

Planning Inspectorate Appeal Reference:	6007402
Appellant:	Boningale Developments Ltd
Appeal Site:	Patshull Road, Albrighton, Shropshire, WV7 3BH
Shropshire Council Appeal Reference:	26/03479/REF

Shropshire Council Draft Conditions dated 29th September 2026

Conditions that are agreed upon:

1. Outline expiration.

Application for approval of the first Reserved Matters shall be made to the Local Planning Authority no later than 2 years from the date of this permission.

Application(s) for approval all of all Reserved Matters shall be made to the Local Planning Authority no later than the expiration of 10 years from the date of this permission

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act, 1990.

2. Commencement before the expiration of 1 years from the last Reserved Matter.

The commencement of each Reserved Matters site shall take place not later than one years from the date of approval of the last of the Reserved Matters to be approved for that Reserved Matters site.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act, 1990.

3. Development in accordance with approved drawings and documents.

The development shall be carried out in accordance with the following approved plans:

- Site Location Plan 2503212.24-01 REV A
- Proposed Access Strategy 2530067.61.01 to 07
- Swept Path Analysis Of Proposed Site Access Junctions & Local Highway Network SH5034-4PD-008



- Potential Off-Site Improvements Pedestrian Crossings On Key Routes To Local Facilities. Sheet 1 – Route 2 SH5034-4PD-009
- Potential Off-Site Improvements Pedestrian Crossings On Key Routes To Local Facilities. Sheet 2 – Route 3 SH5034-4PD-009
- Potential Off-Site Improvements Pedestrian Crossings On Key Routes To Local Facilities. Sheet 3 – Route 3 SH5034-4PD-009
- Parameter Plan 2503213.24 09
- Tree Retention Plan 12322-T-02 Rev B And 12322-T-3 to 06
- Phasing Plan 2503213.24.PP01 Rev C

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.

4. Submission of a Design Code

No reserved matters application shall be approved until a Design Code for the development has been submitted to and approved in writing by the Local Planning Authority. The Design Code shall be in broad accordance with the Guiding Design Principles & Contextual Responsiveness Document, and consistent with the parameters and principles established by this outline planning permission and shall include (as a minimum):

- Overarching design principles for layout, scale, massing and appearance;
- Architectural approach, materials and detailing;
- Public realm, landscape structure and boundary treatments;
- Movement, access, parking and serving principles; and
- Sustainability and environmental design measures.

Reason: To ensure a comprehensive and coordinated design approach is established at an early stage for the development, and to secure high quality design outcomes in accordance with the NPPF.

5. Reserved Matters in accordance with the Design Code

All Reserved Matters applications shall accord with the details of the approved Design Code and be accompanied by a statement which demonstrates compliance with the Code.

Reason: To ensure a comprehensive and coordinated design approach for the development is maintained, and to secure high quality design outcomes in accordance with the NPPF.

6. To control the quantum of development and uses.

The development hereby approved shall be limited to a maximum of:

Residential (Use Class C3 or C2) – 800 dwellings and 80 bed Care Facility
 Local Centre (Use Classes E and F2) – 0.7ha
 School Area including Sports Provision – 5.5ha

All subsequent reserved matters application for each phase and the development carried out shall be in accordance with the approved maximum quantum of development.

Reason: To ensure that the scale of the development is clearly established at an early stage and that subsequent reserved matters applications are consistent with the principles and impacts assessed at outline stage, and to accord with the NPPF.

7. Submission of Reserved Matters.

Details of the access (with the exception of those access points hereby approved under drawing nos. 2530067.61.01 to 07 Proposed Access Strategy), appearance, landscaping, layout and scale, (the 'Reserved Matters') for each phase of development shall be submitted to and approved in writing by the Local Planning Authority before any development within that phase takes place and the development shall be carried out as approved.

Reason: The application is an outline application under the provisions of Article 5 of the Development Management Procedure (England) Order 2015 and no particulars have been submitted with respect to the matters reserved in this permission.

8. Phasing Strategy

a) Detailed Phasing Strategy.

No Reserved Matters application shall be submitted until a detailed Phasing Strategy for the development in accordance with the approved Phasing Plan Ref: PP01 Rev C and including for the implementation of the Primary Street, has been submitted to and approved in writing by the Local Planning Authority. The Phasing Strategy shall define the proposed sequence and timing of development phases and shall include as a minimum:

- The extent of development within each phase;
- The anticipated timing and order of delivery of phases; and
- The relationship between phases and the provision of infrastructure, access, landscaping and mitigation measures.

b) Detailed Phasing Strategy RMs

Concurrently, with each subsequent Reserved Matters application submission, submission of a phase-specific update or confirmation demonstrating compliance with the approved Phasing Strategy (or proposing any amendments), shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be carried out in accordance with the approved Phasing Strategy and any approved updates.

