

CAS-02641-G8G7M5 – Land at Model Farm – Schedule of Conditions (version 2g)

Conditions relating to Area A only:

	Condition	Requirement	Reason	Comment	LPA Response
1	Time Limit and parameter plans (Area A as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	<p>Details of the layout, appearance, landscaping and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.</p> <p>The reserved matters shall be in accordance with the scale parameters illustrated on plans:</p> <p>JCD0064-003-T-210511 - Indicative Concept Masterplan; JCD0064-004-I-210511 -Parameter plan - Land Use & Storey Heights JCD0064-005-G-210510 - Parameter plan - Movement & Access; and JCD0064-006-J-210607 - Parameter plan - Green Infrastructure.</p> <p>The development as a whole, will not exceed an aggregate floor space of 132,598 sq.m gross external area.</p>	To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 and to ensure a satisfactory form of development in accordance with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the Local Development Plan.	It was requested at the Inquiry that the conditions should specify where they relate to Area A and Area B. Specifying the Area is of limited benefit to the purpose of those conditions that otherwise impose a requirement relating to the entire development.	<p>Appellant update (20/03/2026): floorspace figure updated to match parameter plan.</p> <p>27.3.26 LPA update: Agreed (lesser figure than before), no further comment.</p>
2	Time Limit (Area A as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	Any application for approval of the reserved matters for any phase of development shall be made to the Local Planning Authority not later than three years from the date of this permission.	To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.	No proposed amendment.	23.04.26 – agreed.
3	Time Limit (Area A as identified on plan ref. JCD0064-001-	The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the	To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.	No proposed amendment.	23.04.26 – agreed.

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	D-210331 - Site Boundary Plan)	reserved matters to be approved, whichever is the later.			
4	Parameter Plan (implement.)	The development shall be carried out in accordance with the scale parameters for buildings illustrated on plan ref: JCD0064-004-1-210511-Parameter plan - Land Use & Storey Heights, and for the development as a whole, be up to an aggregate gross internal floor space of 161,834 sq.m.	To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 and to ensure a satisfactory form of development in accordance with Policies SP1 (Delivering the Strategy) and MD2 (Design of New Development) of the Local Development Plan.	It was discussed at the Inquiry that the requirement for development to be carried out in accordance with the parameter plans should be combined with the requirement for the approval of the reserved matters. This is proposed under Condition 1.	23.04.26 – agreed.
8	Tree Survey & Arboricultural Impact Ass. (Area A as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	No development shall take place, nor any excavation or site clearance, until there has been an updated Tree Survey and Arboricultural Impact Assessment submitted to and approved by the Local Planning Authority. The submitted details shall include: a) a plan, showing the position of every tree on the site and on land adjacent to the site (including woodlands and street trees) that could influence or be affected by the development, and indicating which trees are to be removed and which are to be retained; b) and in relation to every tree identified a schedule listing: - information as specified in paragraph 4.4.2.5 of British Standard BS5837:2012 - Trees in Relation to Design, Demolition and Construction - Recommendations; - any proposed pruning, felling or other work;	In order to avoid damage to trees on or adjoining the site which are of amenity value to the area and to ensure compliance with Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.	Appellant update (20/03/2026): it is proposed to make specific provision under this condition that the buffer to the Ancient Woodland will be not less than 15 metres.	23.04.26 LPA update: Agreed but note that greater buffers than these specified minimums may be required, and impact on the design for reserved matters applications.

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		<p>c) and in relation to every existing tree identified to be retained on the plan referred to in (a) above, details of:</p> <ul style="list-style-type: none"> - any proposed alterations to existing ground levels, and of the position of any proposed excavation, including from drainage or SuDS proposals, that might affect the root protection area; - all appropriate tree protection measures required before and during the course of development (in accordance with BS5837:2012). <p>-establish suitable buffer areas to the ancient woodland and existing wooded areas, which, notwithstanding detail contained with the Environmental Statement and Green Infrastructure Statement, shall not be less than 15 metres to ancient woodland and not less than 10 metres to existing wooded areas.</p> <p>d) areas of existing landscaping to be protected from construction operations and the method of protection.</p>			
9	Foul Water Drainage Scheme (Area A as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	No development shall take place on any phase of the development, until a foul water drainage scheme, for that phase and/or other identified part, has been submitted to and agreed in writing by the Local Planning Authority. Thereafter, the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.	To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment and to comply with the terms of Policies SP1 (Delivering the Strategy) and MD1 (Location of	No proposed amendment.	23.04.26 – agreed.

