

22/1945/FUL Langleybury Conditions – Appendix B

Detailed

D1 Time

The Detailed Element of the development hereby permitted (as shown in grey as Full Planning Zone) on approved plan number 2107-IFDO-00-RF-DR-A-1104 Rev L shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

D2 Plan numbers

The accesses and development within the Full Planning Zone, as shown on Plan 2107-IFDO-00-RF-DR-A-1104 Rev L, hereby permitted, shall be carried out in accordance with the approved plans and supporting documents as listed below:

General plans:

2107-IFDO-OO-RF-A-0001 Rev D - Location Plan

2107-IFDO-OO-RF-A-0002 Rev D – Existing Site Plan

2107-IFDO-OO-RF-A-0505 Rev E – Site Demolition Plan

2107-IFDO-OO-RF-A-0510 Rev E – Building Demolition Plan

2107-IFDO-OO-RF-A-SK53 – Residential Units

Master Plans

2107-IFDO-00-RF-DR-A-1005 Rev R (Masterplan Overview)

2107-IFDO-00-RF-DR-A-1010 Rev D – Masterplan Area A (Walled Garden and Childrens Farm)

2107-IFDO-00-RF-DR-A-1011 Rev C – Masterplan Area B (Historic Core)

2107-IFDO-00-RF-DR-A-1020 Rev D – Masterplan Area Mansion Carpark

Levels

2107-IFDO-00-XX-DR-A-0200 – Existing Site Section A-A

2107-IFDO-00-XX-DR-A-0201 Rev C – Existing Site Section B-B

2107-IFDO-00-XX-DR-A-0204 Rev C – Existing Site Section E-E

2107-IFDO-00-XX-DR-A-0205 Rev C – Existing Site Section F-F

Walled Garden (Reference 08-01)

2107-IFDO-08-OO-EX-A-01-0100 Rev A – Existing Plan

2107-IFDO-08-OO-EX-A-01-0101 Rev A – Existing Plan

2107-IFDO-08-XX-EX-A-01-0300 Rev A – Existing Elevations 1 of 4

2107-IFDO-08-XX-EX-A-01-0301 Rev A – Existing Elevations 2 of 4

2107-IFDO-08-XX-EX-A-01-0302 Rev A – Existing Elevations 3 of 4
2107-IFDO-08-XX-EX-A-01-0303 Rev A – Existing Elevations 4 of 4
2107-IFDO-08-XX-DE-A-01-0310 Rev A – Demolition Elevations 1 of 2
2107-IFDO-08-XX-DE-A-01-0311 Rev A – Demolition Elevations 2 of 2
2107-IFDO-08-OO-DR-A-01-0120 Rev B – Proposed Overview
2107-IFDO-08-OO-DR-A-01-0121 Rev B – Proposed Ground Floor Plan
2107-IFDO-08-OO-DR-A-01-0122 Rev B – Proposed Roof Plan
2107-IFDO-08-OO-DR-A-01-0125 Rev B – Proposed Ground Floor Plan
2107-IFDO-08-XX-DR-A-01-0220 Rev B – Proposed Sections
2107-IFDO-08-XX-DR-A-01-0225 Rev B – Proposed Sections A-A
2107-IFDO-08-XX-DR-A-01-0320 Rev B – Proposed Elevations 1 of 4
2107-IFDO-08-XX-DR-A-01-0321 Rev B – Proposed Elevations 2 of 4
2107-IFDO-08-XX-DR-A-01-0322 Rev B – Proposed Elevations 3 of 4
2107-IFDO-08-XX-DR-A-01-0323 Rev B – Proposed Elevations 4 of 4
2107-IFDO-08-XX-DR-A-01-0325 Rev B – Proposed Elevation I

Laundry Building (Reference EX08)

2107-IFDO-14-00-DE-A-EX08-0050 Rev A – Demolition Ground Floor
2107-IFDO-14-01- DE-A-EX08-0051 Rev A – Demolition First Floor
2107-IFDO-14-RL-DE-A-EX08-0053 Rev A – Demolition Roof
2107-IFDO-14-XX-DE-A-EX08-0060 Rev A – Demolition Elevations A and B
2107-IFDO-14-XX-DE-A-EX08-0061 Rev A – Demolition Elevations C and D
2107-IFDO-14-XX-DE-A-EX08-0070 Rev A – Demolition Sections
2107-IFDO-14-00-EX-A-EX08-0010 Rev A – Existing Ground Floor
2107-IFDO-14-01-EX-A-EX08-0011 Rev A – Existing First Floor
2107-IFDO-14-RL-EX-A-EX08-0013 Rev A – Existing Roof Plan
2107-IFDO-14-XX-EX-A-EX08-0020 Rev A – Existing Elevations A and B
2107-IFDO-14-XX-EX-A-EX08-0010 Rev A – Existing Elevations C and D
2107-IFDO-14-XX-EX-A-EX08-0010 Rev A – Existing Sections
2107-IFDO-14-00-DR-A-EX08-0100 Rev A – Proposed Ground Floor
2107-IFDO-14-01-DR-A-EX08-0101 Rev A – Proposed First Floor
2107-IFDO-14-RL-DR-A-EX08-0103 Rev A – Proposed Roof Plan
2107-IFDO-14-XX-DR-A-EX08-0200 Rev A – Proposed Elevations A and B

2107-IFDO-14-XX-DR-A-EX08-0201 Rev A – Proposed Elevations C and D

2107-IFDO-14-XX-DR-A-EX08-0300 Rev A – Proposed Sections

L-Shaped Barn (Reference EX05)

2107-IFDO-14-00-DE-A-EX05-0050 Rev A – Demolition Ground Floor

2107-IFDO-14-00-DE-A-EX05-0060 Rev A – Demolition Elevations A and B

2107-IFDO-14-00-DE-A-EX05-0061 Rev A – Demolition Elevations C and D

2107-IFDO-14-00-DR-A-EX05-0100 Rev A – Proposed Ground Floor

2107-IFDO-14-00-DR-A-EX05-0200 Rev A – Proposed Elevations A and B

2107-IFDO-14-00-DR-A-EX05-0201 Rev A – Proposed Elevations C and D

2107-IFDO-14-00-EX-A-EX05-0010 Rev A – Existing Ground Floor

2107-IFDO-14-00-EX-A-EX05-0020 Rev A – Existing Elevations A and B

2107-IFDO-14-00-EX-A-EX05-0021 Rev A – Existing Elevations C and D

Commercial Building (Reference 12-01)

2107-IFDO-12-XX-DR-A-01-0010 Rev A – Proposed Floor Plans and Elevations

Access

4909 001 1 of 4 Rev G – Proposed Junction Visibility Splays Junction Location Plan

4909 001 2 of 4 Rev G – Proposed Junction Visibility Splays Access 1

4909 001 3 of 4 Rev G – Proposed Junction Visibility Splays Access 2

4909 001 4 of 4 Rev G – Proposed Junction Visibility Splays Access 3

4909 005 1 of 4 Rev B – Proposed Site Accesses Overview

4909 005 2 of 4 Rev B – Proposed Site Accesses Access 1

4909 005 3 of 4 Rev B – Proposed Site Accesses Access 2

4909 005 4 of 4 Rev B – Proposed Site Accesses Access 3

Reason: In the interests of the protection of the character and appearance of the heritage assets, visual amenities of the Green Belt and locality, residential amenity and highway safety in accordance with Policies CP1, CP6, CP8, CP9, CP10, CP11 and CP12 of the Core Strategy (adopted October 2011), Policies DM2, DM3, DM4, DM6, DM7, DM8, DM9, DM10, DM11 and DM13 and Appendices 4 and 5 of the Development Management Policies LDD (adopted July 2013) and Policies SA1 and SA7 of the Site Allocations LDD (adopted November 2014).

