1. **STANDARD TIME CONDITIONS**
   - Full Planning Permission
   - Listed Building Consent
   - Conservation Area Consent
   - Outline Planning Permission
   - Reserved Matters

2. **RESIDENTIAL DEVELOPMENT (NON-CONSERVATION AREA)**
   - No permitted development (extensions) (amenity)
   - No permitted development (extensions) (character)
   - No permitted development (extensions) (amenity and character)
   - No permitted development (windows and doors)
   - Windows- obscured glass & fixed shut
   - Refuse and recycling implementation
   - Refuse and recycling scheme
   - Flat roofed extensions
   - Boundary treatments
   - No cables, aerials, flues and meter boxes
   - Land levels OD

3. **MATERIALS (NON-CONSERVATION AREA)**
   - Samples of Materials Non-Cons Area
   - Materials to match Non-Cons Area
   - Sash windows Non-Cons Area
   - Railings Non-Cons Area
   - Shopfront details (new developments only)

4. **CONSERVATION AREAS**
   - No permitted development (extensions) – Cons Area (character)
   - No permitted development (extensions) – Cons Area (character and amenity)
   - Samples of Materials – Cons Area
   - Materials to match – Cons Area
   - No cables/wires etc- Cons Area
   - Sash windows – Cons Area
   - Sash windows to match- Cons Area
   - Sash window details (new build)- Cons Area
   - Sash window details (alteration)- Cons Area
   - French doors- Cons Area
   - Railings – Cons Area
   - Rooflights – Cons Area
   - Boundary treatments – Cons Area
   - Flintwork to match- Cons Area
   - Sample flint panel (for boundaries)- Cons Area
   - Sample flint panel (on new buildings)- Cons Area
   - Rainwater goods and pipes- Cons Area
   - Protection of boundary walls- Cons Area
   - No demolition until contract signed- Cons Area

5. **LISTED BUILDING Applications Only**
   - Samples of materials – Listed Buildings
   - Materials to match – Listed Buildings
   - No cables/wires/downpipes etc – Listed Buildings
   - Rainwater goods and pipes– Listed Buildings
   - Sash windows to match– Listed Buildings
Sash Windows Details – Listed Buildings
Metal casement windows – Listed Buildings
French doors – Listed Buildings
Protection of internal details – Listed Buildings
Joinery details – Listed Building
Historic/architectural features to be retained – Listed Buildings
Historic/architectural features to be replaced and reinstated – Listed Buildings
New decorative details – Listed Buildings
Railings – Listed Buildings
Rooflights – Listed Buildings
Approval limited to drawings – Listed Buildings
New doors (panelled) – Listed Buildings
Fire precaution works – alarm system – Listed Buildings
Fireproofing details – Listed Buildings
Removal of original fabric – Listed Buildings
Repair of dilapidated buildings – Listed Buildings
Negotiated extras – Listed Buildings

6. **LANDSCAPING / TREES**

Landscaping / planting scheme
Implementation of landscaping scheme
Protection of existing trees
Protection of trees to arb report
Arb consultant
Construction/Method statement

7. **TRANSPORT**

Retention of parking area
Cycle parking scheme
Cycle parking implementation
Car Free Housing
Informative: Car Free Housing
Reinstatement of Redundant Vehicle Crossing
Informative: Reinstatement of Redundant Vehicle Crossing
New/extended crossover
Informative: New/extended crossover
Delivery & Service Management Plan
Disabled Parking
Road Safety Signage & Mirror
Informative: License for Tables & Chairs/A-boards/Shop Displays/scaffolding on highway
Informative: Placing Apparatus on the Highway Informative

8. **ACCESSIBILITY**

Lifetime Homes
Informative: Lifetime Homes
Informative: ATM / Cashpoint Controls

9. **SUSTAINABILITY**

Code for Sustainable Homes – (New build residential)
Informative: Code for Sustainable Homes
BREEAM Domestic Refurbishment – (Residential involving
Informative: BREEAM Domestic Refurbishment
BREEAM – (New build non-residential)
Informative: BREEAM
10. ENVIRONMENTAL HEALTH / LICENSING

Noise levels
Hours of opening / use- customers
Informative: Licence Requirement
Hours of opening / use- operation
Hours of use of machinery / plant
Servicing
Restrict loading / unloading
Plant hours of operation
Soundproofing of building
Soundproofing in building
Odour control equipment
Odour control equipment (sound insulation)
No open storage
Control of outside activity
Soundproofing plant / machinery
No panel beating/paint spray
External lighting
Informative: External lighting
Restrict use of premises
Delivery & Service Management Plan
Construction Environment Management Plan

11. CONTAMINATED LAND

Contaminated Land (Main)
Informative: Land Contamination
Contaminated Land (Lesser)

12. TEMPORARY / PERSONAL PERMISSION

Temporary use
Temporary building
Personal permission

13. ADVERTISEMENTS

Standard time condition (Advert)
Clean and tidy condition
Safety
Removal if necessary
Owner’s permission
Highway safety
Non-intermittent illumination
Hours of display
Advertisement clutter

14. ARCHAEOLOGY

Archaeology (Investigation/Programme of work)
Informative: Archaeology
15. ENVIRONMENT AGENCY REQUESTED CONDITIONS
Contaminated land
Informative: Contaminated land
Controls over infiltration drainage (soakaways)
Piling
Sustainable drainage systems
Surface water drainage (pollution)
Scheme for surface water drainage (flooding)
Informative: Sewers
Informative: Water

16. NATURE CONSERVATION
Biodiversity Measures
Bird/bat/insect boxes
Protection of Birds
Informative: Birds
Informative: Bats
Informative: Badgers
1. STANDARD TIME CONDITIONS

Full Planning Permission
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

Listed Building Consent
The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.
Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Conservation Area Consent
The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.
Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Outline Planning Permission
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters as defined in condition [INSERT] below, whichever is the later.
Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

Reserved Matters
a) Details of the reserved matters set out below (“the reserved matters”) shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:
   (i) layout;
   (ii) scale;
   (iii) appearance;
   (iv) access; and
   (v) landscaping.

b) The reserved matters shall be carried out as approved.

c) Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.
Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990.
2. RESIDENTIAL DEVELOPMENT (NON-CONSERVATION AREA)

No permitted development (extensions) (amenity)
No extension, enlargement or other alteration of the dwellinghouse(s) as provided for within Schedule 2, Part 1, Class[es A, B and C] of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.
**Reason:** The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

No permitted development (extensions) (character)
No extension, enlargement or other alteration of the dwellinghouse(s) as provided for within Schedule 2, Part 1, Class[es A, B and C] of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.
**Reason:** The Local Planning Authority considers that further development could cause detriment to the character of the area and for this reason would wish to control any future development to comply with policy QD14 of the Brighton & Hove Local Plan.