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			New Development) of the Local Development Plan.		
10	Hydraulic Modelling Assessment (Area A as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	No development shall take place on any phase of development, until a point of connection on the public sewerage system for that phase and/or other identified part, has been identified by a hydraulic modelling assessment, which shall be first submitted to and approved in writing by the Local Planning Authority (to include details of the proposed timing of delivery of the connection). Thereafter, the connection shall be made in accordance with the recommended connection option (including the approved timing of connection) following the implementation of any necessary reinforcement works to the sewerage system, as may be identified by the hydraulic modelling assessment.	To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment in accordance with Policy MD7 of the Local Development Plan.	No proposed amendment.	23.04.26 – agreed.
11	Potable Water Scheme (Area A as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	No development shall take place on any phase of development until a potable water scheme to serve the site, and for that phase of development and/or other identified part, has been submitted to and approved by the Local Planning Authority. The scheme shall demonstrate that the existing water supply network can suitably accommodate the proposed development site. If necessary, a scheme to reinforce the existing public water supply network in order to accommodate the site shall be delivered prior to the occupation of any building. Thereafter, the agreed scheme shall be constructed in full and remain in perpetuity.	To ensure the site is served by a suitable potable water supply and to comply with the terms of Policies SP1 (Delivering the Strategy) and MD1 (Location of New Development) of the Local Development Plan.	No proposed amendment.	23.04.26 – agreed.
12	Sustainable Drainage System (Area A as identified on plan	No development, including excavations, shall take place until a sustainable drainage system for the surface water disposal has been submitted to and approved by the Local Planning Authority.	To enable a more sustainable form of drainage, and to prevent hydraulic overloading of	No proposed amendment. Appellant update (20/03/2026): it is	27.3.26 LPA response: Agreed.

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	ref. JCD0064-001-D-210331 - Site Boundary Plan)	The sustainable drainage system shall restrict surface water runoff from impermeable surfaces to existing greenfield runoff rates . The sustainable drainage system shall thereafter be implemented in full accordance with the approved details prior to the first beneficial occupation of the development.	the public sewerage system, pollution of the environment and to protect the health and safety of existing residents and ensure no detriment to the environment and to comply with the terms of Policies SP1 (Delivering the Strategy) and MD1 (Location of New Development) of the Local Development Plan.	proposed to specify that the sustainable drainage system will restrict runoff to existing greenfield runoff rates.	
13	Access Design (Area A as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	Notwithstanding the plans and details submitted, n No development shall commence until full design and engineering details of the proposed primary vehicular accesses to Port Road, and re-aligned roundabout with the A4226, (as per JNY9969-RPS-0100-001B Preliminary Spine Road Alignment (Sheet 1 of 4) and JNY9969-RPS-0100-004B Preliminary Spine Road Alignment (Sheet 4 of 4)) have been submitted to and approved in writing by the Local Planning Authority. The details shall include provisions for active travel, vision splays, street signage, street lighting, upgrades to bus stop facilities on Port Road, surface water drainage details and any retaining structures. The development shall not be brought into beneficial use until the roundabout, access road and associated junctions have been constructed in accordance with the approved details.	In the interest of highway safety and to ensure a satisfactory form of access to serve the development, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.	Appellant update (07/04/2026): it is proposed to reference the access designs to provide information of the proposed accesses.	23.04.26 – amendments inc. to refer to plan revisions B agreed.
14	Highway Works (Area A as	No works whatsoever shall commence upon any structures, drainage systems, street lighting, and	In the interest of highway safety and to ensure a	No proposed amendment.	23.04.26 – agreed.

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	identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	water culverts etc. abutting or within close proximity to the existing/ proposed highway, until the design calculations and full Engineering details have been submitted to and approved by the Local Planning Authority. The works shall thereafter be implemented in accordance with the approved details.	satisfactory form of access to serve the development, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.		
15	Highway Signing Strategy (Area A as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	Prior to the commencement of development, a Highway Signing Strategy shall be submitted and approved in writing by the Local Planning Authority. The Strategy shall thereafter be implemented in accordance with the approved details.	In the interest of highway safety and to ensure a satisfactory form of access to serve the development, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.	No proposed amendment.	23.04.26 – agreed.
16	Historic Environment Archaeological Mitigation Scheme (Area A as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment archaeological mitigation supervision which has been submitted by the applicant and approved by the Local Planning Authority which should include: <ul style="list-style-type: none"> <i>geophysical survey (which may enable targeted fieldwork, and include a strip, map and record of some areas if these cannot be excluded from a final masterplan)</i> <i>an archaeological watching brief during groundworks (including any demolition,</i> 	To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource and to ensure compliance with Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment) and MD8 (Historic	It was requested at the Inquiry that the condition is to be made more specific.	23.04.26 – amendment to specify mitigation more precisely (per GGAT/Heneb consultation response) agreed.

