

Appendix B

G

Miss Georgia Goff
Nexus Planning
Holmes House
4 Pear Place
London
SE18BT

DM2020/01874

DRAFT

WARNING: It is in your interests to ensure you obtain the approval of the Local Planning Authority, where the conditions require that to occur. Failure to comply with the following conditions may lead to enforcement action to secure compliance.

FIRST SCHEDULE

Sutton High School For Girls, 55 Cheam Road, Sutton, SM1 2AX

Erection of a two-storey extension to prep school, a part one, part two storey extension to prep school, a first floor extension and part one, part two storey extension to sports block, a single storey extension to the refectory, a new entrance to prep school, provision of an all-weather pitch, reduction in parking spaces, additional cycle spaces and associated landscaping across site (Amended Plans).

SECOND SCHEDULE

1. The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

Appendix B

2. The approved development shall be carried out in accordance with the following drawings/details:

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to the commencement of the development works, excluding demolition works, the type and treatment of the materials, including samples, to be used on the exterior of the buildings shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall be used in the construction of the development hereby approved, completed prior to its occupation/use and retained thereafter.

Reason: To safeguard the visual amenities of the area and to ensure compliance with Policy 28 of the Sutton Local Plan 2018. This condition is required to be pre-commencement to ensure that materials are considered at an early stage of the construction process and it is important that details are agreed at this stage as this could potentially impact on construction methods.

4. The development hereby approved shall be constructed in accordance with the approved Sustainability Statement (Rev PO3) prepared by Richie and Daffin Ltd and dated 28 October 2020. Prior to first occupation of the new school block (Project H), documentary evidence including appropriate certification must be submitted to the Local Planning Authority and approved in writing to demonstrate that the development has achieved the targeted London Energy Transformation Initiative (LETI) indicators identified for each element of the scheme. All of the approved measures must thereafter be retained for as long as the development is in existence.

Reason: To comply with Policy 31 of the Sutton Local Plan 2018

5. The development hereby approved shall be constructed in accordance with the approved Energy Statement (Rev B) prepared by Richie and Daffin Ltd and dated 15 December 2021. Prior to first occupation of the new school block (Project H), as-built' BRUKL outputs based on the Simplified Building Energy Model (SBEM) and using SAP 10.0 carbon factors must be submitted to the Local Planning Authority and approved in writing to demonstrate that the development has achieved the targeted reduction in CO2 emissions. All of the approved measures must thereafter be retained for as long as the development is in existence.

Reason: To comply with Policy 31 of the Sutton Local Plan 2018

6. Prior to commencement of groundworks (excluding site investigations and demolition), the applicant must submit a final detailed drainage design including drawings and supporting calculations and updated Drainage Assessment to the LeadLocal Flood Authority for review and approval, aligned with the document 2370 - Sutton High School - FRA & SuDS Strategy Report - 210319 rev3A (March 2021) and associated drawings. A detailed management plan confirming routine maintenance tasks for all drainage components must also be submitted to demonstrate how the drainage system is to be maintained for the lifetime of the development.

Reason: To prevent the risk of flooding to and from the site in accordance with relevant policy requirements including but not limited to London Plan Policy SI 13, its associated Sustainable Design and Construction SPG, the Non-Statutory Technical Standards for Sustainable Drainage Systems and Sutton Council's Local Plan Policy 32.

Appendix B

7. No building hereby permitted shall be occupied until evidence (photographs and installation contracts) is submitted to demonstrate that the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan for all of the proposed drainage components.

Reason: To comply with the Non-Statutory Technical Standards for Sustainable Drainage Systems, the National Planning Policy Framework (Paragraph 103), the London Plan (Policies SI 12 and SI 13) along with associated guidance to these policies and Sutton Council's Local Plan Policy 32.

8. Prior to the commencement of above ground works, a Dust Management Plan incorporating the recommendations of Appendix C of the September 2020 Air Quality Assessment must be submitted to and approved in writing by the Planning Authority.