D3 - Boundary Treatment (Conservation)

Prior to first operation of any buildings, hereby permitted, or first use of the site, Mansion House, Stable Building or Aisled Barn for filming in connection with this planning permission a plan indicating the positions, design, materials and type of boundary treatment to be erected within the Full Planning Zone of the site shall be submitted to and approved in writing by the Local Planning Authority.

The boundary treatments shall be erected in accordance with the details shown on the approved plans and shall be permanently maintained as such thereafter.

Reason: To safeguard the visual amenities of heritage assets and the character of the locality in accordance with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM2 and DM3 of the Development Management Policies LDD (adopted July 2013).

D4 – External Materials (Conservation)

Before any building operations above ground level (excluding demolition), hereby permitted, are commenced samples and details (including clear photographs) of the types and colour of the materials to be used in the external finishes shall be submitted to and approved in writing by Local Planning Authority.

No external materials shall be used other than those approved.

Reason: To prevent the buildings being constructed and altered in inappropriate materials to protect the character and appearance of the heritage assets in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013).

D5 – Materials – Details of features (Conservation)

Prior to any works to the existing buildings, hereby permitted, full details of proposed new windows, rooflights, doors, eaves, verges, cills including section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved in writing by the Local Planning Authority.

The works shall be carried out in accordance with the approved details.

Reason: To prevent the buildings being constructed in inappropriate materials to protect the character and appearance of the heritage assets in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013).

D6 - Conservation Management Plan (Conservation)

Prior to the commencement of any works on site (excluding demolition) or first use of the site, Mansion House, Stable Building or Aisled Barn for filming in connection with this planning permission a Conservation Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The contents of the Conservation Management Plan shall be in accordance with the titles and details set out in the document titled 'Langleybury Conservation Management Plan' dated May 2023.

An action plan shall be submitted every 3 years and approved in writing by the Local Planning Authority to demonstrate that works have been undertaken in accordance with the Conservation Management Plan.

Reason: To prevent the buildings being constructed in inappropriate materials to protect the character and appearance of the heritage assets in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013).

D7 – Landscaping (Landscape and Conservation)

Notwithstanding the details as shown on plan DE509_300 (Detailed Application Area: Landscape Master Plan) prior to the commencement of any works on site (excluding demolition) or first use of the site, Mansion House, Stable Building or Aisled Barn for filming in connection with this planning permission a scheme of hard and soft landscaping within the Full Planning Zone shall be submitted to and approved in writing by the Local Planning Authority.

The soft landscaping scheme shall include the location of all existing trees and hedgerows affected by the proposed development, and details of those to be retained, together with a scheme detailing measures for their protection in the course of development. Removal of invasive species, enhancements of the formal and walled gardens (including remnants of the Victorian formal garden; and reinstatement and maintenance of the productive garden in the walled garden), details of size, species, planting heights, densities and positions of any proposed soft landscaping and measures to enhance visibility and accessibility of views of the house and church. All soft landscaping works required by the approved scheme, with the Full Planning Zone, shall be carried out before the end of the first planting and seeding season following first use of any part of the buildings or site (in connection with this permission) or completion of the development that falls within the Full Planning Zone of the permission, whichever is sooner.

The hard landscaping scheme shall include a specification of all hard landscaping including locations, materials, method of drainage and details including scaled plans of siting and elevations of all furniture (bins, benches, bollards and signage) and street furniture at the entrances. All hard landscaping works required by the approved scheme shall be carried out and completed prior to the first operation of the site or buildings in accordance with of the development hereby permitted.

Reason: This condition is required to ensure the completed scheme has a satisfactory visual impact on the character and appearance of the area and heritage assets . It is required to be a pre commencement condition to enable the LPA to assess in full the trees to be removed and the replacement landscaping requirement before any works take place, and to ensure trees to be retained are protected before any works commence in the interests of the visual amenity of the area in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM3 and DM6 of the Development Management Policies LDD (adopted July 2013).

Outline

O1 – Reserved Matters

No development within the application site (excluding the Full Planning Zone as shown on approved plan number 2107-IFDO-OO-RF-DR-A-1104 Rev L) shall commence until details of the reserved matters of scale, layout, appearance and landscaping has been submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: To comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

O2 – Time

An application for approval of the reserved matters, for the elements hereby permitted in outline (excluding the Full Planning Zone as shown on approved plan number 2107-IFDO-

OO-RF-DR-A-1104 Rev L) shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is later.

Reason: In pursuance of Section 92(2) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

O3 - Parameter plans

The reserved matters applications pursuant to this permission shall be made in strict accordance with the approved plans and supporting documents as listed below:

General plans:

2107-IFDO-OO-RF-A-0001 Rev D - Location Plan

2107-IFDO-OO-RF-DR-A-1104 Rev L (Parameter Plan)

2107-IFDO-00-RF-DR-A-1005 Rev R (Masterplan Overview)

2107-IFDO-OO-RF-DR-A-1010 Rev D (Masterplan Area A (Walled Garden & Childrens Farm))

2107-IFDO-OO-RF-DR-A-1012 Rev C (Masterplan Area C (Craft Zone))

2107-IFDO-OO-RF-DR-A-1013 Rev D (Masterplan Area D (South Site A))

2107-IFDO-OO-RF-DR-A-1014 Rev E (Masterplan Area E (South Site B))

4909 010 1 of 1 Rev A (Illustrative Childrens Farm Parking Layout)

Reason: To protect the special characteristics of the Grade II*, Grade II and curtilage listed heritage assets and in the interests of the visual amenities of the Green Belt and locality in accordance with Policies CP1, CP6, CP8, CP9, CP10, CP11 and CP12 of the Core Strategy (adopted October 2011), Policies DM2, DM3, DM4, DM6, DM7, DM8, DM9, DM10, DM11 and DM13 and Appendices 4 and 5 of the Development Management Policies LDD (adopted July 2013) and Policies SA1 and SA7 of the Site Allocations LDD (adopted November 2014).