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	Condition	Requirement	Reason	Comment	LPA Response
		<p><i>construction of roads and foundations, and services installation and any hard landscaping)</i></p> <ul style="list-style-type: none"> <i>detailed contingency arrangements</i> <i>provision for any sampling that may prove necessary, post-excavation recording, assessment and reporting of the results.</i> <p>Thereafter, the programme of work supervision will be fully carried out in accordance with the requirements and standards of the written scheme.</p>	Environment) of the Local Development Plan.		
23	Gas Investigation Scheme (Area A as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	<p>Prior to the commencement of any development affecting land described in records 51/58 in Appendix 3 of Desk Study and Preliminary Risk Assessment, works a scheme to investigate and monitor the site for the presence of gases* being generated at the site or land adjoining thereto, including a plan of the area to be monitored, shall be submitted to the Local Planning Authority for its approval.</p> <p>Following completion of the approved monitoring scheme, the proposed details of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing to the LPA. If no protection measures are required than no further actions will be required.</p> <p>All required gas protection measures shall be installed and appropriately verified before occupation of any part of the development which has been permitted and the approved protection</p>	To ensure that the safety of future occupiers is not prejudiced and to ensure compliance with Policies SP1 (Delivering the Strategy) MD7-Environmental Protection of the Adopted LDP 2011-2026	It was requested at the Inquiry that this condition be made more specific to identify the historic landfill location. To make this condition more specific, the scheme to investigate and monitor the site for the presence of gases would relate to the location of the historic landfill only and would not relate to the entire development as the condition secures.	<p>Please refer to specific location i.e. 'as shown on plan ref. xx'</p> <p>Appellant response: reference made to Desk Study and Preliminary Risk Assessment.</p> <p>27.3.26: LPA response: Agreed</p>

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		<p>measures shall be retained and maintained until such time as the Local Planning Authority agrees in writing that the measures are no longer required.</p> <p>* 'Gases' include landfill gases, vapours from contaminated land sites, and naturally occurring methane and carbon dioxide, but does not include radon gas. Gas Monitoring programmes should be designed in line with current best practice as detailed in CIRIA 665 and or BS8485 year 2007 Code of Practice for the Characterization and Remediation from Ground Gas in Affected Developments.</p>			
24	<p>Land Contamination (Area A as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)</p>	<p>Prior to the commencement of each phase of development, an assessment of the nature and extent of contamination shall be submitted to and approved in writing by the Local Planning Authority. This assessment must be carried out by or under the direction of a suitably qualified competent person * in accordance with BS10175 (2011) Code of Practice for the Investigation of Potentially Contaminated Sites and shall assess any contamination on the site, whether or not it originates on the site.</p> <p>The report of the findings shall include:</p> <p>(i) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, as recommended by the Phase 1 Combined Geo-environmental and Geotechnical Assessment Desktop Study (5 August 2019) (13 December 2019)</p> <p>(ii) an assessment of the potential risks to:</p>	<p>To ensure that information provided for the assessment of the risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems is sufficient to enable a proper assessment and to ensure compliance with Policies SP1 (Delivering the Strategy) MD7- Environmental Protection of the Adopted LDP 2011- 2026</p>	<p>No proposed amendment.</p>	<p>23.04.26 – agreed.</p>

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	Condition	Requirement	Reason	Comment	LPA Response
		<ul style="list-style-type: none"> - human health, - ground waters and surface waters adjoining land, - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, - ecological systems, - archaeological sites and ancient monuments; and - any other receptors identified at (i) <p>(iii) an appraisal of remedial options, and justification for the preferred remedial option(s).</p> <p>All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency’s ‘Model procedures for the Management of Land Contamination, CLR 11’ (September 2004) and the WLGA / WG / NRW guidance document ‘ Land Contamination: A guide for Developers’ (2017) unless the Local Planning Authority agrees to any variation.</p> <p>* A ‘suitably qualified competent person’ would normally be expected to be a chartered member of an appropriate professional body (such as the Institution of Civil Engineers, Geological Society of London, Royal Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites.</p>			
25	Land Contamination Remediation & Verification (Area A	<p>In the event that contamination is identified as a result of Condition 24, Prior to the commencement of each phase of development a detailed remediation scheme and verification</p>	To ensure that any unacceptable risks from land contamination to the future users of the	Condition wording amended to clarify that the requirement is ‘if	23.04.26 – amendment to tie in with condition 24 agreed.

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	as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	<p>plan to bring the site of each phase to a condition suitable for the intended use by removing any unacceptable risks to human health, controlled waters, buildings, other property and the natural and historical environment shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of each phase of development. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The schemes must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.</p> <p>All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WG / NRW guidance document ' Land Contamination: A guide for Developers'(2017), unless the Local Planning Authority agrees to any variation.</p>	land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to ensure compliance with Policies SP1 (Delivering the Strategy) MD7-Environmental Protection of the Adopted LDP 2011-2026.	required' as a result of Condition 24.	
26	Remediation Scheme (Area A as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	The remediation schemes approved by the above condition must be fully undertaken in accordance with their terms prior to the occupation of any part of the development covered by the relevant remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.	To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be	No proposed amendment.	23.04.26 – agreed.