No permitted development (extensions) (amenity and character)
No extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse(s) as provided for within Schedule 2, Part 1, Class[es A - E] of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.
**Reason:** The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and to the character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

No permitted development (windows and doors)
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows, dormer windows, rooflights or doors other than those expressly authorised by this permission shall be constructed [in the western elevation of the extension/dwelling hereby approved] without planning permission obtained from the Local Planning Authority.
**Reason:** To safeguard the amenities of the occupiers of nearby properties and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

Windows- obscured glass
The [***] windows in the [***] elevation of the development hereby permitted shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.
**Reason:** To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.
Windows- obscured glass & fixed shut
The [***] windows in the [***] elevation of the development hereby permitted shall be obscure glazed and non-opening, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such.
**Reason:** To safeguard the privacy of the occupiers of the adjoining property and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

Refuse and recycling implementation
The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.
**Reason:** To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policy QD27 of the Brighton & Hove Local Plan.

Refuse and recycling scheme
Prior to first occupation of the development hereby permitted a scheme for the storage of refuse and recycling shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.
**Reason:** To ensure the provision of satisfactory facilities for the storage of refuse and to comply with policy QD27 of the Brighton & Hove Local Plan.

Flat roofed extensions
Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, patio or similar amenity area.
**Reason:** In order to protect adjoining properties from overlooking and noise disturbance and to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

Boundary treatments
Prior to first occupation of the development hereby permitted a plan detailing the positions, height, design, materials and type of all existing and proposed boundary treatments shall have been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be provided in accordance with the approved details prior to first occupation of the development and shall thereafter be retained at all times.
**Reason:** To enhance the appearance of the development in the interest of the visual and residential amenities of the area and to comply with policies QD1, QD15 and QD27 of the Brighton & Hove Local Plan.

No cables, aerials, flues and meter boxes
No cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation facing a highway.
**Reason:** To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies QD1 and QD27 of the Brighton & Hove Local Plan.

Land levels OD
No development shall commence until full details of existing and proposed ground levels (referenced as Ordinance Datum) within the site and on land and buildings adjoining the site by means of spot heights and cross-sections, proposed siting and finished floor levels of all
buildings and structures, have been submitted to and approved by the Local Planning Authority. The development shall then be implemented in accordance with the approved level details.

**Reason:** As this matter is fundamental to the acceptable delivery of the permission to safeguard the amenities of nearby properties and to safeguard the character and appearance of the area, in addition to comply with policies QD2 and QD27 of the Brighton and Hove Local Plan.

### Affordable housing

Prior to first occupation of the development hereby permitted a scheme for the provision of \( \text{XXX} \) units of affordable housing, as part of the development, shall have been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme which shall include:

i) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;

ii) the tenure, mix and location of the affordable units;

iii) the arrangements for the transfer of the affordable housing to an affordable housing provider;

iv) the arrangements to ensure that the affordable housing remains as affordable housing for both first and subsequent occupiers of the affordable housing; and

v) the occupancy criteria.

For the purposes of this condition 'affordable housing' has the meaning ascribed to it by the National Planning Policy Framework.

**Reason:** To ensure the provision and retention of an appropriate amount of affordable housing in accordance with policy HO2 of the Brighton & Hove Local Plan.

#### 3. MATERIALS (NON-CONSERVATION AREA)

**Samples of Materials Non-Cons Area**

No development above ground floor slab level of any part of the development hereby permitted shall take place until samples of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority, including (where applicable):

a) samples of all brick, render and tiling (including details of the colour of render/paintwork to be used)

b) samples of all cladding to be used, including details of their treatment to protect against weathering

c) samples of all hard surfacing materials

d) samples of the proposed window, door and balcony treatments

e) samples of all other materials to be used externally

Development shall be carried out in accordance with the approved details.

**Reason:** To ensure a satisfactory appearance to the development and to comply with policies QD1 & QD14 of the Brighton & Hove Local Plan.

**Materials to match Non-Cons Area**

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

**Reason:** To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

**Sash windows Non-Cons Area**

All new windows shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such.
**Reason:** In the interests of the character and appearance of the building(s) and the visual amenities of the area and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

**Railings Non-Cons Area**
The railings shown on the approved plans shall be painted black prior to the occupation of the development hereby permitted and shall be retained as such.
**Reason:** In the interests of the character and appearance of the development and the visual amenities of the area and to comply with policy QD1 of the Brighton & Hove Local Plan.

**Shopfront details (new developments only)**
No development shall take place above ground floor slab level of any part of the development hereby approved until drawings illustrating the detailed shopfront design, at a scale of 1:20 or greater, have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details and retained as such thereafter.
**Reason:** To ensure a satisfactory appearance to the development and to comply with policies QD1, QD5 and QD10 of the Brighton & Hove Local Plan.

### 4. CONSERVATION AREAS

**No permitted development (extensions) – Cons Area (character)**
No extension, enlargement or other alteration of the dwellinghouse(s) as provided for within Schedule 2, Part 1, Class [es A, B and C] of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.
**Reason:** The Local Planning Authority considers that further development could cause detriment to the character of the area and for this reason would wish to control any future development proposals to comply with policies QD14 and HE6 of the Brighton & Hove Local Plan.

**No permitted development (extensions) – Cons Area (character and amenity)**
No extension, enlargement, alteration or provision within the curtilage of the dwellinghouse(s) as provided for within Schedule 2, Part 1, Class [es A - E] of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.
**Reason:** The Local Planning Authority considers that further development could cause detriment to the character of the area and to the amenities of the occupiers of nearby properties and for this reason would wish to control any future development proposals to comply with policies QD14, QD27 and HE6 of the Brighton & Hove Local Plan.

**Samples of Materials – Cons Area**
No development above ground floor slab level of any part of the development hereby permitted shall take place until samples of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority, including (where applicable):

a) samples of all brick, render and tiling (including details of the colour of render/paintwork to be used)
b) samples of all cladding to be used, including details of their treatment to protect against weathering
c) samples of all hard surfacing materials
d) samples of the proposed window, door and balcony treatments

e) samples of all other materials to be used externally

Development shall be carried out in accordance with the approved details.

**Reason:** To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

**Materials to match – Cons Area**

The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

**Reason:** To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

**No cables/wires etc- Cons Area**

No cables, wires, aerials, pipework (except rainwater downpipes shown on the approved plans) meter boxes, ventilation grilles or flues shall be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior consent in writing of the Local Planning Authority.

**Reason:** To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

**Sash windows – Cons Area**

All new windows shall be painted softwood, double hung vertical sliding sashes with concealed trickle vents and shall be retained as such thereafter.

