

DoC Upper Pullins Farm September 2026 25/00913/FUL

See: Phase 1 Land Contamination Risk Assessment & Appendix A & B to discharge Conditions C3, C4 & C5 below:

3. Prior to the commencement of development, a scheme for the investigation of any potential land contamination on the site shall be submitted to, and approved in writing by, the Local Planning Authority, which shall include details of how any contamination shall be dealt with. The approved scheme shall be implemented in accordance with the agreed details, and any remediation works so approved shall be carried out prior to the site first being occupied.

4. Upon completion of the approved remediation works, a Verification Report shall be submitted to, and approved in writing by, the Local Planning Authority. The Verification Report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the Verification Report together with the necessary documentation detailing what waste materials have been removed from the site.

5. If during development contamination not previously identified is found to be present at the site no further development shall take place until an addendum to the scheme for the investigation of all potential land contamination is submitted in writing to, and approved in writing by, the Local Planning Authority, which shall include details of how the unsuspected contamination shall be dealt with. Any remediation works so approved shall be carried out prior to the site first being occupied.

See: Djogs drawing 1691.3.1 Planting Plan and EES Upper Pulins (003). To discharge Conditions C6, C8, C9, C10 & C12.

*6. Prior to the commencement of development, a Biodiversity Enhancement Scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The Biodiversity Enhancement Scheme shall include, but shall not be limited to, a scheme of planting of hedgerows and trees, at least one integrated bat box and one integrated bird box (including details of their makes/models and locations), and a timetable for their implementation. Hedgerows and trees shall be of native species of local provenance and species to attract pollinating insects as identified in the RHS' 'Plants for Pollinators' database. Hedgerow mixes should include: 80% hawthorn (*Crataegus monogyna*), plus any one or more of the following: field maple (*Acer campestre*), dogwood (*Cornus sanguinea*), dog rose (*Rosa canina*) and holly (*Ilex aquifolium*). Any enhancement measures need to be shown on all relevant submitted plans. All works are to proceed strictly in accordance with the approved scheme and associated timetable.*

8. Prior to the first occupation of the development hereby permitted, details of the parking and turning facilities for the scheme shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter the onsite parking (and turning) provision shall be implemented in accordance with the approved plans prior to the first occupation of the development and kept available for such uses in perpetuity.

9. Prior to the first occupation of the development hereby permitted, a scheme of hard and soft landscaping works, including boundary treatments, for the site including an implementation scheme, shall be submitted in writing to, and approved in writing by, the Local Planning Authority. The scheme shall be carried out in full accordance with the approved landscaping scheme in the first planting and seeding seasons following the occupation of the development or the completion of the development, whichever is sooner. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period, any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

10. Prior to the first occupation of the development hereby permitted, a scheme for the provision of waste and recycling storage and collection areas across the site shall be submitted to and be approved in writing by, the Local Planning Authority. The scheme shall address accessibility to storage facilities and confirm adequate space is provided at the highway boundary to store and service wheeled containers. The development shall be implemented in accordance with the approved scheme prior to first occupation.

12. Notwithstanding the details secured by Condition 9, prior to installation, the details of any further boundary treatment to be provided along the northern site boundary in association with the development hereby permitted shall be submitted to, and approved in writing by, the Local Planning Authority. The boundary treatment shall then be installed and maintained in accordance with the approved details.

See: Photos and specification sheets to discharge Condition 7:

7. Prior to the commencement of any works above foundation level, representative sample of the types and colours of materials to be used on the external elevations of the structures hereby permitted shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with those approved materials.

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