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		<p>Within 6 months of the completion of the measures identified in any given approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.</p> <p>All work and submissions carried out for the purposes of this condition must be conducted in accordance with DEFRA and the Environment Agency's 'Model procedures for the Management of Land Contamination, CLR 11' (September 2004) and the WLGA / WG / NRW guidance document ' Land Contamination: A guide for Developers' (2017), unless the Local Planning Authority agrees to any variation.</p>	<p>carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to ensure compliance with Policies SP1 (Delivering the Strategy) MD7-Environmental Protection of the Adopted LDP 2011-2026.</p>		
27	<p>Unidentified Contamination (Area A as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)</p>	<p>In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 2 days to the Local Planning Authority, all associated works must stop, and no further development shall take place unless otherwise agreed in writing until a scheme to deal with the contamination found has been approved. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme and verification plan must be prepared and submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the Local Planning Authority. The timescale for the above actions</p>	<p>To ensure that any unacceptable risks from land contamination to the future users of the land, neighbouring land, controlled waters, property and ecological systems are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to ensure compliance with Policies SP1 (Delivering the Strategy) MD7-Environmental</p>	<p>No proposed amendment.</p>	<p>23.04.26 – agreed.</p>

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		shall be agreed with the LPA within 2 weeks of the discovery of any unsuspected contamination.	Protection of the Adopted LDP 2011-2026.		
28	Imported Materials (Area A as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	Any topsoil (natural or manufactured) or subsoil, and any aggregate (other than virgin quarry stone) or recycled aggregate to be imported (and any site won material including soils, aggregates, recycled materials) shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of its importation. Only material approved by the Local Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the relevant Code of Practice and Guidance Notes. Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with a scheme and timescale to be agreed in writing by the LPA.	To ensure that the safety of future occupiers is not prejudiced and to ensure compliance with Policies MD1 and MD7 of the LDP.		23.04.26 – agreed.
29	Landscaping Scheme (Area A as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	Prior to the commencement of development, details of both hard and soft landscape works in Area A as detailed on JCD0064-006-J-210607 - Parameter plan - Green Infrastructure shall be submitted to and approved in writing by the Local Planning Authority. These details shall include: i) A statement setting out the design objectives and how these will be delivered; ii) earthworks showing existing and proposed finished levels or contours; iii) means of enclosure and retaining structures;	To safeguard local visual amenities, and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan	Appellant update: it is proposed that this condition is retained to ensure the submission of landscaping details relating to the structural green infrastructure in Area A necessary to discharge Condition 7.	27.3.26 LPA response: Agreed.

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		<p>iv) planting plans; v) written specifications (including cultivation and other operations associated with plant and grass establishment); vi) schedules of plants noting species, plant supply sizes and proposed numbers/densities where appropriate; vii) an implementation programme (including phasing of work where relevant).</p> <p>All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with the agreed details and implementation programme (vii); 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.</p> <p>iv) other vehicle and pedestrian access and circulation areas; v) hard surfacing materials; vi) minor artefacts and structures in the public realm (e.g. furniture, refuse or other storage units, signs, etc.); vii) opportunities for public art within the public realm; viii) proposed planting within areas such as verges, and other parts of the public realm</p> <p>Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of</p>			

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		plants noting species, plant supply sizes and proposed numbers/densities where appropriate; an implementation programme (including phasing of work where relevant);			
30	Landscaping implementation (implement.)	All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings 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.	To ensure satisfactory maintenance of the landscaped area to ensure compliance with Policies SP1 (Delivering the Strategy), SP10 (Built and Natural Environment), MD1 (Location of New Development) and MD2 (Design of New Developments) of the Local Development Plan.	It was requested at the Inquiry that this condition be removed on the basis that landscape matters are reserved.	23.04.26 – agreed.
31	Green Infrastructure Details (Area A as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	Prior to the commencement of development, the detail of the intersections of the green infrastructure with the roads and pedestrian routes shall be submitted to and agreed in writing by the Local Planning Authority. The proposals shall be implemented in accordance with the approved details.	To ensure a well-designed development, with appropriate green infrastructure distributed across the site which will remain unlit, so as to continue to allow bats and other species to move through the landscape to ensure compliance with Policies SP1(Delivering the Strategy), SP10 (Built and Natural Environment), MD1 (Location of New Development) and MD2 (Design of New	No proposed amendment.	23.04.26 – agreed.