Reason: To comply with the London Plan's SPG on Sustainable Design and Construction and Policies SI 1 and SI 2 of the London Plan, as well as Policy 31 and 34 of the Sutton Local Plan in relation to air quality.

9. Any works during the demolition / construction phase that generate noise beyond the site boundary shall be only carried out between the hours of 08.00 and 18.00 Mondays to Fridays and between 08.00 and 13.00 on Saturdays and at no time whatsoever on Bank Holidays and Sundays.

Reason: In accordance with Policies 29 and 34 of Local Plan and to safeguard the amenity of surrounding occupiers during the construction phase.

10. All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register.

Reason: To comply with the London Plan's SPG on Sustainable Design and Construction and Policies SI 1 and SI 2 of the London Plan, as well as Policy 31 and 34 of the Sutton Local Plan in relation to air quality.

11. The rating level of any noise emitted from fixed plant and equipment on site shall not exceed:

(a) Residential façades facing the eastern and southern boundaries of the site LAeq,1hr 33dB during the day and LAeq,15min 30dB during the night.

(b) Residential façades facing the western and northern boundaries of the site LAeq,1hr 38dB during the day and LAeq,15min 36dB during the night.

Appendix B

The noise levels shall be measured 1m externally to any window at the nearest residential facade. Measurements and assessments shall be made according to British Standard BS4142:2014

Reason: To ensure the proposed development does not have an unacceptable impact on the amenity of the occupiers apartments at Homefield Park, in accordance with Policy 29 of the Sutton Local Plan.

12. The all weather multi use games area (MUGA) hereby approved shall only be used between the hours of 0800 hours and 21:00 hours Monday to Friday, 08:00 hours and 18:00 hours on Saturdays and 09:00 hours and 16:00 hours on Sundays, with the exception of up to a maximum of five times a year for tournaments or other exceptional sports events which will operate within the house of 09.00-21:00 on a Saturday and Sunday.

Reason: To protect the residential amenity of the occupiers of nearby dwellings, in accordance with Policy 29 of the Sutton Local Plan.

13. Before the development hereby permitted is commenced a lighting scheme for the MUGA pitches shall be submitted for the consideration and written approval of the Local Planning Authority. The scheme shall take into account the lighting needs associated with the MUGA and shall be the minimum required to perform the relevant lighting task. It shall be specifically designed to minimise the risk of light spillage beyond the development site boundary and shall include:

a. A report, prepared by a lighting engineer, setting out the technical details of the luminaries and columns to be used, including their location, type, shape, dimensions and expected luminance output and specifically explaining what design attributes have been chosen to minimise light pollution

b. A plan illustrating horizontal and vertical illuminance levels across the development site and at the boundary of the site. The level of illuminance should be appropriate to the character of the surrounding area as a whole

c. A plan illustrating horizontal and vertical illuminance levels beyond the boundary of the site, together with the downward light output ratio of the lights.

Reason: To ensure the floodlights do not result in unacceptable levels of illumination that would cause harm to neighbouring residential amenity in accordance with Policy 29 of the Sutton Local Plan.

14. The multi use games area (MUGA) flood lights hereby approved shall only be used between the hours of 0800 hours and 21:00 hours Monday to Friday, 08:00 hours and 18:00 hours on Saturdays and 09:00 hours and 16:00 hours on Sundays, with the exception of up to a maximum of five times a year for tournaments or other exceptional sports events which will operate within the house of 09.00-21:00 on a Saturday and Sunday.

Reason: To protect the residential amenity of the occupiers of nearby dwellings, in accordance with Policy 29 of the Sutton Local Plan.

15. Prior to occupation of the development hereby permitted, the approved remediation works shall be completed on site, in accordance with a quality assurance scheme, agreed as part of the contaminated land assessment.