O4 - Building scales

The buildings hereby permitted, as shown as forming the outline consent on approved plans number 2107-IFDO-OO-RF-DR-A-1104 Rev L (Parameter Plan) shall not exceed the limitations as shown on the following plans:

Support Buildings (Plan reference 03-01 to 03-10):

2107-IFDO-03-XX-DR-A-0100 Rev F:

2107-IFDO-03-XX-DR-A-XX-0101 Rev G

2107-IFDO-03-XX-DR-A-0102 Rev F

Sound Stages (Plan reference 02-01 to 02-04)

2107-IFDO-02-XX-DR-A-XX-0103

2107-IFDO-02-XX-DR-A-XX-0100 Rev E

Craft Workshops (Plan reference 01-01 to 01-11)

2107-IFDO-01-XX-DR-A-XX-0010 Rev D (Proposed Craft Workshop Typical Unit Type A)

2107-IFDO-01-XX-DR-A-XX-0011 Rev D (Proposed Craft Workshop Typical Unit Type B)

2107-IFDO-01-XX-DR-A-XX-0012 Rev D (Proposed Craft Workshop Typical Unit Type C)

2107-IFDO-01-XX-DR-A-XX-0013 (Proposed Craft Workshop Typical Unit Type D)

Propellor Building (Plan reference 05-01)

2107-IFDO-05-OO-DR-A-01-0100 Rev B (Proposed Commercial Office & Education Block – Ground Floor Plan)

2107-IFDO-05-01-DR-A-01-0101 Rev B (Proposed Commercial Office & Education Block – First Floor Plan)

2107-IFDO-05-XX-DR-A-01-0300 Rev B (Proposed Commercial Office & Education Block – Elevation A & B)

2107-IFDO-05-XX-DR-A-01-0301 Rev B (Proposed Commercial Office & Education Block – Elevation C & D)

Farm Building (Plan reference 07-01)

2107-IFDO-07-XX-DR-A-XX-0100 Rev B (Proposed Children's Farm Building)

Production Office (Plan reference 04-01 to 04-04)

2107-IFDO-04-XX-DR-A-XX-0100 Rev B (Proposed Production Office Typical Unit A)

2107-IFDO-04-XX-DR-A-XX-0101 Rev D (Proposed Production Office Typical Unit B)

Welfare Office (Plan reference 13-01)

2107-IFDO-13-XX-DR-A-XX-0100 Rev A (Proposed Welfare Building)

Security building (Plan reference 13-03)

2107-IFDO-13-XX-DR-A-XX-0101 Rev A (Proposed Security Building)

Reason: To protect the special characteristics of the Grade II*, Grade II and curtilage listed heritage assets and in the interests of the visual amenities of the Green Belt and locality in accordance with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM2, DM3 and DM7 of the Development Management Policies LDD (adopted July 2013).

O5 - Design Code

Buildings in the outline part of the site referenced as PR 02-01 to 02-04, PR 04-01 to 04-04 and 03-01 to 03-10 on Masterplan Overview number 2107-IFDO-00-RF-DR-A-1005 Rev R shall be constructed in materials that accord with the colour palette as set out in Appendix 18 (Design Code) of the Environmental Statement Further Addendum (June 2023).

Reason: To protect the special characteristics of the Grade II*, Grade II and curtilage listed heritage assets and in the interests of the visual amenities of the Green Belt and locality in accordance with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM2, DM3 and DM7 of the Development Management Policies LDD (adopted July 2013).

O6 - Levels

The outline buildings and backlot hereby permitted, as shown as forming the outline consent on approved Parameter Plan 2107-IFDO-OO-RF-DR-A-1104 Rev L (Parameter Plan) shall be constructed on land levels no lower than the levels shown on Plans:

2107-IFDO-OO-XX-DR-A-2201 Rev D - Proposed Site Section B-B

2107-IFDO-OO-XX-DR-A-2201 Rev F - Proposed Site Section C-C

2107-IFDO-OO-XX-DR-A-2203 Rev F - Proposed Site Section D-D

2107-IFDO-00-XX-DR-A-0205 Rev C – Existing Site Section F-F

Reason: To protect the special characteristics of the Grade II*, Grade II and curtilage listed heritage assets and in the interests of the visual amenities of the Green Belt and locality in accordance with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM2, DM3 and DM7 of the Development Management Policies LDD (adopted July 2013).

O7 - Landscaping

Full details of both soft and hard landscaping works shall be submitted to and approved in writing by the Local Planning Authority as part of application(s) for reserved matters approval.

The hard and soft landscaping shall be provided in accordance with the details as shown on Plan 2107-IFDO-00-RF-DR-A-SK57, DE509-501B and document by Define titled Langleybury Film Hub; Summary Green and Blue Infrastructure Strategy, dated May 2023.

The landscaping details to be submitted and approved shall include:

- (a) existing and proposed finished levels and contours;
- (b) trees and hedgerow to be retained;
- (c) planting plans, including specifications of species, sizes, planting centres, number (to be no less than 680 new native trees) and percentage mix, and details of seeding or turfing;
- d) Protection and retention of all the existing veteran trees as shown on Plan 2107-IFDO-00-RF-DR-A-SK55;
- (d) hard surfacing in accordance with Masterplan 2107-IFDO-00-RF-DR-A-1005 Rev R;
- (e) Creation of a mosaic of ecologically valuable habitat including reinstated water meadow, scrub, historic wetland and wet woodland
- (f) restoration and enhancement details of the parkland
- (e) means of enclosure including gates and boundary treatments;
- (f) any other structures (such as furniture, refuse or other storage units, signs, and lighting)

All soft landscaping approved under the reserved matters shall be carried out before the end of the first planting and seeding season following first use of any part of the buildings in accordance with a phasing plan that has first been submitted to and approved in writing by the Local Planning Authority.

All hard landscaping required by the approved scheme forming the outline consent of the scheme shall be carried out and completed prior to first operation of each phase.

Reason: To protect the special characteristics of the Grade II*, Grade II and curtilage listed heritage assets and in the interests of the visual amenities of the Green Belt and locality in accordance with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM2, DM3 and DM7 of the Development Management Policies LDD (adopted July 2013).

O8 - Backlot

The Backlot (Plan reference 09-01 on Masterplan Overview 2107-IFDO-00-RF-DR-A-1005 Rev R), hereby permitted, shall be operated in strict accordance with the height limitations and zonal uses as shown on the plan titled 'Indicative Backlot Parameter Plan'. No build heights on the Backlot shall exceed 20m at any point.

Reason: In the interests of the visual amenity of the site in accordance with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policy DM2 of the Development Management Policies LDD (adopted July 2013).

O9 - Backlot Operation

Prior to the commencement of any works in relation to the backlot area (Plan reference 09-01 on Masterplan Overview 2107-IFDO-00-RF-DR-A-1005 Rev R), hereby permitted, a Backlot Operational Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Backlot Operational Management Plan shall include details of the management of the Backlot including hours of use, notification of the Local Planning Authority and neighbouring residents, procedures for use of loud special effect for filming, the use of temporary lighting, methods to prevent light spill outside of the Backlot area and type, colour and height of screening.

The Backlot shall only be used in accordance with the approved Backlot Operational Management Plan.

Reason: In the interests of the visual amenity of the Green Belt and area and residential amenity of neighbouring occupiers and ecology and to meet the requirements of Policies CP1, CP9, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM2, DM6, DM7 and DM9 of the Development Management Policies LDD (adopted July 2013).

O10 – Noise Assessment of Backlot (Environmental Health)

Prior to first use of the backlot a noise assessment setting out the background noise associated with the use of the site for filming and special effects and mitigation measures shall be submitted to and approved in writing by the Local Planning Authority.

The backlot shall only be used in accordance with the approved mitigation measures.