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			Developments) of the Local Development Plan.		
32	Protected Species Survey & Mitigation (Area A as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	Prior to the commencement of any phase of the development, including site clearance, a pre-construction protected species survey shall be carried out for that phase. If the survey confirms the presence of protected species, no development or site clearance shall take place until the results of the survey, together with proposed mitigation measures, have been submitted to and approved in writing by the Local Planning Authority. The mitigation measures shall thereafter be carried out in accordance with the approved details.	To ensure the potential presence or absence of protected species is confirmed, prior to construction and where necessary, remedial measures are implemented for their protection, in the interests of ecology and to ensure compliance with Policies MG19, MG20, MG21 and MD9 (Promoting Biodiversity) of the LDP.	No proposed amendment.	23.04.26 – agreed.
33	External Lighting Scheme (Area A as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	Prior to the first beneficial occupation of each phase of the development, full details of the proposed external lighting shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall thereafter be carried out in full accordance with the approved details and prior to the first beneficial occupation of that phase of the site (or reserved matters application) to which the lighting relates. The lighting scheme shall include: <ul style="list-style-type: none"> • Details of the siting and type of external lighting to be used; • Drawings setting out light spillage in key sensitive areas (Ancient Semi-Natural Woodland, green infrastructure linking the two, 	To ensure satisfactory lighting is provided throughout the development, in the interest of public safety, air traffic safety, security, heritage and in the interests of ecology and to accord with Policies MD2 (Design of New Development), MD8 (Historic Environment) and MD9 (Promoting Biodiversity) of the Local Development Plan.	Appellant update: The condition trigger is pre-occupation and therefore the requirement to control construction lighting conflicts with the condition trigger. Detail of construction lighting is required pre-commencement by Condition 19.	27.3.26 LPA response: Agreed.

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		<p>and retained boundary hedgerows). Lighting in these areas shall be <1lux;</p> <ul style="list-style-type: none"> • Details of lighting to be used both during construction and operation; • Measures to monitor light spillage once the development is operational; and provisions for any subsequent remedial works that may be required to maintain dark corridors, as a consequence of the monitoring results. • Details of measures to deter birds, such as spikes on the lighting head and arm. 			
34	Energy Masterplan & Implementation Plan (Area A as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	Prior to the commencement of development, an Energy Masterplan and Implementation Plan shall be submitted to and approved in writing by the Local Planning Authority. The masterplan shall include a study of the feasibility of a sustainable energy centre to service the Cardiff Airport and gateway development zone Enterprise Zone , and if not feasible, a District Heat Network to service the application site. The development shall thereafter be carried out in accordance with the measures and timings outlined in the Energy Masterplan and Implementation Plan.	To ensure the development has high sustainability credentials and to ensure compliance with Policies MG10 (St Athan - Cardiff Airport Enterprise Zone) and MD2 (Design of New Development) of the Local Development Plan, and Policy 16 of Future Wales (2021).	Appellant update (27/03/2026): for specificity, 'Enterprise Zone' amended to read 'Cardiff Airport and gateway development zone'.	23.04.26 – agreed.
35	Labour Recruitment Strategy (Area A as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	Prior to the commencement of the development, a Labour Recruitment Strategy shall be submitted to and approved by the Local Planning Authority. The Strategy shall include measures aimed at facilitating best available access for people to the opportunities for employment arising from the construction and operation development, such as the provision of a local 'job shop, and shall include a timetable for its implementation. The Strategy shall thereafter be	To ensure that the developer facilitates best available access for local people to the opportunities for employment arising from the construction and operation of the development, and to ensure compliance with Policies SP1 (Delivering	No proposed amendment.	23.04.26 – agreed.

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	Condition	Requirement	Reason	Comment	LPA Response
		implemented in accordance with the approved details.	the Strategy), SP5 (Employment Requirements), MD14 (New Employment Proposals, and the wider economic objectives of the Local Development Plan.		
36	Training & Development Scheme (Area A as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	Prior to beneficial occupation of any building / development plot of the development hereby approved, a Training and Development Scheme for future employees within that respective part of the development shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall include measures for training and development, such as apprenticeship schemes, and timings of their implementation. The Scheme shall thereafter be implemented in accordance with the approved details.	To ensure that the developer facilitates best available access for local people to the opportunities for employment arising from the construction and operation of the development, and to ensure compliance with Policies SP1 (Delivering the Strategy), SP5 (Employment Requirements), MD14 (New Employment Proposals, and the wider economic objectives of the Local Development Plan.	No proposed amendment.	23.04.26 – agreed.
37	Travel Plan (Area A as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	The development shall be carried out in accordance with the document JNY9624-05 v.3- Framework Travel Plan: No part of the development hereby permitted shall be occupied until a Travel Plan has been submitted to and approved in writing by the LPA. The Travel Plan shall set out proposals and targets, together with a timetable to limit or	To ensure the development accords with sustainability principles and that site is accessible by a range of modes of transport in accordance with Policy	It was requested at the Inquiry that this condition be re-worded to require approval of a detailed Travel Plan. The Framework Travel Plan is listed as an approved plan under Condition 5.	23.04.26 – agreed.