**Reason:** To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

**Sash windows to match- Cons Area**

The windows hereby approved shall be single glazed painted timber vertical sliding sashes with no trickle vents and shall match exactly the original sash windows to the building, including their architrave, frame and glazing bar dimensions and mouldings, and subcill, masonry cill and reveal details, and shall have concealed sash boxes recessed within the reveals and set back from the outer face of the building to match the original sash windows to the building, and the windows shall be retained as such thereafter.

**Reason:** To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

**Sash window details (new build)- Cons Area**

No development above ground floor slab level shall take place until full details of all new sash window(s) and their reveals and cills including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The windows shall be single glazed painted timber vertical sliding sashes with concealed trickle vents. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

**Reason:** To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

**Sash window details (alteration)- Cons Area**

No development shall take place until full details of all new sash window(s) and their reveals and cills including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The windows shall be single glazed painted timber vertical sliding sashes with concealed trickle vents. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.
Reason: As this matter is fundamental to the acceptable delivery of the permission to ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

French doors - Cons Area
The French doors hereby approved shall be single glazed inward-opening painted timber doors without trickle vents and with architraves, glazing bar dimensions and mouldings and frame mouldings to match exactly those of the original doors[windows] to the building and with a masonry step. The doors shall be set back from the outer face of the building and recessed into the reveals to the same depth as the original doors[windows] to the building and shall be retained as such thereafter.  
**Reason:** To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

Railings – Cons Area
The railings shown on the approved plans shall be painted black prior to the occupation of the development hereby permitted and shall be retained as such thereafter.  
**Reason:** To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

Rooflights – Cons Area
The rooflight(s) hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.  
**Reason:** To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

Boundary treatments – Cons Area
Prior to first occupation of the development hereby permitted a plan detailing the positions, height, design, materials and type of all existing and proposed boundary treatments shall have been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be provided in accordance with the approved details prior to first occupation of the development and shall thereafter be retained at all times.  
**Reason:** To enhance the appearance of the development in the interest of the visual and residential amenities of the area and to comply with policies QD1, QD15, HE6 and QD27 of the Brighton & Hove Local Plan.

Flintwork to match - Cons Area
All new flintwork and works of making good of the flintwork shall match the original flint walls in the type of flints, coursing, density of stones, and the mortar's colour, texture, composition, lime content and method of pointing and the pointing of the brick dressings shall match the colour, texture, lime content and style of the original brick pointing.  
**Reason:** To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

Sample flint panel (for boundaries) – Cons Area
No development shall take place until a sample panel of flintwork has been constructed on the site and approved in writing by the Local Planning Authority. The flintwork comprised within the development shall be carried out and completed to match the approved sample flint panel.  
**Reason:** As this matter is fundamental to the acceptable delivery of the permission to ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.
Sample flint panel (on new buildings)- Cons Area
No development above ground floor slab level of any part of the development hereby permitted shall take place until a sample panel of flintwork has been constructed on the site and approved in writing by the Local Planning Authority. The flintwork comprised within the development shall be carried out and completed to match the approved sample flint panel.
**Reason:** To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

Rainwater goods and pipes- Cons Area
All new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and shall be painted [black/grey/to match the colour of the renderwork background walls] and retained as such thereafter.
**Reason:** To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

Protection of boundary walls- Cons Area
No development shall take place until a survey report and a method statement setting out how the existing boundary walls are to be protected, maintained, repaired and stabilised during and after demolition and construction works, and including details of any temporary support and structural strengthening or underpinning works, shall have been submitted to and approved in writing by the Local Planning Authority. The demolition and construction works shall be carried out and completed fully in accordance with the approved method statement.
**Reason:** As this matter is fundamental to the acceptable delivery of the permission to ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan.

No demolition until contract signed- Cons Area
The works of demolition hereby permitted shall not be begun until documentary evidence is produced to the Local Planning Authority to show that contracts have been entered into by the developer to ensure that building work on the site the subject of this consent is commenced within a period of 6 months following commencement of demolition in accordance with a scheme for which planning permission has been granted.
**Reason:** As this matter is fundamental to the acceptable delivery of the permission to prevent premature demolition in the interests of the character and appearance of the Conservation Area and to comply with policy HE8 of the Brighton & Hove Local Plan.

5. **LISTED BUILDING** Applications Only

Samples of materials – Listed Buildings
No development shall take place until samples of the following materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority:
- a) samples of brick, render and tiling (including details of the colour of render/paintwork to be used)
- b) samples of all cladding to be used, including details of their treatment to protect against weathering
- c) samples of all hard surfacing materials
- d) samples of the proposed window and door treatments
Development shall be carried out in strict accordance with the approved details.
**Reason:** To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.
Materials to match – Listed Buildings
The external finishes of the works hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

**Reason:** To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

No cables/wires/downpipes etc – Listed Buildings
No cables, wires, aerials, pipework (except rainwater downpipes shown on the approved plans) meter boxes, ventilation grilles or flues shall be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior consent in writing of the Local Planning Authority.

**Reason:** To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

Rainwater goods and pipes – Listed Buildings
All new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and shall be painted [black/grey/to match the colour of the renderwork background walls] and retained as such thereafter.

**Reason:** To ensure a satisfactory appearance to the development and to comply with policy HE1 of the Brighton & Hove Local Plan.

Sash windows to match – Listed Buildings
The windows hereby approved shall be single glazed painted timber vertical sliding sashes with no trickle vents and shall match exactly the original sash windows to the building, including their architrave, frame and glazing bar dimensions and mouldings, and subcill, masonry cill and reveal details, and shall have concealed sash boxes recessed within the reveals and set back from the outer face of the building to match exactly the original sash boxes to the building.

**Reason:** To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

Sash Windows Details – Listed Buildings
No works shall take place until full details of all new sash window(s) and their reveals and cills including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The windows shall be single glazed painted timber vertical sliding sashes with concealed trickle vents. The works shall be carried out and completed fully in accordance with the approved details and retained as such thereafter.

**Reason:** To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

Metal casement windows – Listed Buildings
All new windows shall be steel casements matching the opening pattern and frame sections of existing windows.

**Reason:** To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

French doors – Listed Buildings
The French doors hereby approved shall be single glazed inward-opening painted timber doors without trickle vents and with architraves, glazing bar dimensions and mouldings and frame mouldings to match exactly those of the original doors [windows] and with a masonry step. The doors shall be set back from the outer face of the building and recessed into the reveals to the same depth as the original doors [windows].