Reason: To ensure the development is delivered in a coordinated and planned manner, with appropriate infrastructure and mitigation provide at the correct stages, in accordance with the NPPF.

9. Drainage Strategy – Scheme of surface water drainage.

No reserved matters application shall be approved until a detailed site wide SuDS Phasing Plan which aligns with the Phasing Plan Ref 2503213.24.PP01 Rev C (or any approved updated phasing Plan) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be constructed and will be implemented prior to the first occupation of each phase. This SuDS Phasing Plan shall ensure that each phase will;

1. Address its own surface water runoff and discharge rate,
2. Does not exceed the agreed discharge rates for that phase and the total agreed site discharge rate.
3. That source control measures are installed.
4. Temporary discharge rates will be included, to demonstrate the increased overall discharge runoff rate in line with each completion of a phase in the development.
5. The plan shall ensure that each permanent operational SuDS component is adequately protected throughout the development of subsequent phases of the scheme.
6. The plan shall show on a drawing, all exceedance routes throughout the site clearance and construction of the scheme ensuring flood risk is not increased elsewhere.
7. The plan demonstrate how flood risk is not increased to the completed parts of the development itself, and that the site remains safe for all exceedance event flow routes for the lifetime of the development including rainfall greater than design events or during blockage failure of the and how property on and off site will be protected.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased.

10. Drainage Strategy – Verification

Upon completion of the approved surface water drainage scheme (under condition 9) for each phase, a detailed verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved and shall include as a minimum.

1. CCTV survey of underground structures,
2. A full set of “as built” drawings highlighting any minor changes to the approved drawings.
3. Demonstration that vegetation has become established.
4. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased.

11. Foul Drainage

Each reserved matters application will include a scheme for foul drainage. The occupation of any house or building shall not occur until the approved foul drainage for that property has been implemented in full.

Reason: To ensure the development is provided with a satisfactory means of drainage and minimise the risk of pollution.

12. Written Scheme of Investigation (WSI).

a) WSI

No development approved by this permission shall commence until a written scheme of investigation for a phased programme of archaeological work has been submitted to and approved by the Local Planning Authority in writing.

b) WSI Report

The approved programme of archaeological work set out in the written scheme of investigation shall be implemented in full and a report detailing the results of each phase of the archaeological work provided to the Local Planning Authority prior to the installation of any foundation within that phase of that development.

Reason: The site is known to hold archaeological interest.

13. Ground Contamination Risk Assessment.

a) Site Investigation

Prior to the commencement of any phase of the development, an assessment of the risks (Site Investigation) posed by any contamination within that phase shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the risks associated with any contamination have been reduced to acceptable levels for the health and wellbeing of future occupiers.

b) Remediation Scheme

Where the Site Investigation for a phase identifies contamination posing unacceptable risks, prior to the commencement of development within that phase, a detailed Remediation Scheme including a Validation and Verification Plan, to protect the development from the effects of such contamination shall additionally be submitted to and approved in writing by the Local Planning Authority. The Site Investigation and Remediation Scheme shall be carried out in accordance with authoritative UK guidance.

c) Verification Report

Prior to the first occupation of the dwellings or buildings within the relevant phase subject to a Remediation Strategy, a Verification Report demonstrating compliance with the approved Site Investigation and Remediation Strategy for that phase shall be submitted to and approved in writing by the Local Planning Authority.

d) Unforeseen contamination

In the event that further 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 and no further development shall be carried out on that phase. Following this, an assessment of the risks (Site Investigation) posed by the contamination must be undertaken, and where remediation is necessary, a Remediation Scheme including a Validation and Verification Plan, to protect the development from the effects of such contamination must be prepared, submitted to, and approved in writing by the Local Planning Authority before any works re-commence on that phase.

Reason: To ensure that the risks associated with any contamination have been reduced to acceptable levels and that the health and wellbeing of future occupiers are protected and to ensure that the development complies with the National Planning Policy Framework.