Reason: To protect the amenities of neighbouring residents from unacceptable noise and disturbance in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

Site Wide

SW1 – Tree Protection (Landscape)

Prior to the commencement of any works (excluding demolition) on site or first use of the site, Mansion House, Stable Building or Aisled Barn for filming in connection with this planning permission shall commence on site whatsoever until an arboricultural method statement (prepared in accordance with BS: 5837 (2012) 'Trees in relation to design, demolition and

construction') with regard to each phase of development has been submitted to and approved in writing by the Local Planning Authority. This method statement shall include details of timetables of works, method of demolition, removal of material from the site, importation and storage of building materials and site facilities on the site, tree protection measures and details including location and depths of underground service routes, methods of excavation and construction methods, in particular where they lie close to trees for each phase.

The construction methods to be used shall ensure the retention and protection of trees, shrubs and hedges growing on or adjacent to the site. The development of each phase shall only be implemented in accordance with the approved method statement.

The protective measures, including fencing, for each phase shall be undertaken in full accordance with the approved scheme before any equipment, machinery or materials are brought on to the site for the purposes of development, and shall be maintained on each phase until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made. No fires shall be lit or liquids disposed of within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

Reason: This condition is a pre commencement condition to ensure that no development takes place until appropriate measures are taken to prevent damage being caused to trees during construction, to protect the visual amenities of the trees, area and to meet the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

SW2 - Lighting (Ecology and Conservation)

Notwithstanding the submitted details, prior to the commencement of any works on site (excluding demolition) or first use of the site, Mansion House, Stable Building or Aisled Barn for filming in connection with this planning permission details of all external lighting, including its siting, elevational details, hours of use, light spill and mitigation measures for each phase, shall be submitted to and approved in writing by the Local Planning Authority.

The lighting for each phase shall be installed and used in strict accordance with the approved details.

Reason: In the interests of visual amenity and biodiversity and to meet the requirements of Policies CP1, CP9 and CP12 of the Core Strategy (adopted October 2011) and Policies DM6 and DM9 of the Development Management Policies LDD (adopted July 2013).

SW3 - Landscape Management Plan (Landscape and Conservation)

Prior to the first operation of the development hereby permitted or first use of the site, Mansion House, Stable Building or Aisled Barn for filming in connection with this planning permission a landscape management plan shall be submitted to and approved in writing by the Local Planning Authority.

The landscape management plan shall include long term design objectives of the hard and soft landscaped areas and blue infrastructure, management responsibilities (including clearing and maintaining hard landscaped areas), programme for replacement planting where required, timescales and maintenance schedules for all landscape areas.

The landscape management plan shall be carried out as approved for each phase of the development, following the first implementation of the approved landscaping scheme of each phase and for the duration of the use of the site in connection with this permission.

Reason: To ensure that the approved landscaping and mitigation planting is satisfactorily maintained to ensure the long term protection of the heritage assets, character of the locality and biodiversity, in accordance with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM2, DM3, DM6 and DM7 of the Development Management Policies LDD (adopted July 2013).

SW4 - Parking Management

Prior to first operation of the site in connection with this permission a Car Parking Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include the following:

- (a) details of management and monitoring of parking within each phase to prevent overspill onto Langleybury Lane or within the wider site outside of allocated parking spaces;
- (b) monitoring of the use and capacity of the School and Childrens Farm Parking area
- (c) details of the allocation of vehicle parking spaces within the development serving the different parts and buildings across the site
- (d) management and allocation of disabled parking spaces per phase of the development
- (e) number and location of car sharer spaces per phase of the development
- (f) allocation of spaces for separate uses of the site;
- (g) siting and enforcement of electric vehicle charging spaces; and
- (h) long-term management responsibilities and maintenance schedules for all communal parking areas;
- (i) access arrangements to the parking areas
- (j) provision for the monitoring and reporting of the operation of the Car Parking Management Plan.

The approved Car Parking Management Plan shall be carried out as approved for each phase of the development following the first use of the site in connection with this permission and for the duration of the use of the site in connection with this permission.

Reason: To ensure that sufficient on site parking is provided to serve the development and prevent overspill onto Langleybury Lane or the wider site to protect highway safety, heritage assets and visual amenities of the area in accordance with Policies CP1, CP10, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM2, DM3, DM6, DM7, DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

SW5 - Travel Plan (HCC Highways and TRDC Active Travel)

Prior to first operation of any buildings, hereby permitted, or first use of the site, Mansion House, Stable Building or Aisled Barn for filming in connection with this planning permission a 'Green Travel Plan' with the objectives of reducing journeys to and from the site by private car shall be submitted to and approved by the Local Planning Authority.

The approved Travel Plan shall be implemented, for each phase, in accordance with the timetable and target contained therein and shall continue to be implemented as long as any part of the development is occupied subject to approved modifications agreed by the Local Planning Authority as part of the annual review.

Reason: To promote sustainable modes of transport and to meet the requirements of Policies CP1 and CP10 of the Core Strategy (adopted October 2011).

SW6 - Site Waste Management (HCC Waste Management)

The construction works for the development, hereby permitted, for each phase shall be carried out in accordance with the details set out within the approved Waste Strategy and Site Waste Management Plan (Wardell Armstrong June 2023) throughout the period of works for each Phase.

Reason: In the interests of the local environment and to promote sustainable development in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and Policies DM9 and DM10 of the Development Management Policies LDD (adopted July 2013).

SW7 - Minerals Extraction (HCC Waste Management)

Prior to the commencement of development/excavation or ground works (excluding demolition) in each phase of the development, or first use of the site, Mansion House, Stable Building or Aisled Barn for filming in connection with this planning permission, a minerals recovery strategy for the sustainable extraction of minerals shall be submitted to and approved in writing by the Local Planning Authority, in accordance with the submitted Mineral Resource Assessment dated September 2022. The minerals recovery strategy must include the following:

- a) An evaluation of the opportunities to extract minerals (sand and gravel, hoggin and other soils with engineering properties); and
- b) A proposal for maximising the extraction of minerals, providing targets and methods for the recovery and beneficial use of the minerals; and
- c) A method to record the quantity of recovered mineral (re-use on site or off-site).

Thereafter, the relevant phase or phases of the development must not be carried out other than in accordance with the approved minerals recovery strategy.

Reason: In order to prevent mineral sterilisation, contribute to resource efficiency, promote sustainable construction practices and reduce the need to import primary materials in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM9 and DM10 of the Development Management Policies LDD (adopted July 2013).

SW8 - Biodiversity Net Gain (HCC Ecology and HMWT)

Prior to the commencement of development (excluding demolition) or first use of the site, Mansion House, Stable Building or Aisled Barn for filming in connection with this planning permission a biodiversity net gain management plan (BNGMP) shall be submitted to and approved in writing by, the local planning authority. The content of the BNGMP shall ensure the delivery of the agreed number of units as a minimum (347 hu, 20 hrwu, 5.56 ru) to achieve a minimum of 28% biodiversity net gain and include the following:

- a) Description and evaluation of habitat parcels to be managed, cross referenced to individual lines in the metric.

- b) Maps of all habitat parcels, cross referenced to corresponding lines in the metric.
- c) Appropriate management options for achieving target condition for habitats as described in the approved metric.
- d) Preparation of an annual work schedule for each habitat parcel (including a 50 year work plan).
- e) Details of the body or organisation responsible for implementation of the plan.
- f) Details of species selected to achieve target habitat conditions as identified in approved metric.
- g) Ongoing monitoring plan and remedial measures to ensure habitat condition targets are met.
- h) Reporting plan and schedule for informing LPA of condition of habitat parcels for 50 years.

The BNGMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the BNGMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the approved scheme.

Reason: To ensure the development delivers a Biodiversity Net Gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990, Policy DM6 of the Development Management Policies LDD (adopted July 2013) and the Environment Act 2021.

SW9 - Habitat Monitoring (HCC Ecology and HMWT)

Prior to the commencement of development (excluding demolition) or first use of the site, Mansion House, Stable Building or Aisled Barn for filming in connection with this planning permission a Habitat Management and Monitoring Plan ("the HMMP"), prepared in accordance with the approved Biodiversity Gain Plan and including:

- (a) non technical summary;
- (b) the roles and responsibilities of the people or organisation (s) delivering the HMMP;
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (d) management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 50 years from the first operation of the development and;
- (e) the monitoring methodology and frequency (e.g. year 2, 5, 10, 15, 20, 25, 30, 40 and 50) in respect of the created or enhanced habitat

shall be submitted to and approved in writing by the Local Planning Authority.

The habitat management and monitoring of the site shall be carried out in accordance with the approved HMMP.

Reason: This is a pre-commencement condition to ensure that the net gain for biodiversity on site is delivered, maintained and managed in the interests of local biodiversity in accordance Schedule 7A of the Town and Country Planning Act 1990 and Policy DM6 of the Development

Management Policies LDD (adopted July 2013) and for the purposes of para 9(2) and 9(3) of Schedule 7A of the Town and Country Planning Act 1990.

SW10 - Notification that Habitat Management and Monitoring Plan has been implemented.

Notice in writing shall be given to the Local Planning Authority when the agreed Habitat Management and Monitoring Plan (“the HMMP”) as secured by Condition SW9, has been implemented.

Reason: This is to ensure that the Local Planning Authority have knowledge when the habitat enhancement and creation works have been implemented to enable effective monitoring in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

SW11 - Compliance: Maintenance of the Habitat Management and Monitoring Plan

The created and / or enhanced habitat specified in the approved HMMP (as secured by Condition SW9), shall be managed and maintained in accordance with the approved HMMP for 50 years from the date of first operation of the development.

Reason: To ensure that the created and enhanced habitat is maintained for 50 years from the first operation of the development and can be monitored and enforced by the Local Planning Authority, in accordance with Policy DM6 of the Development Management Policies LDD (adopted July 2013) and for the purposes of para 9(2) and 9(3) of Schedule 7A of the Town and Country Planning Act 1990.

SW12 - Submission of monitoring plans (HCC Ecology and HMWT)

Monitoring reports shall be submitted to the Local Planning Authority in writing in accordance with the methodology and frequency specified in the approved HMMP (as secured by Condition SW9).

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

SW13 – External Sets only on backlot

Notwithstanding the provisions of Schedule 2, Part 4 of the Town and Country Planning (General Permitted Development) Order 2015 (or any other order revoking and re-enacting that order with or without modification), no temporary uses of land and associated structures, other than temporary facilities and/or structures required for the purposes of filming, or the display of props/exhibits/scenery in the Backlot (Plan reference 09-01) shown on approved plan number Plan 2107-IFDO-00-RF-DR-A-1005 Rev R, shall take place on any part of the application site.

Reason: To protect the heritage assets and visual amenities of the site and locality from harmful, inappropriate development in accordance with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM2, DM3 and DM7 of the Development Management Policies LDD (adopted July 2013).

SW14 - Sustainability

Prior to the commencement of development (excluding demolition) or first use of the site Mansion House, Stable Building or Aisled Barn for filming in connection with this planning

permission, an Energy Statement demonstrating that the scheme will achieve a site wide 80% reduction in carbon emissions fossil fuel free development and details of sustainability enhancement to the existing buildings shall be submitted to and approved in writing by the Local Planning Authority.

The approved details shall be implemented for each phase prior to operation of the development of each phase and permanently maintained thereafter.

Reason: This condition is a pre commencement condition in order to ensure that the development will meet the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM4 of the Development Management Policies LDD (adopted July 2013) and to make as full a contribution to sustainable development principles as possible.

SW15 - Building With Nature Accreditation

The development shall be constructed in accordance with the Building With Nature Accreditation.

Within 12 months following the final completion of each phase a post completion Building with Nature Award Accreditation certificate shall be submitted to the Local Planning Authority.

Reason: To ensure the development provides high quality green infrastructure in accordance with the evidence submitted in support of the application and to protect the existing green infrastructure in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM6 and DM7 of the Development Management Policies LDD (adopted July 2013).

SW16 – Use

Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any other order revoking and re-enacting that order with or without modification) the buildings and land referenced as 02-01 to 02-04, 03-01 to 03-10, 04-01 to 04-04, 09-01 as shown on Masterplan Overview Plan 2107-IFDO-OO-RF-DR-A-1005 Rev R shall only be used for filming in connection with this planning permission and shall not be used for any other purpose.

Reason: To ensure the development meets identified need, to protect the site from inappropriate development and protect the amenities of neighbouring properties in accordance with Policies CP1, CP6, CP10, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM2, DM3, DM7, DM9, DM13 and Appendices 4 and 5 of the Development Management Policies LDD (adopted July 2013).

SW17 – Highways further information (HCC Highways)

Prior to the commencement of development (excluding demolition) of any each phase, or first use of the site, Mansion House, Stable Building or Aisled Barn for filming in connection with this planning permission details (in the form of scaled plans and / or written specifications) shall be submitted to and approved in writing by the Local Planning Authority to illustrate the following:

- i) Roads, footways.
- ii) Cycleways.
- iii) Foul and surface water drainage.
- iv) Visibility splays
- v) Access and internal road arrangements

- vi) Parking provision for cars and lorries, to be located in strict accordance with the parking as shown approved plan 2107-IFDO-00-RF-DR-A-1005 Rev R.
- vii) Loading areas.
- viii) Turning areas.

The works within the Full Planning Zone of the site, shall be constructed and retained in accordance with the approved plans prior to the commencement of any works on site (excluding demolition) or first use of the site, Mansion House, Stable Building or Aisled Barn for filming in connection with this planning permission.

All other works shall be constructed and retained prior to first operation or use of the relevant phase of the development in accordance with the approved details.

No parking, in association with the use of the site for filming and ancillary uses shall be undertaken outside of the approved allocated parking areas.

Reason: To ensure that adequate off-street parking and manoeuvring space is provided within the development so as not to prejudice the free flow of traffic and in the interests of highway safety on neighbouring highways in accordance with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

SW18 – Accesses (HCC Highways)

Prior to the commencement of development or first use of the site, Mansion House, Stable Building or Aisled Barn for filming in connection with this planning permission full details of the layout of the accesses on to Langleybury Lane as indicated on drawing number (2107-IFDO-00-RF-DR-A-1005 Rev R) shall be submitted to and approved in writing by the Local Planning Authority. The details shall include specifications including visibility splays.