**Reason:** To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.
Protection of internal details – Listed Buildings

The new walls shall be scribed around all existing features including any skirting boards, dado rails, picture rails and cornices, and the existing features shall not be cut into or damaged. Any new skirting boards, picture rails, dado rails and cornices shall be run around the new walls and the blocked up doors to match exactly the originals in each respective part of the building.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

Joinery details – Listed Building

No works shall take place until full details of the proposed works including 1:20 scale sample elevations and 1:1 scale joinery profiles [INSERT] have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

Historic/architectural features to be retained – Listed Buildings

All existing architectural features including staircases, balustrades, windows, doors, architraves, skirtings, dados, picture rails, panel work, fireplaces, tiling, corbelled arches, cornices, decorative ceilings and other decorative features shall be retained except where otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

Historic/architectural features to be replaced and reinstated – Listed Buildings

No works shall take place until a schedule of all features to be removed, moved, replaced or reinstated has been submitted to and approved in writing by the Local Planning Authority. All replacement and reinstatement features must match exactly the original in materials and detail. Photographs/drawings/sections recording the features to be replicated must be submitted along with 1:1 scale drawings of proposed items for approval by the Local Planning Authority.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policies HE1 and HE4 of the Brighton & Hove Local Plan.

New decorative details – Listed Buildings

No works shall take place until full details of the proposed [INSERT] including 1:20 scale sample elevations and 1:1 scale profiles of the [INSERT] have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

Railings – Listed Buildings

The railings shown on the approved plans shall be painted black within one month of installation and shall be retained as such thereafter.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

Rooflights – Listed Buildings

The rooflight(s) hereby approved shall have steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.
Approval limited to drawings – Listed Buildings
This approval is limited to the works shown on the approved drawings and does not indicate approval for associated or enabling works that may be necessary to carry out the scheme. Any further works must be submitted to and approved in writing by the Local Planning Authority prior to any works commencing.

**Reason:** To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

New doors (panelled) – Listed Buildings
All existing doors are to be retained, except where indicated on the drawings hereby approved. Any new doors shall be of timber construction with recessed panels and be of a specified size and design as agreed in writing by the Local Planning Authority prior to commencement of work. Any fireproofing to doors should be an integral part of the door construction, and self closing mechanisms, if required, shall be of the concealed mortice type.

**Reason:** To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

Fire precaution works – alarm system – Listed Buildings
The smoke detectors, fire alarm call points, fire alarms, emergency lighting fittings and control boxes shall be located in unobtrusive positions in the corners of rooms and their electrical cabling systems shall not be surface mounted but concealed within the floors, ceilings and walls, except where otherwise approved, and the walls, floors and ceilings made good to the satisfaction of the Local Planning Authority.

**Reason:** To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

Fireproofing details – Listed Buildings
No works shall take place until details of the method of fire protection of the walls, floors, ceilings and doors, including 1:5 scale sections through walls and ceilings, 1:20 scale elevations of doors and 1:1 scale moulding sections, have been submitted to and approved in writing by the Local Planning Authority. All existing original doors shall be retained and where they are required to be upgraded to meet fire regulations details of upgrading works shall be submitted to and approved in writing by the Local Planning Authority. Self-closing mechanisms, if required, shall be of the concealed mortice type. The works shall be carried out in accordance with the approved details.

**Reason:** As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

Removal of original fabric – Listed Buildings
No works shall take place until the extent of removal of original fabric has been agreed in writing by the Local Planning Authority. The [INSERT] to be removed/demolished must be fully recorded by scaled drawing and photographs and these records passed to the Local Planning Authority prior to removal/demolition of the item.

**Reason:** In order to provide a reasonable opportunity to record the history of the listed building and to comply with policy HE2 of the Brighton & Hove Local Plan.

Repair of dilapidated buildings – Listed Buildings
No works shall take place until a method statement for the works of repair to the [INSERT] has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved method statement.

**Reason:** As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.
Negotiated extras – Listed Buildings

The [*negotiated extras*] shall be completed in accordance with the approved plans within [*time period*].

**Reason:** To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

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### 6. LANDSCAPING / TREES

**Landscaping / planting scheme**

Prior to first occupation of the development hereby permitted, a scheme for landscaping shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- details of all hard surfacing;
- details of all boundary treatments;
- details of all proposed planting, including numbers and species of plant, and details of size and planting method of any trees.

All hard landscaping and means of enclosure shall be completed in accordance with the approved scheme prior to first occupation of the development. All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

**Reason:** To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

**Implementation of landscaping scheme**

The landscaping scheme detailed on drawing no. [X] received on [X] shall be carried out in the first planting and seeding season following the first occupation of the building or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become, in the opinion of the Local Planning Authority, seriously damaged or diseased, shall be replaced with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

**Reason:** To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

**Protection of existing trees**

No development shall commence until fences for the protection of trees to be retained have been erected in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The fences shall be erected in accordance with BS5837 (2012) and shall be retained until the completion of the development and no vehicles, plant or materials shall be driven or placed within the areas enclosed by such fences.

**Reason:** As this matter is fundamental to protecting the trees which are to be retained on the site during construction works in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

**Protection of trees to arb report**

No development shall commence until the fences for the protection of the trees to be retained have been erected in accordance with the submitted [arboricultural method statement received on the XXX]. The fences shall be erected in accordance with BS5837 (2012) and shall be
retained until the completion of the development and no vehicles, plant or materials shall be
driven or placed within the areas enclosed by such fences.
**Reason:** As this matter is fundamental to protecting the trees which are to be retained on the
site during construction works in the interest of the visual amenities of the area and to comply
with policies QD1 and QD16 of the Brighton & Hove Local Plan.

Arb consultant
No development shall commence until details of the arboricultural consultant to be employed
during construction works, in accordance with the arboricultural method statement submitted
with the application, have been submitted to, and approved in writing by, the Local Planning
Authority. Such details shall include the name, employer, contact details and monitoring
programme for the consultant. The development shall be implemented in accordance with the
approved details. No emergency works or any variation to the approved works shall be carried
out without the prior approval in writing of the Local Planning Authority.
**Reason:** As this matter is fundamental to protecting the trees which are to be retained on the
site during construction works in the interest of the visual amenities of the area and to comply
with policies QD1 and QD16 of the Brighton & Hove Local Plan.

Construction/Method statement
No development or other operations shall commence on site in connection with the development
hereby approved, (including any tree felling, tree pruning, demolition works, soil moving,
temporary access construction and/or widening, or any operations involving the use of motorised
vehicles or construction machinery) until a detailed Construction Specification/Method Statement
for [eg crossover, pilings] has been submitted to and approved in writing by the Local Planning
Authority. This shall provide for the long-term retention of the trees. No development or other
operations shall take place except in complete accordance with the approved Construction
Specification/Method Statement.
**Reason:** As this matter is fundamental to protecting the trees which are to be retained on the
site during construction works in the interest of the visual amenities of the area and to comply
with policies QD1 and QD16 of the Brighton & Hove Local Plan.