14. Noise Impact Assessment

Concurrently with Reserved Matters application for each phase a Noise Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall:

- a. identify all existing and proposed sources of noise affecting the site
- b. assess the impact of noise on the proposed development, having regard to relevant national guidance and British Standards; and
- c. set out any mitigation measures required to ensure that acceptable internal and external noise levels are achieved.
- d. Identify the proposed affected properties requiring mitigation.

Each phase of the development shall thereafter be carried out in accordance with the approved Noise Assessment. Within any phase, the properties which require noise mitigations measures, shall not be occupied until the approved mitigation measures have been implemented and retained thereafter.

Reason: To ensure the development is not adversely affected by existing or proposed sources of noise, to safeguard the amenities of future occupiers, and to secure appropriate mitigation measures in the interests of residential amenity.

15. Construction Environmental Management Plan (CEMP)

Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) including a Method Statement in accordance with the Construction Impact Assessment (September 2026) shall be submitted to and approved in writing by the Local Planning Authority. This CEMP shall be reviewed for each phase of the development and if necessary submitted to and approved in writing for any proposed changes. The development shall be carried out in accordance with the approved details.

The CEMP shall provide for:

- a) A construction programme including phasing of works;

- b) 24 hour emergency contact number;
- c) Hours of operation;
- d) A Dust Management Plan;
- e) Expected number and type of vehicles accessing the site:
 - Deliveries, waste, cranes, equipment, plant, works, visitors;
 - Size of construction vehicles;
- f) The use of a consolidation operation or scheme for the delivery of materials and goods;
- g) Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction) and consideration of:
 - Programming;
 - Waste management;
 - Construction methodology;
 - Shared deliveries;
 - Car sharing;
 - Travel planning;
 - Local workforce;
 - Parking facilities for staff and visitors;
 - On-site facilities;
 - A scheme to encourage the use of public transport and cycling;
- h) Temporary construction access details
- i) Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads and arrangements for abnormal loads
- j) Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;
- k) Locations for storage of plant/waste/construction materials;
- l) A scheme for recycling/disposing of waste resulting from demolition and construction works;
- m) Any necessary temporary traffic management measures;
- n) Method of preventing mud being carried onto the highway;
- o) Methods of communicating the Construction Management Plan and Environmental Management Plan to staff, visitors and neighbouring residents and businesses;
- p) An appropriately scaled plan showing 'Wildlife/Habitat Protection Zones' where construction activities are restricted, where protective measures will be installed or implemented;
- q) Details of protective measures (both physical measures and sensitive working practices) to avoid impacts during construction;
- r) Requirements and proposals for any site lighting required during the construction phase;
- s) A timetable to show phasing of construction activities to avoid harm to biodiversity features (e.g. avoiding the bird nesting season);
- t) The times during construction when an ecological clerk of works needs to be present on site to oversee works;
- u) Identification of Persons responsible for:
 - Compliance with legal consents relating to nature conservation;
 - Compliance with planning conditions relating to nature conservation;
 - Installation of physical protection measures during construction;

- Implementation of sensitive working practices during construction;
- Regular inspection and maintenance of physical protection measures and monitoring of working practices during construction; and
- Provision of training and information about the importance of 'Wildlife Protection Zones' to all construction personnel on site.

v) Pollution prevention measures.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the clearance and construction phase of the development, to ensure that the amenity that neighbouring occupiers can reasonably expect to enjoy are adequately protected and to protect and conserve recognised features of nature.

16. Updated Ecological Survey

Prior to each phase of development, an Ecological Impact Assessment shall be submitted, together with any additional species survey work as necessary.

If the development, or each phase of a phased development, hereby permitted does not commence (or having commenced is suspended for more than 12 months) within 2 years from the date of the previous survey work then the approved ecological measures and mitigation secured through conditions shall be reviewed and, where necessary, updated and amended.

The review shall be informed by further ecological surveys (in line with recognised national good practice guidance) in order to i) establish if there have been any changes in the presence and/or abundance of species or habitats on the site and ii) identify any likely new ecological impacts and mitigation requirements that arise as a result.

Where update surveys show that conditions on the site have changed (and are not addressed through the originally agreed mitigation scheme) then a revised updated and amended mitigation scheme, and a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development (or commencement of the next phase). Works will then be carried forward strictly in accordance with the proposed new approved ecological measures and timetable.

Reason: To ensure that development is informed by up-to-date ecological information and that ecological mitigation is appropriate to the state of the site at the time development/phases of development commence.

17. Habitat Management and Monitoring Plan (HMMP)

The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan has been submitted to, and approved in writing by, the Local Planning Authority and including:

- a) a non-technical summary; the roles and responsibilities of the people or organisation(s) delivering the HMMP;

- b) 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;
- c) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority. Notice in writing shall be given to the Council when the HMMP works have started.