Accesses 2 and 3 as shown on approved plan 4909 005 1 of 4 Rev B shall be laid out and brought into use in accordance with the approved details prior to the first operation of any buildings or first use of the Mansion House, Stable Building or Aisled Barn for filming in connection with this planning permission in accordance with this permission.

Access 1 as shown on approved plan 4909 005 1 of 4 Rev B shall be implemented in accordance with the approved details prior to the first use of this phase of the development.

The vehicular accesses shall thereafter be retained, including keeping the visibility splays free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety and convenience in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011).

SW19 – Surface Water (HCC Highways)

Prior to the first operation of each phase of the development or first use of the site, Mansion House, Stable Building or Aisled Barn for filming in connection with this planning permission arrangement shall be made and implemented for surface water from the proposed development to be intercepted and disposed of separately so that it does not discharge onto the highway carriageway.

Reason: To avoid the carriage of extraneous material or surface water from or onto the highway in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011).

SW20 – Electric Vehicle Charging Points (HCC Highways)

Prior to the first operation of each phase of the or first use of the site, Mansion House, Stable Building or Aisled Barn for filming in connection with this planning permission, provision shall be made for 20% of the car parking spaces to have active provision for EV charging and 80% of the car parking spaces to have passive provision for EV charging.

Reason: To ensure electric charging points are provided to secure the opportunity for sustainable vehicular use of the development in accordance with Policies CP1 and CP10 of Core Strategy (adopted October 2011).

SW21 – Cycle Parking

Prior to the commencement of any development (excluding demolition) hereby permitted, in each phase, including first use of the Mansion House, Stable Building and Aisled Barn for filming in connection with this planning permission a scheme for the parking of cycles including details of the design, level and siting of the proposed parking shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be fully implemented before the development is first occupied for each phase (or brought into use in connection with this planning permission) and thereafter retained for this purpose.

Reason: To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

SW22 - Construction Management Plan (HCC Highways)

Prior to the commencement of any development, hereby permitted, including demolition and first use of the Mansion House, Stable Building and Aisled Barn for filming in connection with this planning permission a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Statement shall include details of:

- a. Construction vehicle numbers, type, routing;
- b. Access arrangements to the site;
- c. Traffic management requirements
- d. Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);
- e. Siting and details of wheel washing facilities;
- f. Cleaning of site entrances, site tracks and the adjacent public highway;
- g. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;
- h. Provision of sufficient on-site parking prior to commencement of construction activities;
- i. Post construction restoration/reinstatement of the working areas and temporary access to the public highway;

j. Where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements;

k. Details of noise and vibration mitigation measures for all on and off site works;

l. Phasing Plan

The approved Construction Management Plan shall be adhered to throughout the construction period for each phase.

Reason: This condition is a pre-commencement condition in the interests of highway safety, to protect residential amenities of surrounding neighbouring properties and convenience in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

SW23 – Offsite Highway Improvements (HCC Highways)

Notwithstanding the details indicated on the submitted drawings, no on-site works above slab level (excluding demolition) or first use of the site, Mansion House, Stable Building and Aisled Barn for filming in connection with this planning permission shall commence until a detailed scheme for the off site highway improvement works as indicated on drawing number (4909-008-Rev-C) have been submitted to and approved in writing by the Local Planning Authority.

The off site highway works shall be completed in accordance with the approved details prior to first operation of any buildings, hereby permitted, or first use of the Mansion House, Stable Building or Aisled Barn for filming in connection with this planning permission.

Reason: To ensure construction of a satisfactory development and that the highway improvement works are designed to an appropriate standard in the interest of highway safety, amenity and to promote sustainable development in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011).

SW24 – Rights of Way (HCC Highways)

Notwithstanding the details indicated on the submitted drawings no on-site works above slab level (excluding demolition) or first use of the site, Mansion House, Stable Building and Aisled Barn for filming in connection with this planning permission shall commence on site until a Rights of Way Improvement Plan for the off-site and on-site Rights of Way improvement works and public access routes including access arrangement onto the Canal Tow Path as shown on Master Plan Overview 2107-IFDO-00-RF-DR-A-1005 Rev R have been submitted to and approved in writing by the Local Planning Authority.

The off-site and on-site Rights of Way improvement plan works (including any associated highway works), private rights of ways for public access and access arrangement onto the Canal Tow Path shall be completed and made available for first use in accordance with the approved details prior to first operation of any buildings, hereby permitted, or first use of the Mansion House, Stable Building or Aisled Barn for filming in connection with this planning permission.

Reason: To ensure construction of a satisfactory development and that the highway improvement works are designed to an appropriate standard in the interest of highway safety, amenity and to promote sustainable development in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011).

SW25 – Traffic Monitoring (HCC Highways)

Prior to the commencement of any development (excluding demolition) hereby permitted, or first use of the site, Mansion House, Stable Building and Aisled Barn for filming in connection with this planning permission a monitoring programme to assess the level of traffic generation at defined intervals of occupancy shall be submitted to and approved in writing by the Local Planning Authority.

The monitoring programme shall be implemented as agreed.

Reason: To ensure that agreed traffic levels are not breached and thus highway network is adequate to cater for the development proposed to be in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011).

SW26 – Archaeological (HCC Archaeology)

Prior to the commencement of any development, hereby permitted, including demolition and first use of the Mansion House, Stable Building and Aisled Barn for filming in connection with this planning permission a Archaeological Written Scheme of Investigation shall be submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation.

Reason: This condition is a pre commencement condition to define, in advance of the development hereby permitted beginning on the site, the details of an archaeological evaluation and any mitigation, if any necessary, to protect archaeological remains present within the development site in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013).

SW27 – Site Investigation

The development within any phase shall not become operational until the site investigation and post investigation assessment for that phase has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (SW26) and the provision made for analysis and publication where appropriate.

Reason: To ensure, in advance of the operation of the development hereby permitted that the details of the mitigation necessary to protect any archaeological remains present within the application site are implemented in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013).

SW28 – Bat Mitigation (Ecology)

Where a licence will be required for works to proceed where active roosts are present, prior to any works in that phase, details of bat mitigation along with any plans showing locations of boxes, integrated boxes and any other mitigation measures, shall be submitted to the Local Planning Authority.

The mitigation measures should be carried out in accordance with the submitted details.

Reason: In the interests of safeguarding protected species and to accord with the requirements of Policies CP1, CP9 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

SW29 - Lighting Management Plan (Ecology and Environmental Health)

Prior to the commencement of any development hereby permitted, or first use of the site, Mansion House, Stable Building and Aisled Barn for filming in connection with this planning permission a Lighting Management Plan for the construction lighting shall be submitted to and approved in writing by the Local Planning Authority. The Lighting Management Plan shall include the type, siting, hours of use of lighting (including security lighting) and mitigation measures to reduce light spill.

The construction lighting shall be implemented in full accordance with the approved Lighting Management Plan throughout the duration of the construction of the development of each phase and removed following completion and first operation of each phase.

Reason: This is a pre-commencement condition to safeguarding protected species and character of the area and to accord with the requirements of Policies CP1, CP9 and CP12 of the Core Strategy (adopted October 2011) and Policies DM2, DM6 and DM7 of the Development Management Policies LDD (adopted July 2013).