7. TRANSPORT

Retention of parking area
The vehicle parking area shown on the approved plans shall not be used otherwise than for the
parking of private motor vehicles and motorcycles belonging to the occupants of and visitors to
the development hereby approved.
**Reason:** To ensure that adequate parking provision is retained and to comply with policy TR19
of the Brighton & Hove Local Plan.

Cycle parking scheme
Prior to first occupation of the development hereby permitted, details of secure cycle parking
facilities for the occupants of, and visitors to, the development shall have been submitted to and
approved in writing by the Local Planning Authority. The approved facilities shall be fully
implemented and made available for use prior to the first occupation of the development and
shall thereafter be retained for use at all times.
**Reason:** To ensure that satisfactory facilities for the parking of cycles are provided and to
encourage travel by means other than private motor vehicles and to comply with policy TR14 of
the Brighton & Hove Local Plan.

Cycle parking implementation
The development hereby permitted shall not be occupied until the cycle parking facilities shown
on the approved plans have been fully implemented and made available for use. The cycle
parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

**Reason:** To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

**Car Free Housing**
The development hereby permitted shall not commence until such time as a scheme has been submitted to and approved in writing by the Local Planning Authority to provide that the residents of the development, other than those residents with disabilities who are Blue Badge Holders, have no entitlement to a resident's parking permit.

**Reason:** This pre-commencement condition is imposed in order to allow the Traffic Regulation Order to be amended in a timely manner prior to first occupation to ensure that the development is car-free and to comply with policy HO7 of the Brighton & Hove Local Plan.

**Informative: Car Free Housing**
The applicant is advised that the scheme required to be submitted by Condition [INSERT] should include the registered address of the completed development; an invitation to the Council as Highway Authority (copied to the Council’s Parking Team) to amend the Traffic Regulation Order; and details of arrangements to notify potential purchasers, purchasers and occupiers that the development is car-free.

**Reinstatement of Redundant Vehicle Crossing**
Prior to the first occupation of the development hereby permitted the applicant shall reinstate the redundant vehicle crossover [*describe location*] back to a footway by raising the existing kerb and footway.

**Reason:** In the interests of highway safety and to comply with policies TR7 and TR8 of the Brighton and Hove Local Plan.

**Informative: Reinstatement of Redundant Vehicle Crossing**
The applicant is advised that the proposed highways works should be carried out in accordance with the Council’s current standards and specifications and under licence from the Streetworks team. The applicant should contact the Streetworks Team (01273 293366).

**New/extended crossover**
The new/extended crossover and access shall be constructed prior to the first occupation of the development hereby permitted.

**Reason:** In the interests of highway safety and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan.

**Informative: New/extended crossover**
The planning permission granted includes a vehicle crossover which requires alterations and amendments to areas of the public highway. All necessary costs including any necessary amendments to a Traffic Regulation Order (TRO), the appropriate license and application fees for the crossing and any costs associated with the movement of any existing street furniture will have to be funded by the applicant. Although these works are approved in principle by the Highway Authority, no permission is hereby granted to carry out these works until all necessary and appropriate design details have been submitted and agreed. The crossover is required to be constructed under licence from the Head of Asset and Network Management. The applicant must contact the Streetworks Team (01273 293 366) prior to any works commencing on the public highway.
Delivery & Service Management Plan
Prior to the first occupation of the development hereby approved a Delivery & Service Management Plan, which includes details of the types of vehicles, how deliveries will take place and the frequency of deliveries shall be submitted to and approved in writing by the Local Planning Authority. All deliveries shall thereafter be carried out in accordance with the approved plan.

Reason: In order to ensure that the safe operation of the development and to protection of the amenities of nearby residents, in accordance with polices SU10, QD27 and TR7 of the Brighton & Hove Local Plan.

Disabled Parking
Prior to first occupation of the development hereby permitted, details of disabled car parking provision for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented and made available for use prior to the first occupation of the development and shall thereafter be retained for use at all times.

Reason: To ensure the development provides for the needs of disabled staff and visitors to the site and to comply with Local Plan policy TR18 and SPG4.

Road Safety Signage & Mirror
Prior to first occupation of the development hereby permitted, details of appropriate signage and mirrors to the access shall have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development and shall thereafter be retained for use at all times.

Reason: To improve visibility and awareness of vehicles and other users entering and exiting the site via the access, and to comply with policy TR7 or the Brighton & Hove Local Plan.

Informative: License for Tables & Chairs/A-boards/Shop Displays/scaffolding on highway
The applicant is advised that this planning permission does not override the need to obtain a licence for the tables and chairs/a-boards/shop displays/scaffolding with banners/shrouds on the highway under the Highways Act 1980. The applicant must contact the Council’s Highway Enforcement team for further information. Tel: 01273 292 071, Email: street.licensing@brighton-hove.gov.uk.

Informative: Placing Apparatus on the Highway Informative
The applicant is advised that any apparatus located within the adopted highway must be sited in accordance with and under licence from the Council’s Streetworks team. The applicant must contact the Streetworks team (01273 293 366) prior to any works commencing on the public highway.

8. ACCESSIBILITY

Lifetime Homes
The new dwelling(s) hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

Informative: Lifetime Homes
The applicant is advised that details of Lifetime Homes standards can be found in Planning Advice Note PAN 03 Accessible Housing & Lifetime Homes, which can be accessed on the Brighton & Hove City Council website (www.brighton-hove.gov.uk).
Informative: ATM / Cashpoint Controls
The applicant is advised that notwithstanding the approved plans, the ATM’s controls should be raised and separated from each other, have a positive action and have raised numbers, letters or Braille characters on each control and be no higher than 1060 mm from ground level.

9. **SUSTAINABILITY**

Code for Sustainable Homes – (New build residential)
Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 4 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.
Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan.

Informative: Code for Sustainable Homes
The applicant is advised that details of the Code for Sustainable Homes can be found on the Planning Portal (www.planningportal.gov.uk), on the Department for Communities and Local Government website (www.communities.gov.uk) and in Supplementary Planning Document SPD08 Sustainable Building Design, which can be accessed on the Brighton & Hove City Council website (www.brighton-hove.gov.uk). Accreditation bodies at March 2010 include BRE and STROMA; other bodies may become licensed in future.

BREEAM Domestic Refurbishment – (Residential involving existing buildings)
None of the residential units hereby approved shall be occupied until a BRE issued BREEAM Domestic Refurbishment Final/Post Construction Certificate confirming that each residential unit built has achieved a rating of ‘very good’ as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.
Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and policy CP8 of the Submission City Plan Part One.