Appendix B

Reason: To prevent harm to human health and pollution of the environment in accordance with the aims and objectives of Policy 34 of the Sutton Local Plan 2018.

16. Prior to occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation 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. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the local planning authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

Reason: Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use.

17. If during implementation of this development, contamination is encountered which has not previously been identified, the additional contamination shall be fully assessed and a specific contaminated land assessment and associated remedial strategy shall be submitted to and agreed in writing by the Local Planning Authority before the additional remediation works are carried out. The agreed strategy shall be implemented in full prior to the completion of the development hereby approved.

Reason: To prevent harm to human health and pollution of the environment in accordance with the aims and objectives of Policy 34 of the Sutton Local Plan 2018.

18. Prior to the occupation of the development, full details of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. All hard and soft landscaping and tree planting shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards (in particular, BS 3882: Specifications for Topsoil, Recommendations (2015) and BS 8545: Trees from Nursery to Independence in the Landscape, Recommendations (2014) or other recognised codes of good practice). The works shall be carried out prior to the occupation of any part or relevant phase of the development or in accordance with the timetable agreed with the Local Planning Authority. Any tree(s) or plants that (within a period of five years after planting) are removed, die, or (in the opinion of the Local Planning Authority) are damaged or defective shall be replaced as soon as is reasonably practicable with others of a similar size/species/number as originally approved, unless the Local Planning Authority gives its consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs in accordance with Policy 28 of the Sutton Local Plan 2018.

19. The Arboricultural Method Statement and Tree Protection Plan submitted in support of the application shall be adhered to in full, subject to the pre-arranged tree protection monitoring and site supervision by a suitably qualified tree specialist.

Appendix B

Reason: Required to safeguard and enhance the character and amenity of the site and locality and to avoid any irreversible damage to retained trees pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with best practice and Policy 28 of the Sutton Local Plan 2018.

20. Before any development or construction work begins, a pre-commencement meeting shall be held on site and attended by the developers appointed arboricultural consultant, the site manager/foreman and a representative from the Local Planning Authority (LPA) to agree that all tree protection measures have been installed in accordance with the approved tree protection plan. The development shall thereafter be carried out in accordance with the approved details or any variation as may subsequently be agreed in writing by the LPA.

Reason: Required prior to the commencement of development in order that the Local Planning Authority may be satisfied that the trees to be retained will not be damaged during development works and to ensure that, as far as is possible, the work is carried out in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with best practice and Policy 28 of the Sutton Local Plan 2018.

21. No development shall commence until details of the design and layout of the proposed artificial sports pitch and its markings have been submitted to and approved in writing by the Local Planning Authority (after consultation with Sport England). The artificial pitch shall not be constructed other than in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy **.

22. Use of the development shall not commence (or no development shall commence or such other timescale) until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the all-weather pitch and sports hall and include details of pricing policy, hours of use, access by non-educational establishment users /non-members, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement."

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy **.

23. Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval 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 National Planning Policy Framework (NPPF) (Paragraph 170), and Policy 34 of the Sutton Local Plan.

Appendix B

Infiltrating water has the potential to cause remobilization of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

24. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

25. Reason: To ensure that the development does not harm groundwater resources in line with the National Planning Policy Framework (NPPF) (Paragraph 170), and Policy 34 of the Sutton Local plan. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters.

26. No development shall begin, including demolition and site clearance works, until a Construction Logistics Plan (CLP) and Construction Management Plan (CMP), to include details of: (a) loading and unloading of plant and materials; (b) storage of plant and materials; (c) programme of works (including measures for traffic management); (d) provision of boundary hoarding, behind any visibility zones of construction traffic routing; (e) hours of operation; (f) and means to prevent deposition of mud on the highway have been submitted, to and approved in writing by, the Local Planning Authority. The development shall be constructed in accordance with the approved statement.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway, and to ensure the development process does not have a significant adverse impact on the amenities of nearby residential properties.