SW30 – Construction Environmental Management Plan (Ecology)

Prior to the commencement of any development hereby permitted (including demolition), or first use of the site, Mansion House, Stable Building and Aisled Barn for filming in connection with this planning permission a Construction Environmental Management Plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP: Biodiversity shall include the following:

- (a) risk assessment of construction activities potentially damaging to biodiversity on the application site;
- (b) identification of biodiversity protection zones;
- (c) practical measures (both physical measures and sensitive working practices set out in method statements) to avoid or reduce adverse biodiversity impacts during construction;
- (d) the location and timings of construction works to avoid harm to biodiversity on the application site;
- (e) the appointment, role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person; the times during construction when specialist ecologists need to be present on site to oversee works;
- (f) use of protective fences, exclusion barriers and warning signs.

Each phase of the development hereby permitted (including demolition) shall be carried out in accordance with the approved CEMP: Biodiversity.

Reason: This is a pre commencement condition in the interests of safeguarding protected species and to meet the requirements of Policies CP1 and CP9 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

SW31 – Landscape and Ecological Management Plan (Ecology and Environment Agency)

Prior to the commencement of any development (including demolition), hereby permitted, or first use of the Mansion House, Stable Building and Aisled Barn for filming in connection with this planning permission a Landscape and Ecological Management Plan (LEMP) (including ground works and site clearance) shall be submitted to and approved in writing by the Local Planning Authority.

The LEMP shall include details relating to how biodiversity measures will be incorporated within the development;

- details of locations for native-species planting within the site and close to the water courses, replacement trees, fruit/nut tree planting, wildflower sowing,
- location of any habitat boxes / structures to be installed
- long term ecological management of public areas where grazing will be prohibited
- details of maintenance regimes for the ponds, wet woodland and grazing marsh
- details of any new habitat created on site including the dimensions, depths of the ponds and proposed planting schemes for all habitats.
- details demonstrating how the buffer zone will be protected during development and managed over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan for the River Gade and the on-site tributary
- details of management responsibilities for the habitats across the wider site
- details of the proposed structure of the inlet to the River Gade including dimensions, materials and proposed management regime
- details of any proposed footpaths, fencing and lighting, ensuring that the river corridor remains a dark ecological corridor (light below 2 lux).

Each phase of the development hereby permitted shall be carried out in accordance with the approved LEMP prior to first operation of the development on site.

Reason: This is a pre commencement condition in the interests of safeguarding protected species and to meet the requirements of Policies CP1 and CP9 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

SW32 – Badger Walk Over (Ecology)

Prior to the commencement of any development (including demolition and vegetation clearance), hereby permitted, or first use of the site, Mansion House, Stable Building and Aisled Barn for filming in connection with this planning permission:

(a) a Badger walk-over survey of the site shall be carried out by a suitably qualified and experienced ecologist to check for badger activity; and

(b) a written report shall be produced by the ecologist and submitted to the Local Planning Authority stating whether or not it is likely that badgers and their habitat would be adversely affected by the development proposals hereby permitted.

If the report indicates that badgers and their habitat would be adversely affected, appropriate mitigation measures to safeguard them shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development.

The mitigation measures shall be implemented as approved in accordance with an agreed timetable.

Reason: This is a pre commencement condition in the interests of safeguarding protected species and to meet the requirements of Policies CP1 and CP9 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

SW33 - Lighting Strategy Condition (Ecology and Environmental Health)

Notwithstanding the approved details, prior to the installation of any free-standing or building-mounted external lighting within the development hereby permitted, a technically informed and justified lighting design and biodiversity plan including elevational details, for each phase of the development, prepared following consultation with a suitably qualified bat ecologist, shall be submitted to and approved in writing by the Local Planning Authority.

This shall include details of how any negative impacts on bats or other protected species caused by lighting will be avoided or mitigated.

Prior to the first operation of each phase of the development or first use of the site Mansion House, Stable Building and Aisled Barn for filming in connection with this planning permission, hereby approved, the lighting design and biodiversity plan shall be installed and operated in accordance with the approved details and permanently maintained thereafter.

Reason: In the interests of safeguarding protected species, residential properties and to meet the requirements of Policies CP1 and CP9 of the Core Strategy (adopted October 2011) and Policies DM6 and DM9 of the Development Management Policies LDD (adopted July 2013).

SW34 – Contamination (Commercial Environmental Health and Environment Agency)

Prior to the commencement of any development within any Phase (including demolition and vegetation clearance), hereby permitted, or first use of the site, Mansion House, Stable Building and Aisled Barn for filming in connection with this planning permission a remediation strategy for that Phase to deal with the risks associated with contamination of the site in respect of the development hereby permitted, shall be submitted to, and approved in writing by, the Local Planning Authority.

This strategy will include the following components:

1. A site investigation scheme and preliminary risk assessment based on the Phase 1 Desk Study prepared by Wardell Armstrong (Report ref. GM12410/Final), which shall provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. This shall include:

- an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, pests, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments.

- all previous uses and potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the written consent of the Local Planning Authority.

The scheme shall be implemented as approved.

Reason: This is a pre-commencement condition to ensure that the proposed development will not cause pollution of the environment or harm to human health, in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

SW35 – Contamination Verification Report (Commercial Environmental Health and Environment Agency)

Prior to any part of the permitted development within each phase being operated in connection with this permission, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation carried out shall be submitted to, and approved in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is completed in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

SW36 – Contamination – Long-term Monitoring (Commercial Environmental Health and Environment Agency)

Prior to the commencement of any development (including demolition and vegetation clearance), hereby permitted, or first use of the Mansion House, Stable Building and Aisled Barn for filming in connection with this planning permission a monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports shall be submitted to, and approved in writing by, the Local Planning Authority.

Reports as specified in the approved plan, including details of any necessary contingency action and maintenance arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority.

The approved monitoring and maintenance programme shall be implemented.

Reason: To ensure that the site does not pose any further risk to the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

SW37 – Previously Unidentified Contamination (Commercial Environmental Health and Environment Agency)

If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until an investigation and risk assessment has been undertaken, and where remediation is necessary a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority.

The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution from previously unidentified contamination sources at the development site in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

SW38 - SuDS Infiltration of surface water into ground (Commercial Environmental Health and Environment Agency)

No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters.

The development of each phase shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution caused by mobilised contaminants in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

SW39 – Piling (Commercial Environmental Health and Environment Agency)

No piling, boreholes/tunnel, shafts, ground source heating and cooling systems or other foundation designs using penetrative methods shall be carried until details of the works have been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development does not harm groundwater resources in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

SW40 – Decommission of investigative boreholes (Commercial Environmental Health and Environment Agency)

A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of how redundant boreholes are to be

decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected.

The scheme as approved shall be implemented prior to the operation of any part of the permitted development.

Reason: To ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

SW41 - Noise levels (Environmental Health)

All plant, machinery and equipment installed or operated in connection with the development shall be so enclosed and/or attenuated so that noise there from does not exceed a level of 45 dB(A) during the day and 30 dB(A) during the night when measured at a distance of 1 metre away.

Reason: To ensure that the nearby residential properties are not subjected to excessive noise and disturbance having regard to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

SW42 – Prior notification of use of special effects and night shoots (Environmental Health)

There shall be no night time shoots or amplified sounds (other than those required for reasons of health and safety), emitted from the site (including backlot) which are audible outside the site boundary unless prior written permission is given by the Local Planning Authority.