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.

18. HMMP Completion Report

No development for each phase shall take place until:

- a) the habitat creation and enhancement works on site set out in the approved HMMP have been completed; and
- b) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority. The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

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.

19. Badger Inspection

Within six weeks prior to the commencement of development within each phase, a badger inspection shall be undertaken by an appropriately qualified and experienced ecologist and the outcome reported in writing to the Local Planning Authority. If new evidence, or a change in status, of badgers is recorded during the pre-commencement survey, then no development shall take place within that phase until the ecologist has submit a mitigation strategy for written approval that sets out appropriate actions to be taken during the works. These measures will be implemented as approved.

Reason: To ensure the protection of badgers under the Protection of Badgers Act 1992.

20. Bird Mitigation Strategy

The first submission of Reserved Matters for each phase shall include a Bird Mitigation Strategy. The Strategy shall be based on the recommendations set out in the Breeding Bird Survey (Beamsley Ecology, August 2026) and shall be carried out as approved.

Reason: To ensure the protection of breeding opportunities for Birds of Conservation Concern.

21. European Protected Species Mitigation Licence: GCN

No works shall take place until a European Protected Species (EPS) Mitigation Licence with respect to great crested newts has been obtained from Natural England and submitted with the approved method statement to the Local Planning Authority.

Reason: To ensure the protection of great crested newts, which are European Protected Species.

22. Wildlife Enhancements

a). Wildlife Enhancement Strategy

Prior to the submission of the first Reserved Matters a wildlife enhancement strategy for the overall site shall be submitted to and approved in writing by the Local Planning Authority. The following features for wildlife shall be incorporated into the wildlife enhancement strategy for the overall site:

- A minimum of 40 external woodcrete bat boxes or integrated bat bricks, suitable for nursery or summer roosting and hibernation.
- A minimum of 200 artificial nests, of either integrated brick design or external box design, suitable for a range of bird species, including starlings (42mm hole, starling specific), sparrows (32mm hole, terrace design), swifts (swift bricks, in sets of 3) house martins (house martin nesting cups), tit species (28mm or 32mm hole, standard design), blackbirds and robins (open-fronted design) and wrens (wren-specific).
- A minimum of 40 invertebrate boxes, e.g. bee bricks.
- A minimum of 10 hedgehog boxes.
- A minimum of 10 hibernacula/refugia.

b). Wildlife Enhancement Details Per Phase

Concurrently, with each reserved matters details of the wildlife enhancements for that phase (which accord with the overarching approved wildlife enhancement strategy), shall be submitted to and approved in writing by the Local Planning Authority. The details shall include identification of any properties within that phase to incorporate wildlife features.

c). Wildlife Enhancement Details Verification Report

Prior to the final occupation of each phase, a verification report which details with photographs, the wildlife enhancements installed as per the approved scheme, shall be submitted to and approved in writing by the Local Planning Authority. In the event that remedial or corrective works are to be carried, as the features have not been provided, then then a submission of remedial works and timetable for their completion, shall be submitted to and approved in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority

Reason: To provide mitigation and enhancement for birds, bats, amphibians and hedgehogs.

23. Landscape Management and Maintenance

a) Site Wide Framework

No Reserved Matters application shall be approved until a site-wide Landscape Management and Maintenance Framework (the Framework) has been submitted to and approved in writing by the Local Planning Authority. The Framework shall be consistent with the approved Parameter Plan and the approved Phasing Plan and shall establish the overarching principles for the long-term management and maintenance of all landscape areas across the development, including (where applicable) public open space, structural landscaping, SuDS features and boundary treatments. The Framework shall include as a minimum:

- a. an overarching description of the landscape structure and the principal landscape features to be managed across the site;
- b. strategic management and maintenance objectives;
- c. broad management principles and prescriptions for the principal landscape types and features;
- d. arrangements for long-term management responsibilities, including an management company or other body;
- e. arrangements for monitoring, review and updating of the Framework; and
- f. how the Framework will be implemented through phase-specific Landscape Management and Maintenance Plans.

b) Phase-Specific Plans

Prior to the first occupation of development within each phase, a phase-specific Landscape Management and Maintenance Plan for all landscaped areas within that phase (including, where applicable, public open space, structural landscaping, SuDS features, and boundary treatments to be delivered as part of that phase) shall be submitted to and approved in writing by the Local Planning Authority. Each phase-specific Plan shall be consistent with the approved site-wide Landscape Management and Maintenance Framework, the approved Phasing Strategy and the approved Reserved Matters for that phase, and shall include as a minimum:

- a. description and plan identifying all landscape features to be managed within the phase;
- b. management and maintenance objectives for that phase;
- c. detailed management and maintenance prescriptions;
- d. the timing and frequency of management and maintenance operations;
- e. responsibilities for management and maintenance, including details of any management company or other body; and
- f. mechanisms for review and updating of the Plan.