27. Prior to the development being brought into use full details of the secure cycle storage facilities shall be submitted to, and approved in writing by, the Local Planning Authority which shall show their positioning within the site, the size and materials of the enclosure and the means of access. The approved details shall be implemented on site prior to the first occupation of the development hereby approved and thereafter permanently retained in accordance with the approved details.

Reason: To ensure the development provides an adequate level of cycle parking facilities and to encourage sustainable modes of transport, in accordance with Policies 36 and 37 of the Sutton Local Plan 2018. This condition is required to be pre-commencement as cycle storage needs to be designed into the scheme at an early stage of the construction process and respect the materials and design of the development.

28. Prior to the commencement of development (excluding and ground and demolition works) details of the proposed on-site car parking arrangements as a scaled plan shall be submitted to the Local Planning Authority to ensure compliance with adopted standards. The agreed parking layout shall then be implemented prior to the development being brought into use and permanently retained in accordance with the approved details.

Reason: To ensure the proposed development provides accessible parking arrangements in accordance with Policy 37 of the Sutton Local Plan.

Appendix B

29. Prior to commencement of the development hereby permitted a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority, in line with recommendations within the submitted Preliminary Ecological Appraisal (Greengage, 2021). The CEMP shall be in accordance with BS42020:2013 and include the following:
- a) The qualifications, role and responsibilities of the appointed on site Ecological Clerk of Works (ECoW) or similarly competent person;
 - b) seasonal timing of works to avoid affecting birds or other fauna;
 - c) measures to prevent entrapment of mammals at ground level;
 - d) measures to eradicate invasive non-native species, as set out within the PEA; and
 - e) construction lighting to ensure it is in accordance with Guidance Note 08/18 Bats and artificial lighting in the UK Bats and the Built Environment series by the Institute of Lighting Professionals and the Bat Conservation Trust
 - f) Evaluation and mitigation of any noise or dust
- All works carried out during the construction period shall be undertaken in accordance with the approved CEMP.
30. Reason: To enhance and protect the biodiversity value of the land in accordance with Policy 26 of the Sutton Local Plan 2018. This condition is required to be pre-commencement to ensure that protected species are not harmed or, are adequately mitigated for, prior to the demolition / construction process
31. Prior to the commencement of any phased activities (scheduled for 2022) that would change, modify or otherwise affect the existing fabric of the Junior School hereby permitted, the following shall be submitted to and approved in writing by the Local Planning Authority by the 1st November 2021
- A report covering:
- a. at least three emergence / re-entry bat surveys to be undertaken in 2021, covering all Potential Roost Features (PRFs) of the Junior School identified through the Preliminary Ecological Appraisal and Internal Inspection Letter (both Greengage, 2021), to provide updated information on the bat roost potential of the building Bat surveys shall be undertaken in accordance with Bat Surveys for Professional Ecologists: Good Practice Guidelines (BCT, 2016, 3rd Edition).
 - b. Any further surveys to provide suitable information as necessary (such as Roost Characterisation Surveys or for an application for a European Protected Species Mitigation Licence (EPSML) and the timings for such an application) and the results of those surveys
 - c. Any and all necessary mitigation (including roost replacement / additional roost provision and / or soft stripping of the building and any other measures) based on those surveys

Appendix B

Should the phased timings for the extension of the Junior School change, subsequent to planning permission being granted, the LPA must be immediately notified in writing, with updated timings for any further surveys and proposed works, such that no risk to protected species is evident because of planned works.

Reason: To enhance the biodiversity value of the land in accordance with Policy 26 of the Sutton Local Plan 2018. This condition is required to be pre-commencement of the proposed phased modifications to the Junior School, to ensure that protected species are not harmed and, if necessary, fully mitigated for, prior to the demolition / construction process.