Informative: BREEAM Domestic Refurbishment
The applicant is advised that details of the BREEAM Domestic Refurbishment assessment and a list of approved assessors can be obtained from the BRE website (www.breeam.org/page.jsp?id=228). Details can also be found in Supplementary Planning Document SPD08 Sustainable Building Design, which can be accessed on the Brighton & Hove City Council website (www.brighton-hove.gov.uk).

BREEAM – (New build non-residential)
Unless otherwise agreed in writing by the Local Planning Authority, the non-residential development hereby approved shall not be occupied until a BREEAM Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a minimum BREEAM rating of ‘Very Good’/‘Excellent’ has been submitted to, and approved in writing by, the Local Planning Authority.
Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and policy CP8 of the Submission City Plan Part One.

Informative: BREEAM
The applicant is advised that details of the BREEAM assessment tools and a list of approved assessors can be obtained from the BREEAM websites (www.breeam.org). Details about
BREEAM can also be found in Supplementary Planning Document SPD08 Sustainable Building Design, which can be accessed on the Brighton & Hove City Council website (www.brighton-hove.gov.uk).

Waste Minimisation Statement compliance
The development hereby permitted shall be undertaken in accordance with the Waste Minimisation Statement received on XXXXX.
Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste to landfill is reduced and to comply with policies WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013 and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.

Sustainability checklist compliance
The development hereby permitted shall not be occupied until the sustainability measures [state measures eg gas efficient boilers] detailed within the Sustainability Checklist/supporting statement received on the 2nd July 2012 have been fully implemented, and such measures shall thereafter be retained as such.
Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

Sustainability measures
Prior to first occupation of the development hereby permitted, details of sustainability measures to reduce the energy and water consumption of the development shall have been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented prior to first occupation and thereafter be retained as such.
Reason: To ensure that measures to make the development sustainable and efficient in the use of energy and water are included in the development and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

Hardsurfaces
The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.
Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with policy SU4 of the Brighton & Hove Local Plan.

Informative: Hardsurfaces
The applicant is advised that advice regarding permeable and porous hardsurfaces can be found in the Department of Communities and Local Government document ‘Guidance on the permeable surfacing of front gardens’ which can be accessed on the DCLG website (www.communities.gov.uk).

Green roof
No development above ground floor slab level of any part of the development hereby permitted shall take place until details of the construction of the green roofs have been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement, the seed mix, and a maintenance and irrigation programme. The roofs shall then be constructed in accordance with the approved details and shall be retained as such thereafter.
Reason: To ensure that the development contributes to ecological enhancement on the site and in accordance with policy QD17 of the Brighton & Hove Local Plan.

Green walls
No development above ground floor slab level of any part of the development hereby permitted shall take place until details of the proposed green walling and maintenance and irrigation programme have been submitted to and approved in writing by the Local Planning Authority. The walls shall thereafter be constructed, maintained and irrigated in accordance with the approved details.
Reason: To ensure that the development contributes to ecological enhancement on the site and in accordance with policy QD17 of the Brighton & Hove Local Plan.

10. ENVIRONMENTAL HEALTH / LICENSING

Noise levels
Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. The Rating Level and existing background noise levels are to be determined as per the guidance provided in BS 4142:2014.
Reason: To safeguard the amenities of the occupiers of neighbouring properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

Hours of opening / use- customers
The use hereby permitted shall not be open to customers except between the hours of [*** and ***] on Mondays to Fridays and [*** and ***] on Saturdays and [*** and ***] on Sundays, Bank or Public Holidays. No other activity within the site shall take place between the hours of 23.30 and 06.30 daily.
Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

Informative: Licence Requirement
The applicant is advised that this planning permission does not override the need to obtain a licence under the Licensing Act 2003. Please contact the Council's Licensing team for further information. Their address is Environmental Health & Licensing, Bartholomew House, Bartholomew Square, Brighton BN1 1JP (telephone: 01273 294429, email: ehl.safety@brighton-hove.gov.uk, website: www.brighton-hove.gov.uk/licensing).

Hours of opening / use- operation
The use hereby permitted shall not be operational except between the hours of 07:00 and 23:00 on Mondays to Sundays, including Bank or Public Holidays.
Reason: To safeguard the amenities of the locality and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

Hours of use of machinery / plant
No machinery and/or plant shall be used at the premises except between the hours of [*** and ***] on Mondays to Fridays and [*** and ***] on Saturdays and not at anytime on Sundays, Bank or Public Holidays.
Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.
Servicing
No servicing (i.e. deliveries to or from the premises) shall occur except between the hours of 07.00 and 21.00 Monday to Saturday, and 09.00 to 17.00 on Sundays, Bank or Public Holidays.

**Reason:** To safeguard the amenities of the occupiers of neighbouring properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

Restrict loading / unloading
No vehicular movements nor any loading or unloading of vehicles shall take place on the site except between the hours of [*** and ***] on Monday to Friday and [*** and ***] on Saturdays and not at any time on Sundays, Bank or Public Holidays.

**Reason:** To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

Plant hours of operation
The air-conditioning units hereby permitted shall be switched off between the hours of 23:00 and 07:00 daily.

**Reason:** To safeguard the amenities of the occupiers of neighbouring properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

Soundproofing of building
No development above ground floor slab level of any part of the development hereby permitted shall take place until a scheme for the soundproofing of the building has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the first occupation of the development and shall thereafter be retained as such.

**Reason:** To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

Soundproofing in building
No development above ground floor slab level of any part of the development hereby permitted shall take place until a scheme for the soundproofing of the floors and walls between X and Y, as recommended by the submitted noise[acoustic] report received on the XXX, has been submitted and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the first occupation of the development and shall thereafter be retained as such.

**Reason:** To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

Odour control equipment
Prior to first occupation of the development hereby permitted a scheme for the fitting of odour control equipment to the building shall have been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the first occupation of the development and shall thereafter be retained as such.

**Reason:** To safeguard the amenities of the occupiers of adjoining properties and to comply with policy QD27 of the Brighton & Hove Local Plan.

Odour control equipment (sound insulation)
Prior to first occupation of the development hereby permitted a scheme for the sound insulation of the odour control equipment referred to in the condition set out above shall have been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the first occupation of the development and shall thereafter be retained as such.
Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

No open storage
No open storage shall take place within the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

Control of outside activity
No industrial activity of any kind, except loading and unloading, shall take place outside the proposed building within the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

Soundproofing plant / machinery
No development above ground floor slab level of any part of the development hereby permitted shall take place until a scheme for the suitable treatment of all plant and machinery against the transmission of sound and/or vibration has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the first occupation of the development and shall thereafter be retained as such.
Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

No panel beating/paint spray
No panel beating or paint spraying shall be carried on at the premises at any time.
Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies SU10 and QD27 of the Brighton & Hove Local Plan.