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	Condition	Requirement	Reason	Comment	LPA Response
		reduce the number of single occupancy car journeys to the site, and to promote travel by sustainable modes. The Travel Plan shall be implemented in accordance with the timetable set out in the plan, unless otherwise agreed in writing with the LPA.	MD2 of the Local Development Plan.		
38	Limitation of development subject to Active Travel Route Completion (Area A as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	No more than 20,000sq.m gross floor area of the development shall be put into beneficial occupation until provision of a compliant Active Travel Route (Active Travel (Wales) Act 2013) has been completed along Port Road, connecting the site to existing facilities at Cardiff Airport and Barry (Weycock Cross).	In the interest of sustainability, highway safety, to avoid unacceptable traffic congestion and to ensure a satisfactory form of access to serve the development, and to ensure compliance with the terms of Policies SP1(Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.	No proposed amendment.	23.04.26 – agreed.
39	Use Restriction (Area A as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	The development hereby approved shall only be for uses falling within Class B1, B2 and B8 of 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).	To control the precise nature of the use of the site, and to ensure compliance with the terms of Policies MD2 (Design of New Development), MD7 (Environmental Protection) and MG9 10 (St Athan – Cardiff Airport Enterprise Zone) Employment Allocations of the Local Development Plan.	10/04/2026 inquiry update: it was discussed at the inquiry that this condition should refer to the employment allocation under Policy MG9.	23.04.26 – update to reference LDP Policy MG9 in reasons agreed.

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	Condition	Requirement	Reason	Comment	LPA Response
40	Phasing Statement (Area A as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	The application(s) for reserved matters shall be accompanied by a statement which explains how that phase of development shall comply with the strategic objectives of the Enterprise Zone and Local Development Plan, specifically to create a business destination that caters for the needs of the includes aerospace, education, research and development, manufacturing, office and other ancillary development. industry and high tech manufacturing.	Due to the strategic location of the site and control the precise nature of the use in compliance with the terms of Policies SP1 (Delivering the Strategy), MD2 (Design of New Development), and MG10 (St Athan - Cardiff Airport Enterprise Zone) of the Local Development Plan.	10/04/2026 inquiry update: it was discussed at the inquiry that this condition should refer to the site specific allocation under Policy MG10. The wording has been updated to align with the policy wording.	23.04.26 – update to align with Policy MG10 agreed.
41	Internal Spine Road Design Details & Implementation (Area A as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	The application(s) for reserved matters shall be accompanied by full design and engineering details of the proposed primary internal spine road to serve the development parcels within the site. The design details shall also include bus stop facilities to allow for services to penetrate the site, active travel provision, vision splays, street signage, street lighting, surface water drainage details and details of any retaining structures. The spine road shall be completed in accordance with the approved details prior to the first beneficial occupation of the development.	In the interest of highway safety and to ensure a satisfactory form of access to serve the development, in compliance with the terms of Policies SP1 (Delivering the Strategy), MD2 (Design of New Development), and MG10 (St Athan - Cardiff Airport Enterprise Zone) of the Local Development Plan.	No proposed amendment.	23.04.26 – agreed.
42	Design Brief Statement & Public Art (Area A as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	The application(s) for reserved matters shall be accompanied by a statement which explains how that phase of development has regard to the design objectives of the site (Design Brief V6) and has explored opportunities for delivery of public art.	Due to the strategic location of the site and control the precise nature of the use in compliance with the terms of Policies SP1 (Delivering the Strategy), MD2 (Design of New	No proposed amendment.	23.04.26 – agreed.

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	Condition	Requirement	Reason	Comment	LPA Response
			Development), and MG10 (St Athan - Cardiff Airport Enterprise Zone) of the Local Development Plan.		
43	EV Charging Points (Area A as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	Each phase of development shall provide a minimum of 10% of all car parking spaces provided therein to have electric vehicle charging points prior to beneficial occupation of that phase of the development which shall remain available for their designated use in perpetuity.	To ensure the provision on site of electric vehicle charging point parking to serve the development to ensure compliance with policy 12 of Future Wales: The National Plan.	No amendment. proposed	23.04.26 – agreed.
44	Sustainability Development Guide (Area A as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	Prior to the commencement of development, a Sustainable Development Guide shall be submitted to and approved in writing by the Local Planning Authority. The guide shall include an analysis of the climate impact from the development and contain sustainable design guidelines and measures to reduce the greenhouse gas emissions associated with the development. The approved Guide shall be incorporated into the detailed designs for each phase of the development.	To ensure the development has high sustainability credentials and to ensure compliance with Policies MG10 (St Athan - Cardiff Airport Enterprise Zone) and MD2 (Design of New Development) of the Local Development Plan.	No amendment. proposed	23.04.26 – agreed.
20	Construction Traffic Management Plan (Area A as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	Prior to the commencement of development, a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include details of parking for construction traffic, the proposed routes for heavy construction vehicles, timings of construction traffic and means of defining and controlling such traffic routes and timings. The development shall be carried out in accordance with the approved Management Plan.	To ensure that the parking provision and highway safety in the area are not adversely affected by the construction of the development and to meet the requirements of Policies SP1 (Delivering the Strategy) and MD2 (Design of New	No amendment. proposed	23.04.26 – agreed.