32. Any works associated with the proposed extension of the Junior School that would impact on the existing Potential Roost Features identified through the Preliminary Ecological Appraisal (Greengage, 2021) shall not in any circumstance commence until such time as the Local Planning Authority has been provided with either:
- a. A licence issued by Natural England pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations 2017, authorising the specified activity / development to proceed; or
 - b. A statement in writing from a suitably qualified ecologist that there is no requirement for an EPSML application, based on information submitted to in accordance with Condition 31 (Bat Surveys)

Reason: To protect and enhance the biodiversity value of the land in accordance with Policy 26 of the Sutton Local Plan 2018. This condition is required to be pre-commencement of the proposed phased modifications to the Junior School, to ensure that protected species are not harmed and, if necessary, fully mitigated for, prior to the demolition / construction process through the granting of an appropriate licence.

33. Prior to commencement of the development hereby permitted, a scheme for habitat protection, creation and enhancements shall be submitted to and approved in writing by the Local Planning Authority. This will take the form of a Biodiversity Enhancement and Management Plan (BEMP) and include an updated No Net Loss and Net Gain evaluation, working to LBS's methodology and in general accordance with BS42020:2013 to provide a Net Gain on site.

The BEMP will provide:

- a) Full details and sizes of each habitat area to be created, how they will be created, 5 years of aftercare, 25 years of management and 30 years of monitoring of habitats from creation, based on the on submitted Preliminary Ecological Appraisal (Greengage, 2021),
- b) Green infrastructure, including but not limited to:
 - i) Extensive substrate based biodiverse roofs / biosolar roofs
 - ii) living walls / fences
 - iii) rain gardens
 - iiii) culinary herb planters

Appendix B

will be provided to maximise local biodiversity and contribute to increased urban permeability. Full details on substrate (including physico-chemical information), species, planting density and abundance will be provided, including cross-sectional views. Species will be native and appropriate for the type of roof / planting proposed.

c) Soft landscaping will detail biodiversity enhancement through planting schemes that provide nectar, pollen and fruit resources throughout the seasons, a variety of structural diversity and larval food plants, through no less than 60% native and local species by number and diversity. Substrate, provenance and numbers of all bulbs, seeds and plugs / whips / trees will be detailed, as will aftercare and ongoing management.

Ornamental plants will not include any genera or species on Schedule 9 of the Wildlife and Countryside Act (1981) or the LISI list and should be on the "RHS Plants for Pollinators" lists (or of documented wildlife value), to provide increased resource availability.

d) Current and proposed substrate physico-chemical values / soil sampling analysis for the proposed semi-improved grassland habitats and any necessary works required to deliver the grasslands

e) A timetable of delivery for each habitat, including soft landscaping and green infrastructure

f) A monitoring report shall be provided to the LPA on the 1st November of each year of monitoring (years 1-3 after creation, years 5, 7 & 10 and every 5 years thereafter), which will assess the condition of all habitats created and any and all necessary management or replacement / remediation measures required to deliver the agreed upon Net Gain values.

g) details of the contingency methods for management and funding, should the monitoring identify management changes are required to ensure the habitat(s) are in the appropriate condition to deliver the required biodiversity values

Work shall be undertaken in accordance with the approved scheme and thereafter retained in perpetuity.

Reason: To enhance the biodiversity value of the land in accordance with Policy 26 of the Sutton Local Plan 2018. This condition is required to be pre-commencement to ensure that the biodiversity value of the land is fully assessed and is not harmed and / or fully mitigated for, prior to the demolition / construction process.

34. Prior to rising above the damp proof course of the development hereby permitted, a scheme for wildlife and nesting features shall be submitted to and approved in writing by the Local Planning Authority. These will include:

a) Hedgehog holes to increase site connectivity (including boundary and internal fencing)

b) Hibernacula and / or refugia for herpetofauna

c) Deadwood / stag beetle loggeries

d) Features on buildings, in accord with the adopted Biodiversity Strategy, such as

Appendix B

- i) multi-chamber swift bricks (preferred) or boxes,
- ii) multi-occupancy hirundine nests,
- iii) starling boxes,
- iv) house sparrow terraces,
- v) bat bricks (preferred) or boxes

e) other bird boxes or features, as appropriate to the site (including insect boxes / hotels etc.)