External lighting
Prior to first occupation of the development hereby permitted, details of external lighting shall have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by the Local Planning Authority.
Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies QD25 and QD27 of the Brighton & Hove Local Plan.

Informative: External lighting
The applicant is advised that the details of external lighting required by the condition above should comply with the recommendations of the Institution of Lighting Engineers (ILE) ‘Guidance Notes for the Reduction of Light Pollution (2011)’ for Zone E or similar guidance recognised by the council. A certificate of compliance signed by a competent person (such as a member of the Institution of Lighting Engineers) should be submitted with the details. Please contact the council’s Pollution Team for further details. Their address is Environmental Health & Licensing, Bartholomew House, Bartholomew Square, Brighton, BN1 1JP (telephone 01273 294490 email: ehlpollution@brighton-hove.gov.uk website: www.brighton-hove.gov.uk).

Restrict use of premises
The premises shall be used as an office (Use Class B1(a)) only and for no other purpose (including any other purpose in Class B of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument
revoking and re-enacting that Order with or without modification). Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (or any order revoking and re-enacting that Order with or without modification), no change of use shall occur without planning permission obtained from the Local Planning Authority.

**Reason:** The Local Planning Authority would wish to retain control over any subsequent change of use of these premises in the interests of safeguarding the amenities of the area and to comply with policy QD27 of the Brighton & Hove Local Plan.

**Delivery & Service Management Plan**
Prior to the first occupation of the development hereby approved a Delivery & Service Management Plan, which includes details of the types of vehicles, how deliveries will take place and the frequency of deliveries shall be submitted to and approved in writing by the Local Planning Authority. All deliveries shall thereafter be carried out in accordance with the approved plan.

**Reason:** In order to ensure that the safe operation of the development and to protection of the amenities of nearby residents, in accordance with polices S10, QD27 and TR7 of the Brighton & Hove Local Plan.

**Construction Environment Management Plan**
No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:

(i) The phases of the Proposed Development including the forecasted completion date(s)
(ii) A commitment to apply to the Council for prior consent under the Control of Pollution Act 1974 and not to Commence Development until such consent has been obtained
(iii) A scheme of how the contractors will liaise with local residents to ensure that residents are kept aware of site progress and how any complaints will be dealt with reviewed and recorded (including details of any considerate constructor or similar scheme)
(iv) A scheme of how the contractors will minimise complaints from neighbours regarding issues such as noise and dust management, vibration, site traffic and deliveries to and from the site
(v) Details of hours of construction including all associated vehicular movements
(vi) Details of the construction compound
(vii) A plan showing construction traffic routes
(viii) An audit of all waste generated during construction works

The construction shall be carried out in accordance with the approved CEMP.

**Reason:** As this matter is fundamental to the protection of amenity, highway safety and managing waste throughout development works and to comply with policies QD27, SU2, SU9, SU10, SU13 and TR7 of the Brighton & Hove Local Plan and WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013 and Supplementary Planning Document 03 Construction and Demolition Waste.

### 11. CONTAMINATED LAND

**Contaminated Land (Main)**
(i) The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Local Planning Authority:
(a) a desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice;

and, unless otherwise agreed in writing by the Local Planning Authority,
(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2001;

and, unless otherwise agreed in writing by the Local Planning Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include the nomination of a competent person to oversee the implementation of the works.

(ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of (i) (c) above that any remediation scheme required and approved under the provisions of (i) (c) above has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress; and

c) certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under (i) (c).

Reason: As this matter is fundamental to the acceptable delivery of the permission to safeguard the health of future residents or occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.

Informative: Land Contamination

The applicant is advised that the above condition on land contamination has been imposed because the site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

To satisfy the condition a desktop study shall be the very minimum standard accepted. Pending the results of the desk top study, the applicant may have to satisfy the requirements of (i) (b) and (i) (c) of the condition.

It is strongly recommended that in submitting details in accordance with this condition the applicant has reference to Contaminated Land Report 11, Model Procedures for the Management of Land Contamination. This is available on both the DEFRA website (www.defra.gov.uk) and the Environment Agency website (www.environment-agency.gov.uk).

Contaminated Land (Lesser)

If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the Local Planning Authority. The remediation measures shall be carried out as approved and in accordance with the approved programme.

Reason: To safeguard the health of future residents or occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.
12. **TEMPORARY / PERSONAL PERMISSION**

Temporary use
The use hereby permitted shall be discontinued and the land restored to its condition immediately prior to the use commencing on or before [***] in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

**Reason:** The use hereby approved is not considered suitable as a permanent form of development to safeguard [***] and to comply with policy(s) [***] of the Brighton & Hove Local Plan.

Temporary building
The building hereby permitted shall be removed and the land restored to its condition immediately prior to the development authorised by this permission commencing on or before [***] in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

**Reason:** The building hereby approved is not considered suitable as a permanent form of development to safeguard [***] and to comply with policy(s) [***] of the Brighton & Hove Local Plan.

Personal permission
The use hereby permitted shall be carried on only by [***] and by no other person and upon the cessation of occupation by [***] the use hereby permitted shall cease.

**Reason:** This permission is granted exceptionally and only in view of the personal circumstances of the applicant.

13. **ADVERTISEMENTS**

Standard time condition (Advert)
This consent shall expire 5 years from the date of this notice whereupon the signage shall be removed and any damage repaired unless further consent to display has been given by the Local Planning Authority.

**Reason:** To accord with Regulation 14(7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of amenity and public safety.

Clean and tidy condition
Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

**Reason:** To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.

Safety
Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

**Reason:** To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety.

Removal if necessary
Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

**Reason:** To accord with Regulation 14(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of public safety and visual amenity.
Owner’s permission
No advertisement is to be displayed without the permission of the owner of the site or any other
person with an interest in the site entitled to grant permission.
**Reason:** To accord with Regulation 14(1) of the Town and Country Planning (Control of

Highway safety
No advertisement shall be sited or displayed so as to -
(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to
navigation by water or air; or
(c) hinder the operation of any device used for the purpose of security or surveillance or for
measuring the speed of any vehicle.
**Reason:** To accord with Regulation 14(1) of the Town and Country Planning (Control of

Non-intermittent illumination
The illumination of the advertisement shall be non-intermittent.
**Reason:** To safeguard the appearance and character of the area in accordance with policy
QD12 of the Brighton & Hove Local Plan.

Hours of display
The advertisement(s) hereby approved shall not be illuminated later than [*hh:mm*] or after the
premises are closed to the public (whichever is the earlier) and shall not be illuminated before
[*hh:mm*] on any day.
**Reason:** To safeguard the appearance and character of the area in accordance with policy
QD12 of the Brighton & Hove Local Plan.