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	Condition	Requirement	Reason	Comment	LPA Response
			Developments) and MD7 (Environmental Protection) of the Local Development Plan.		
21	Highway Condition Survey Report (Area A as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	No development shall take place until a Highway Condition Survey Report (along a haulage route agreed with The Councils Highway Network Manager and undertaken by a suitably qualified Highway Maintenance Consultant) has been submitted to and approved by the Local Planning Authority. It shall also be accompanied by details of timings for subsequent Highway Condition Surveys to be undertaken, post completion of appropriate phases or at other agreed intervals, that will identify any difference in the condition of the highway since the first survey and report, and any remedial works that may be required.	In the interest of highway safety and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.	No proposed amendment.	23.04.26 – agreed.
22	Highway Condition Survey Report (Area A as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	The remedial works identified within the subsequent Highway Condition Surveys and Reports, referred to in the above condition, shall be carried out within three months of the date of the approval of that report.	In the interest of highway safety and to ensure compliance with the terms of Policies SP1 (Delivering the Strategy) and MD2 (Design of New Developments) of the Local Development Plan.	No proposed amendment.	23.04.26 – agreed.

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Conditions relating to Area A and Area B:

	Condition	Requirement	Reason	Comment	LPA Response
5	Plan spec (Area A and Area B as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	The development shall be carried out in accordance with the following approved plans and documents: JCD0064-001-D-210331 - Site Boundary Plan; JCD0064-003-T-210511 - Indicative Concept Masterplan; JCD0064-004-I-210511 - Parameter plan - Land Use & Storey Heights; JCD0064-005-G-210510 - Parameter plan - Movement & Access; JCD0064-006-J-210607 - Parameter plan - Green Infrastructure; JCD0064-007 - Hedgerow, Scrub and Woodland Plan; 210520_ECO01271-002 Rev A - Proposed Additional Mitigation and Wildlife Enhancement JNY9969-RPS-0100-001B Preliminary Spine Road Alignment (Sheet 1 of 4) JNY9969-RPS-0100-004B Preliminary Spine Road Alignment (Sheet 4 of 4) Environmental Statement Vols 1-3 by RPS dated July 2019; Environmental Statement Addendum (April 2021); Ecology Surveys Report (Report Ref EGO00138 (Rev A) by RPS dated 11 October 2019; JNY9624-05 v.3 Framework Travel Plan; Design and Access Statement; Design Brief V6;	For the avoidance of doubt as to the approved development and to accord with Circular 016:2014 on The Use of Planning Conditions for Development Management.	This condition is amended to specify the further Environmental Statement information.	The inspector requested that instead of referring to the entire ES, that the condition specify which parts are intended for inclusion (e.g. technical reports appended to it). Please could you provide us with a table of contents for the updated ES, as I have been unable to locate one. Appellant response: agreed and ES reference removed – mitigation captured by updated to other conditions. 23.04.26 – addition of preliminary spine road plans agreed.
6	Dormouse Conservation Strategy (Area A and Area B as identified on	No development, or preparatory works such as site clearance, shall take place until a Dormouse Conservation Strategy has been submitted to and approved by the Local Planning Authority. The strategy shall set out the likely impacts of the	In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy), MD9	It was agreed at the Inquiry that this condition is to be omitted as it duplicates the requirements of	10/04/2026 inquiry update: it has been agreed by the parties that the condition is to

