
Model Planning Conditions Report

The Planning Bureau Ltd.

Introduction

The Planning Bureau recognise the importance of reducing the number of unnecessary planning conditions which are often as much of a burden to officers as to the planning agents who have to discharge them. Our Planners try to liaise where possible with the local authorities to reduce the number of pre-commencement conditions that are attached to a planning permission.

Model Conditions

A list of suggested 'Model conditions' tailored to reflect the nature of the development and the site are included towards the bottom of this document. Naturally there are conditions that are vital to ensuring the proper development of a site; however there are often unnecessary pre-commencement conditions that can delay a site start. Reducing such conditions is an approach that has been welcomed by local planning authorities and Planning Inspectors, whilst the remaining pre-commencement conditions can directly focus on specific issues e.g. decontamination. Furthermore, some conditions, where appropriate, can be reworded to 'before occupation'. This approach gives an element of flexibility, which is useful to both the local planning authorities and McCarthy & Stone.

Reducing Planning Conditions

These Model conditions have been produced in order to minimise workload and to streamline the application process. The Planning Bureau encourages early discussions between themselves and the Council to ensure that conditions can be agreed from the outset to pre-empt any objectionable conditions for both parties.

The Planning Bureau view discussions regarding conditions as an important part of the planning application process, with informal discussions between the Company and the local

planning authority seen as being particularly helpful. These discussions allow The Planning Bureau to formulate the details of a project to take full account of the authority's requirements, and assist the authority in making sure that those requirements are reasonable in the light of the development proposed. It is felt that reducing the need for conditions is beneficial for both parties.

The list of conditions below are Model conditions produced by The Planning Bureau. The Planning Bureau see the benefits of these model conditions as a way to improve the consistency of conditions, and a means to save Council staff resources and to increase the speed with which planning applications are processed. Such model conditions assist The Planning Bureau by allowing McCarthy & Stone to take account of possible conditions at an early stage in drawing up their proposals.

Example of Model Conditions

Therefore, should the Council be minded to allow this application, the following conditions supplied by The Planning Bureau are conditions that the McCarthy & Stone have used previously, and are seen to be sufficient when developing Retirement Living developments successfully, and are in line with current planning policy.

Please note, these conditions are provided in order to demonstrate the wording of conditions, rather than detailing site specific requirements. Once statutory consultees' comments and suggested conditions have been submitted to the Council, it is the intention of McCarthy & Stone to submit more detailed conditions that have to tailored to reflect the consultees' requests.

STANDARD CONDITION(S)

1. The development hereby permitted must be begun not later than the expiration of 3 years commencing upon the date of this permission, and where applicable should be undertaken in strict accordance with the plan(s) comprising all aspects of the approved development accompanying the decision notice.

Reason: This standard time limit is required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004, while compliance with approved plans is required to ensure the approved standard of development is achieved.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

[Insert approved drawings numbers]

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

CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

3. No vehicles, equipment or materials may enter the site, and no construction work may commence on site until protective fencing has been erected around the trees to be retained on site. All existing trees shown on the plans hereby approved as being retained on site shall be protected by fencing in accordance with BS5837:1991 'Trees In Relation To Construction', in accordance with a scheme and specification which shall have been submitted to and approved in writing by the local planning authority. Within the protected area(s) there shall not be carried out or permitted, during the construction period, any building or other operations, parking or passage of vehicles, or storage of building or other materials or any other object.

Reason: To ensure that the trees on the site are protected during construction works in the interests of local amenity.

4. The site shall be remediated in accordance with the approved measures before occupation begins. If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

Reason: To safeguard the health of future occupants of the land in the interests of public health and to safeguard watercourse.

CONDITION(S) THAT REQUIRE APPROVAL DURING THE CONSTRUCTION/PRIOR TO THE OCCUPATION OF THE DEVELOPMENT

5. No part of the development shall be occupied or brought into use until the car parking area shown on the approved plan(s) have been marked out and made available for use. The approved car parking areas shall thereafter be kept available for the parking of residents and visitors cars at all times.

Reason: In the interests of highway safety and convenience.

6. The access shall be constructed in accordance with the approved plan prior to the dwellings hereby approved being first occupied.

Reason: To ensure the formation and construction of a satisfactory access in the interests of highway safety.

7. Details of hard standing and external lighting shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to occupation of the development hereby approved and retained in accordance with the approved details.

Reason: To enhance the quality of the development in the interests of the amenities of the locality.

8. The approved landscaping scheme **[Insert Plan number]** shall be implemented prior to the first occupation of the development and thereafter maintained for a period of 5 years following the completion of the works. Maintenance shall comprise and include for the replacement of any trees, shrubs or hedges that are removed, dying, being

seriously damaged or becoming seriously diseased within the above specified period, which shall be replaced by trees of a similar size and species.

Reason: To ensure a satisfactory standard of development and in the interest of visual amenity in the locality.

CONDITION(S) THAT ARE RELEVANT FOR THE LIFETIME OF THE DEVELOPMENT

9. All external facing or roofing materials shall be in built in line with approved plans.

Reason: To ensure a satisfactory appearance to the development.

10. No trees, shrubs or hedges within the site, unless shown to be removed on the approved plans, shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the previous written consent of the local planning authority.

Reason: To safeguard the existing trees in accordance with planning policies.

11. The development hereby approved shall be implemented in full accordance with the recommendations in the Habitat Survey Report and the recommendations of the Bat Survey Report or any replacement survey that is undertaken and subsequently approved by the Local Planning Authority.

Reason: To safeguard the population of bats during development as they are a protected species in accordance planning policies.