The landscaped areas within each phase shall thereafter be managed and maintained in full accordance with the approved phase-specific Landscape Management and Maintenance Plan for the lifetime of the development.

Reason: To ensure the provision, establishment, phased delivery, long-term management and maintenance of landscaped areas in a comprehensive and coordinated manner, in the interests of visual amenity, green infrastructure and biodiversity.

24. Tree Protection

No retained tree as identified in the approved Arboricultural Assessment (fpcr, July 2026) and Tree Retention Plan Rev B shall be wilfully damaged or destroyed, uprooted, felled, lopped, topped or cut back in any way other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any approved tree works shall be carried out in accordance with British Standard 3998: 2010 Tree Work - Recommendations, or its current version.

Reason: To safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important to the appearance of the development.

25. Tree Survey/Arboricultural Impact Assessment/Arboricultural Method Statement/Tree Protection Plan.

No phase of the development hereby approved shall commence until a tree survey, an Arboricultural Impact Assessment, an Arboricultural Method Statement and a Tree Protection Plan prepared in accordance with British Standard 5837: 2012 Trees in Relation to Design, Demolition and Construction Recommendations, or its current version, for the relevant phase have been submitted to and approved in writing by the Local Planning Authority. Thereafter the phase of development shall be carried out in accordance with the recommendations of these approved plans and reports.

Reason: To safeguard the amenities of the local area and to protect the natural features that contribute towards this and that are important to the appearance of the development.

26. Completion of Streets/Estate Street Phasing Plan

The construction of any new estate street shall not be commenced until an estate street phasing and completion plan, has been submitted to and approved in writing by the Local Planning Authority. The estate street phasing and completion plan shall set out the development phases and the standards that estate streets serving each phase of the development will be completed to.

No dwelling or building within that phase shall be occupied until the road serving the relevant dwelling or building has been constructed in accordance with the approved details.

Reason: To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential/highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development; and to safeguard the visual amenities of the locality and users of the highway.

27. Delivery of Accesses

Full technical details for the western access from the A464 as indicatively shown on

approved drawing no. 2530067.61.02 shall be submitted to and approved in writing by the Local Planning Authority, and fully implemented prior to the occupation of any phase of development.

Full technical details of the eastern access from the A464 and Cross Road access as indicatively shown on approved drawing nos. 2530067.61.03 and 04 shall be submitted, and the accesses fully implemented, in accordance with the approved Phasing Strategy in accordance with condition 26.

Reason: In the interests of highway safety.

28. Full Travel Plan

Prior to the first occupation of any phase of the development, a Full Travel Plan for that phase, based upon and consistent with the principles of the Framework Travel Plan (sdd, May 2024), shall be submitted to and approved in writing by the Local Planning Authority.

Each Full Travel Plan shall include the following, tailored to the relevant phase:

- a) objectives and measurable targets for promoting sustainable travel and reducing reliance on single-occupancy private car journeys;
- b) measures to achieve those objectives and targets, including implementation timescales, funding arrangements and the appointment and responsibilities of a Travel Plan Coordinator;
- c) arrangements for monitoring and reporting travel patterns and progress against the targets, including the methodology, frequency and duration of monitoring; and
- d) reasonable and proportionate fallback measures where the agreed targets are not achieved, identifying responsibility for their delivery and funding, together with triggers and timescales for reviewing the Travel Plan and submitting proposed remedial measures for approval.

Where monitoring identifies that the agreed targets are not being achieved, a review shall be submitted to the Local Planning Authority for written approval within the timescales specified in the approved Full Travel Plan. The review shall identify the reasons for the shortfall and propose appropriate fallback measures or other reasonable and proportionate remedial measures, together with arrangements for their funding, delivery and implementation.

The Full Travel Plan and any approved remedial measures shall be implemented, monitored and reviewed in accordance with the approved details and timescales.

