

Indigo Suggested Revised Wording of Proposed Conditions from the Environment Agency

CONDITION: Prior to the commencement of each phase of development to the west of watercourse A, as identified in the Flood Risk Assessment (FRA) by Weetwood (dated 8 February 2013; Final Report v1.3), a scheme for the improvement, protection and maintenance of existing flood defences as outlined in Section 4.1.3 of the ~~Flood Risk Assessment (FRA) by Weetwood (dated 8 February 2013; Final Report v1.3)~~ shall be submitted to and approved in writing by the local planning authority. The scheme for each relevant phase of development shall be completed in accordance with the approved plans.

REASON: To reduce the risk of flooding by maintaining existing flood defences.

CONDITION: Prior to the commencement of any phase of development that includes or is potentially affected by possible overland flow routes from Watercourse B as identified in the Flood Risk Assessment (FRA) by Weetwood (dated 8 February 2013; Final Report v1.3), details of the existing and proposed ground levels adjacent to Watercourse B ~~as identified in the Flood Risk Assessment (FRA) by Weetwood (dated 8 February 2013; Final Report v1.3)~~ shall be submitted to and approved in writing by the local planning authority. The development within that phase shall subsequently proceed in accordance with the approved plans for that phase.

REASON: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

CONDITION: Prior to any works phase of development affecting natural bankside habitat such as outfalls or culverting, a further survey of the watercourse should be carried out there should be another check for water vole presence at an appropriate time of year to establish the presence of water voles within that phase. The findings of the survey (together with proposals for mitigation/compensation, if required) shall be submitted to and approved in writing by the Local Planning Authority. Any necessary and approved measures for the protection of water voles shall thereafter be implemented in full as part of the development of the relevant phase.

REASON: To ensure protection of water voles and their habitat.

CONDITION: Any application for the approval of As part of the Reserved Matters ~~proposal which includes development adjoining the watercourses on site shall include;~~ a scheme for the provision and management of a buffer zone alongside the watercourses, ~~on site shall to~~ be submitted to and agreed in writing by the local planning authority. Thereafter each phase of the development shall be carried out in accordance with the approved scheme in so far as it relates to that phase of development, and any subsequent amendments shall be agreed in writing with the ~~L~~ocal ~~P~~lanning ~~A~~uthority.

REASON: To protect ecological, recreation and amenity interests by providing a buffer between the development and the watercourse.

Indigo Ref: 01920160

Application Ref: 3/2013/0137

Dated ~~29 May 2013~~ 19 April 2013