Reason: To ensure that the nearby residential properties are not subjected to excessive noise and disturbance having regard to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

SW43– Noise Mitigation Measures (Environmental Health)

All buildings should include the noise mitigation measures as set out in Chapter H of the Environmental Statement (October 2022) and these measures permanently maintained thereafter.

Reason: To protect the amenities of neighbouring residents from intrusive noise and disturbance in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

SW44 – Fire Hydrants

In the event they are required, details for fire hydrants serving the development as incorporated into the provision of the mains water services for the development (whether by means of existing water services or new mains or extension to or diversion of existing services or apparatus) shall be submitted to and approved in writing by the Local Planning Authority prior to the first operation of any phase of the development. The fire hydrants shall thereafter be implemented in accordance with the approved details prior to operation of any building forming part of the development, and permanently retained thereafter.

Reason: To ensure that there is adequate capacity for fire hydrants to be provided and to meet the requirements of Policies CP1 and CP8 of the Core Strategy (adopted October 2011).

SW45 – SUDs (LLFA)

Prior to the commencement of any development (excluding demolition) hereby permitted, or first use of the site Mansion House, Stable Building and Aisled Barn for filming in connection with this planning permission a scheme for the final design of a surface water sustainable drainage system to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The surface water sustainable drainage system shall include a phasing plan of the Sustainable Drainage System in relation to the commencement of the development and construction of each phase. The works of each phase shall be carried out in accordance with the approved scheme.

Each phase of the development shall not become operational or the first use of the site, Mansion House, Stable Building or Aisled Barn for filming in connection with this permission until the approved surface water sustainable drainage scheme of that phase or otherwise indicated in the sustainable drainage system phasing plan has been implemented in accordance with the approved scheme.

Reason: This is a pre-commencement condition to prevent pollution of the water environment and to provide a sustainable system of surface water drainage and management to meet the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policies DM8 and DM9 of the Development Management Policies LDD (adopted July 2013).

SW46 – SUDs Management (LLFA)

Prior to the commencement of any development (excluding demolition) hereby permitted, or first use of the site Mansion House, Stable Building and Aisled Barn for filming in connection with this planning permission a Management and maintenance plan for the drainage and Sustainable Drainage features (approved under Condition SW45) within that phase shall be submitted to and approved in writing by the Local Planning Authority.

The sustainable drainage systems shall be maintained and managed throughout lifetime of the development following the first implementation of the sustainable drainage system of each phase.

Reason: This is a pre-commencement condition to provide a sustainable system of surface water drainage and management to meet the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM8 of the Development Management Policies LDD (adopted July 2013).

SW47 – Dust Management (Commercial Environmental Health)

Prior to the commencement of works for each phase a Dust Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Dust Management Plan shall incorporate the mitigation measure as detailed in the Air Quality Assessment (Appendix I2) submitted in support of the application.

The works for each phase shall be carried out in accordance with the approved details.

Reason: This a pre-commencement condition to ensure the potential for dust and particulate matter to be generated and any residual impact on sensitive receptors is reduced in accordance with Policy CP10 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

SW48 – Excavations (Affinity Water)

No works involving excavations (e.g. piling or the implementation of a geothermal open/closed loop system) shall be carried out until a plan has been submitted to and approved in writing by the Local Planning Authority:

- i) an Intrusive Ground Investigation to identify the current state of the site and appropriate techniques to avoid displacing any shallow contamination to a greater depth.
- ii) A Risk Assessment identifying both the aquifer and the abstraction point(s) as potential receptor(s) of contamination including turbidity.
- iii) A Method Statement detailing the depth and type of excavations (e.g. piling) to be undertaken including mitigation measures (e.g. turbidity monitoring, appropriate piling design, off site monitoring boreholes etc.) to prevent and/or minimise any potential migration of pollutants including turbidity or existing contaminants such as 100 hydrocarbons to public water supply. Any excavations must be undertaken in accordance with the terms of the approved method statement.

The applicant or developer shall notify Affinity Water of excavation works 15 days before commencement in order to implement enhanced monitoring at the public water supply abstraction and to plan for potential interruption of service with regards to water supply.

The works shall be carried out in accordance with the approved details.

Reason: This is a pre-commencement condition to ensure that the proposed development will not cause pollution of the environment or harm to human health, in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

SW49 – Surface Water Drainage (Affinity Water)

Prior to the commencement of any works on site (excluding demolition) or first use of the site, Mansion House, Stable Building or Aisled Barn for filming in connection with this planning permission a Surface Water Drainage Scheme demonstrating appropriate use of sustainable urban drainage systems that prevent the mobilisation of any contaminants ensuring protection of surface and groundwater shall be submitted to and approved in writing by the Local Planning Authority.

The construction works and operation of the proposed development site shall be carried out in accordance with the relevant British Standards and Best Management Practices, thereby significantly reducing the groundwater pollution risk.

The works shall be carried out in accordance with the approved details.

Reason: This is a pre-commencement condition to ensure that the proposed development will not cause pollution of the environment or harm to human health, in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

SW50 – Foul Water Drainage (Affinity Water)

Prior to the commencement of any works on site (excluding demolition) or first use of the site, Mansion House, Stable Building or Aisled Barn for filming in connection with this planning permission a foul water drainage strategy detailing all associated on and off site drainage

works in relation to the relevant development area shall be submitted to and approved by the Local Planning Authority.

Each phase shall proceed in strict accordance with the approved drainage plans and shall not be operated until the approved drainage works are complete.

Reason: This condition is a pre-commencement condition to ensure that the sewerage system has capacity to cope with the new development, to avoid adverse environmental impact and to meet the requirements of Policies CP1 and CP8 of the Core Strategy (adopted October 2011) and Policies DM8 and DM9 of the Development Management Policies LDD (adopted July 2013).

SW51 – Phasing

Prior to the commencement of any works on site a Phasing Plan for the site wide development, including reserved matters, shall be submitted to and approved in writing by the Local Planning Authority.

The Phasing Plan shall include the following:

- Phasing of reserved matters;
- Detailed phasing of the delivery of the development within the outline part of the approved scheme;
- Phasing of hard and soft landscaping and parkland enhancements in relation to the first operation or use of the site in connection with this permission;
- Phasing and implementation of the integrated of Sustainable Drainage system and how the comprehensive system will be connected per phase;
- Phasing of Sustainability Measures and how each phase will meet the sustainability objectives;

The approved Phasing Plan shall be adhered to thereafter.

Reason: This condition is a pre-commencement condition to ensure appropriate control over development, to ensure that the benefits of the scheme are delivered and that the comprehensive sustainable drainage system, biodiversity net gain and sustainability measures are provided for each phase of the development in accordance with Policies CP1, CP6, CP8, CP9, CP10, CP11 and CP12 of the Core Strategy (adopted October 2011), Policies DM2, DM3, DM4, DM6, DM7, DM8, DM9, DM10, DM11 and DM13 and Appendices 4 and 5 of the Development Management Policies LDD (adopted July 2013) and Policies SA1 and SA7 of the Site Allocations LDD (adopted November 2014).

