measures to minimise the production of dust on the site; - Measures to minimise the noise (including vibration) generated by the construction process; - Details of areas for materials storage; - Details of the site access and parking during construction; - Management of traffic visiting the site including parking provision for site operatives including an undertaking that HGVs must not reverse into or out of the site unless under the supervision of a banksman; - Measures to prevent the transfer of mud and extraneous material onto the public highway. 	Triggs Farm CEMP (Rev 1)
26	<p>Prior to the erection of the dwellings hereby approved, written and illustrative details for renewable energy technologies within the development shall be submitted to, and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.</p>	<p>Drawing 30297A / 1000</p> <p>Ideal Heating Design Specification</p>
27	<p>No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification which has been submitted to and approved by the Local Planning Authority.</p>	<p>SWAT WB Specification 07/12/2023</p>