Reason: To promote sustainable travel, reduce reliance on private vehicles and ensure that the effectiveness of the Travel Plan is monitored and reasonable and proportionate remedial measures are implemented where necessary.

29. Traffic Regulation

No dwelling or commercial unit hereby permitted shall be occupied until the schemes as indicatively shown on drawings 2530067.01 to 07 and relevant Traffic Regulation

Orders (TROs) have been implemented, to prohibit all motorised through-traffic from traversing the site between Cross Road and the A464 via Newhouse Lane or Patshull Road and Cross Road.

The scheme shall explicitly provide exemptions for:

- Emergency service vehicles on operational duties
- Motorised vehicles requiring direct access to properties, premises, or land along those routes (Access only)

Reason: In the interest of highway safety and to facilitate active travel modes.

30. Street Lighting Strategy

a. Prior to the submission of the first reserved matters application the submission of a site-wide Lighting Strategy shall be submitted to and approved in writing by the Local Planning Authority.

The details shall include:

- lighting for pedestrian and cycle paths within the development;
- lighting for private unadopted roads and parking areas;
- details of the location, size, design of luminaries and fittings, type/output of light sources with lux levels, together with isolux drawings to demonstrate in particular the levels of lighting in relation to retained hedgerows within and adjacent to the site and have regards to bat breeding and foraging routes.
- identify those areas/features on site that are particularly sensitive for bats, where lighting is likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example for foraging; and
- show how and where external lighting shall be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

b. Concurrently with each Reserved Matters application the submission of a phase-specific update or confirmation demonstrating compliance with the approved site-wide Lighting Strategy (or proposing any amendments), and this shall be submitted to and approved in writing by the Local Planning Authority.

The development thereafter shall be carried out in accordance with the approved site wide Lighting Strategy and any approved updates. The external lighting details shall be implemented in accordance with the approved details prior to first occupation within that phase. No other external lighting (other than lighting for individual dwellings) may then be used within the development other than as approved by the Local Planning Authority.

Reason: The details of lighting are needed to i) ensure provision of safe and convenient access for residents/occupiers, ii) avoid loss of residential amenity and prevent unacceptable light pollution; iii) avoid disturbance on foraging and commuting routes for

wildlife, and in particular to ensure that excessive lighting is avoided adjacent to hedgerows and habitat features, thus in accordance NPPF.

31. Agronomy Assessment

Concurrently, with the Reserved Matters application for the school phase, the submission of an Agronomy Assessment for the proposed playing fields at the school prepared by a suitably qualified sports turf specialist, shall be submitted and approved in writing by the Local Planning Authority.

The Assessment shall:

- assess soil conditions and any constraints to the provision of suitable quality playing pitches;
- identify any remediation, soil improvement or drainage measures required to achieve suitable playing field quality;
- include a detailed scheme of works for the establishment of the playing fields, having regard to the findings and recommendations of the Agronomy Assessment; and
- include a playing field management and maintenance programme for a minimum period of five years following their establishment.

The playing fields shall thereafter be provided, established and maintained in accordance with the approved Agronomy Assessment, scheme of works and management and maintenance programme.

Reason: To ensure the proposed school playing fields are capable of providing safe, sustainable and high-quality sports facilities, in the interests of sport and recreation and to accord with local and national planning policy.

Conditions which remain in dispute:

32. Local Centre

No more than 200 dwellings in the development hereby permitted may be occupied until the local centre, excluding the safeguarded land for the medical centre, has been substantially completed in accordance with a Local Centre Strategy, including monitoring arrangements, that shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that community facilities are provided on site at the earliest opportunity and achieve a high level of sustainability.

Neighbouring County Condition

33. Off-site Highways Improvement (Staffordshire)

No dwelling shall be occupied until the off-site highway improvements at the A41 / Heath House Lane / Wrottesley Park Road junction have been completed in

accordance with a scheme first submitted to and approved in writing by the local planning authority. The scheme shall be based on the improvements indicatively shown on Drawing No. SH5034-4PD-012 Rev C.

Reason: In the interests of highway safety

Are conditions to be drafted around tree, scrub, hedgerow clearance not in March to August; measures to protect Kestrel and monitoring; LEMP; and HMMP?

Please double check the evidence for any other potential conditions referred to by witnesses and/or consultees.

Commented [CC30024171]: SC Ecology note that an informative rather than a condition about working outside of the nesting bird season is added, but this will be covered in the CEMP.

They do not consider reference to kestrel specifically is necessary.

Commented [CC30024172]: All parties checked and satisfied