Advertisement clutter
The advertisement(s) hereby granted consent shall not be installed or erected until the existing
signs located [****] have been removed and any damage incurred by removal repaired.
**Reason:** To safeguard the appearance and character of the area in accordance with policy
QD12 of the Brighton & Hove Local Plan.

14. **ARCHAEOLOGY**

Archaeology (Investigation/Programme of work)
i) No development shall take place until the developer has secured the implementation of a
programme of archaeological work in accordance with a Written Scheme of Archaeological
Investigation which has been submitted to and approved in writing by the Local Planning
Authority.

ii) The development hereby permitted shall not be brought into use until the archaeological site
investigation and post investigation assessment has been completed in accordance with the
programme set out in the Written Scheme of Investigation approved under condition [1] and
that provision for analysis, publication and dissemination of results and archive deposition has
been secured.
**Reason:** This pre-commencement condition is imposed because it is necessary to ensure that
the archaeological and historical interest of the site is safeguarded and recorded to comply with
policy HE12 of the Brighton & Hove Local Plan.
Informative: Archaeology
The applicant is advised to contact the East Sussex County Archaeologist to establish the scope for the Written Scheme of Archaeological Investigation as required by condition XX.

Archaeology (Watching brief)
No development shall take place within the application site until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with written details which have been submitted to and approved in writing by the Local Planning Authority. In the event of important archaeological features or remains being discovered which are beyond the scope of the watching brief to excavate and record and which require a fuller rescue excavation, then construction work shall cease until the developer has secured the implementation of a further programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved scheme.

Reason: This pre-commencement condition is imposed because it is necessary to ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with policy HE12 of the Brighton & Hove Local Plan

15. ENVIRONMENT AGENCY REQUESTED CONDITIONS

Contaminated land
Prior to the commencement of the development approved by this planning permission (or such other date or stage in the development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:
1. A preliminary risk assessment which has identified all previous uses, potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors, and potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on 1 to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and detailed risk assessment referred to in 2 and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in 3 are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: As this matter is fundamental to the acceptable delivery of the permission to prevent pollution of the water environment and to comply with policy SU3 of the Brighton & Hove Local Plan.

Notes: This condition covers the full range of measures that may be needed depending on the level of risk at the site. The preferred option is to apply the whole condition however in certain circumstances depending the information and stage of development, some sections could be removed.
Informative: Contaminated land

The applicant is advised that it has been identified that the land is potentially contaminated. If, during development, contamination not previously identified is found to be present at the site then no further development should be carried out until the developer contacted the Council’s Environmental Health Department for advice. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

Note: No investigation can completely characterise a site. The condition may be appropriate where some parts of the site are less well characterised than others, or in areas where contamination was not expected and therefore not included in the original remediation proposals.

Controls over infiltration drainage (soakaways)

No infiltration of surface water drainage into the ground is 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 prevent pollution of the water environment and to comply with policy SU3 of the Brighton & Hove Local Plan.

Note: The EA recommends this where contamination could affect drainage designs. We need to see the developer cross referencing any contamination assessments with the drainage proposals.

Piling

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.

Reason: To prevent pollution of the water environment and to comply with policy SU3 of the Brighton & Hove Local Plan.

Note: This just requires the piling methodology to be submitted and agreed.

Sustainable drainage systems

No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include: [......]

Reason: As this matter is fundamental to the acceptable delivery of the permission to prevent the increased risk of flooding and to prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface water disposal and to comply with policy SU3 of the Brighton & Hove Local Plan.

Note: EA to provide additional information requirements.

Surface water drainage (pollution)

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas, roads and hardstandings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.
Reason: To prevent pollution of the water environment and to comply with policy SU3 of the Brighton & Hove Local Plan.

Scheme for surface water drainage (flooding)
No development shall commence until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed. Reason: As this matter is fundamental to the acceptable delivery of the permission to prevent the increased risk of flooding and to prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface water disposal and to comply with policy SU3 of the Brighton & Hove Local Plan.

Informative: Sewers
The applicant is advised that a formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (tel 01962 858688), or www.southernwater.co.uk

Informative: Water
The applicant is advised that an agreement with Southern Water, prior to commencement of the development, the measures to be undertaken to divert/protect the public water supply main.

16. NATURE CONSERVATION

Biodiversity Measures
Prior to first occupation of the development hereby permitted a scheme to enhance the nature conservation interest of the site shall have been submitted to and agreed in writing by the Local Planning Authority. The scheme shall accord with the standards described in Annex 6 of SPD 11 and shall be implemented in full prior to the first occupation of the development hereby approved. Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with Policy QD17 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD11 Nature Conservation and Development.

Bird/bat/insect boxes
Prior to first occupation of the development hereby permitted details showing the type, number, location and timescale for implementation of the compensatory bird / bat boxes shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be carried out in strict accordance with the approved details. Reason: To safeguard these protected species from the impact of the development and ensure appropriate integration of new nature conservation and enhancement features in accordance with policy QD17 and QD18 of the Brighton & Hove Local Plan.

Protection of Birds
No hedgerow, tree or shrub shall be removed from the site between 1st March and 31st August inclusive without the prior submission of a report to the Local Planning Authority which sets out the results of a survey to assess the nesting bird activity on the site and describes a method of working to protect any nesting bird interest. The report must first be agreed in writing by the Local Planning Authority and shall then be carried out in strict accordance with the approved details. Reason: To ensure that wild birds building or using their nests are protected, in accordance with QD18 of the Brighton & Hove Local Plan.
Informative: Birds
The applicant is advised that under Part 1 of the Wildlife and Countryside Act 1981 disturbance to nesting birds, their nests and eggs is a criminal offence. The nesting season is normally taken as being from 1\textsuperscript{st} March – 30\textsuperscript{th} September. The developer should take appropriate steps to ensure nesting birds, their nests and eggs are not disturbed and are protected until such time as they have left the nest.

Informative: Bats
The applicant is advised of the possible presence of bats on the development site. All species of bat are protected by law. It is a criminal offence to kill bats, to intentionally or recklessly disturb bats, damage or destroy a bat roosting place and intentionally or recklessly obstruct access to a bat roost. If bats are seen during construction, work should stop immediately and Natural England should be contacted on 0300 060 0300.

Informative: Badgers
The applicants are advised that badgers may be present on site. Badgers and their setts are protected under the Protection of Badgers Act 1992. It is a criminal offence to kill, injure or take badgers or to interfere with a badger sett. Should a sett be found on site during construction, work should stop immediately and Natural England should be contacted on 0300 060 0300.