The scheme will include full details on: numbers of each feature, type of feature / box / brick, location (plan and elevation views) of each feature, height above ground (if applicable) and nearest external lighting (if likely to have an impact).

Features shall be undertaken in accordance with the approved scheme and thereafter retained in perpetuity.

Reason: To enhance the biodiversity value of the land in accordance with Policy 26 of the Sutton Local Plan 2018.

35. Prior to occupation of the development hereby permitted, a pre- an post-development 'lighting scheme for biodiversity' shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme will include:

- a) Pre-development light levels, including ambient lighting from the surrounds, presented as 1m centre spot values down to 0.1lux, with isolux contour lines showing light degradation
- b) Post-development light levels, presented as 1m centre spot values down to 0.1lux, with isolux contour lines showing light degradation and 3D luminance in-the-scene modelling.
- c) Assessment of external lighting and light spill from any buildings through windows / security lighting etc., especially around the northern facade of Homestead and the canopy
- d) the technical details of the luminaires and columns to be used, including their location, type, shape, dimensions and expected luminance output and specifically explaining what design attributes have been chosen to minimise light pollution
- e) vertical spill shown in cross-sectional views.

Lighting will be designed to minimise impacts on biodiversity as outlined in Guidance Note 08/18: Bats and Artificial Lighting in the UK [Bats and the Built Environment series by the Institute of Lighting Professionals and the Bat Conservation Trust]

Reason: To protect the biodiversity value of the land, in accordance with Policy 26 of the Sutton Local Plan 2018.

36. Prior to occupation of the development hereby permitted, a Statement of Conformity shall be submitted to and approved in writing by the Local Planning Authority.

Appendix B

The Statement of Conformity will be signed by a suitably qualified ecologist named within the Biodiversity Enhancement and Management Plan (BEMP) and include evidence in the form of full details on:

- a) starting and completion dates for each habitat creation / enhancement
- b) general weather conditions for each habitat creation / enhancement
- c) any limitations / impeding factors during each habitat creation / enhancement phase,
- d) time stamped photographs of each habitat undergoing creation or enhancement
- e) post completion photographs of each habitat / enhancement
- f) Post installation photographs of each nesting / roosting feature under Condition 33.

This condition is to certify that the details for each habitat / feature, as approved under the BEMP, are in accord with the submitted information.

Reason: To enhance the biodiversity value of the land in accordance with Policy 26 of the Sutton Local Plan 2018.

INFROMATIVES

- (1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 5000 before proceeding with the work.
- (2) The Council was able to negotiate successfully with the applicant to amend the application so that it complied with the relevant policies. Sutton Council has accordingly granted planning permission.
- (3) The developer is reminded that under the Highways Act 1980 Sections 131, 148 and 149, it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and also to prosecute persistent offenders.
- (4) This decision notice should be read in conjunction with the agreement or Unilateral Undertaking submitted under Section 106 of the Town and Country Planning Act 1990 dated xxx.

Before work commences there may be notices or payments due in relation to this agreement and the obligations contained within. Please send any notices or queries to planningobligations@sutton.gov.uk.

Please note that failure to follow the obligations as stated in the agreement could result in penalty charges being added.

Appendix B

- (5) A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Acts 1991. Thames Water would expect the developer to demonstrate what measures they will undertake to minimise the groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed online via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

- (6) Guidance on preparing Community Use Agreements is available from Sport England. <http://www.sportengland.org/planningapplications/> For artificial grass pitches it is recommended that you seek guidance from the Football Association/England Hockey/Rugby Football Union on pitch construction when determining the community use hours the artificial pitch can accommodate.

This page is intentionally left blank