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	Condition	Requirement	Reason	Comment	LPA Response
	<p>plan ref. JCD0064-001-D-210331 - Site Boundary Plan)</p>	<p>proposals on dormice, and detail measures that will be put in in place to mitigate and/or compensate the impacts on dormice (as appropriate). The Strategy shall include:</p> <ul style="list-style-type: none"> • A plan showing habitat to be lost, created and retained, which should identify the extent and location on appropriate scale; • Details of protective measures to be taken to minimise the impacts; • Proposals to minimise the severance of dormouse habitat, including at least 2 safe crossings for dormice where green infrastructure is severed by the central spine/access road; • Details of the nature and widths of dormouse habitat buffers, and where these will apply across the site; we would advise that these are planted with appropriate species • Details of the condition of current dormouse habitat, proposed habitat enhancement measures, and the condition of dormouse habitat that these aim to achieve; • Details of phasing of construction activities and conservation measures, including a timetable for implementation of mitigation demonstrating that works are aligned with the proposed phasing of the development; • Details of initial aftercare and long-term management including details of who will be responsible for and how long-term management will be funded; 	<p>(Promoting Biodiversity) and MG19 (Sites and Species of European Importance) of the Local Development Plan.</p>	<p>protected species licensing.</p>	<p>remain and to refer to both Area A and Area B.</p> <p>23.04.26 – LPA agreed.</p>

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	Condition	Requirement	Reason	Comment	LPA Response
		The Dormouse Conservation Strategy shall thereafter be implemented in accordance with the approved details.			
7	Biodiversity Management Strategy (Area A and Area B as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	<p>No development, or preparatory works such as site clearance, shall take place until separate Biodiversity Management Strategies for Areas A and B have been submitted to and approved by the Local Planning Authority . The Strategy shall include:</p> <ul style="list-style-type: none"> • Findings of an environmental DNA survey testing for grassland fungi in each permanent grassland in Area B identifying the CHEGD species that are present to inform future management. • Findings of an invertebrate survey of the areas of ancient woodland conducted over four survey visits covering spring, early summer, late summer and early autumn. • Findings of a woodland and tree fungi survey of the areas of ancient woodland conducted over survey visits in early and late autumn. • Findings of the soil analysis for each grassland field in Area B to record <ul style="list-style-type: none"> i) Extractable phosphorous (using the Olsen method), ii) Potassium and magnesium (milligrams/litre) iii) total nitrogen (using the Dumas method); iv) pH (in water). • Details of the desired conditions of features (present and to be created) at the site; 	In the interests of ecology and to ensure compliance with Policies SP1 (Delivering the Strategy), MD9 (Promoting Biodiversity) and MG19 (Sites and Species of European Importance) of the Local Development Plan.	No proposed amendment.	<p>No comment</p> <p>Appellant update (20/03/2026): it is proposed to specify further definition to the preparation of the Biodiversity Management Strategy for Area B in particular.</p> <p>27.3.26 LPA response: Agreed.</p>

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	Condition	Requirement	Reason	Comment	LPA Response
		<ul style="list-style-type: none"> • Details of scheduling and timings of activities; • Details of habitats, landscaping, environmental and ecological features present or to be created at the site (as detailed in Tables 9.7-9.9 in Environmental Statement Volume 1, Chapter 9: Ecology), including maps to show their present and desired distribution; • Details of the desired conditions of features (present and to be created) at the site; • Details of scheduling and timings of activities; • Details of short and long-term management, monitoring and maintenance of new and existing habitats at the site to deliver and maintain the desired condition (including management proposals with dormice in mind); • Details of aftercare for any new planting, and replacement measures should any new planting die, be removed or become seriously damaged or diseased within 5 years of completion of development; • Cross-reference to the Precautionary Dormouse Strategy (in particular the monitoring proposals); • Details of management and maintenance responsibilities; • Details of a lighting strategy; • Details of timescales, length of plan, and the method to review and update plans (informed by monitoring) at specific intervals; <p>The Biodiversity Management Strategy shall thereafter be carried out in accordance with the approved details.</p>			

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	Condition	Requirement	Reason	Comment	LPA Response
17	Bird Hazard Management Plan (operational phase) (Area A and Area B as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	No development shall take place until a Bird Hazard Management Plan (BHMP), for the operational phase of the development, has been submitted to and approved by the Local Planning Authority. The Plan shall detail mitigation measures to be in place for the built environment, proposed landscaping and SuDS, aimed at reducing the risk of birdstrike at Cardiff Airport. The plan should include threshold numbers of target species (that will initiate mitigation) and failure criteria to assure the efficacy of the plan.	To mitigate the risk of birdstrike during construction activity in the interest of air traffic safety	10/04/2026 inquiry update: it has been agreed by the parties that the condition is to relate to both Area A and Area B.	23.04.26 – agreed.
18	Bird Hazard Management Plan (construction phase) (Area A and Area B as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	Prior to the commencement of development, a construction phase Bird Hazard Management Plan (BHMP) shall be submitted to and approved by the Local Planning Authority. The Plan shall detail mitigation measures to be in place, to ensure there is no increased risk of birdstrike at Cardiff Airport. The plan should include threshold numbers of target species (that will initiate mitigation) and failure criteria to assure the efficacy of the plan.	To mitigate the risk of birdstrike during construction activity in the interest of air traffic safety	10/04/2026 inquiry update: it has been agreed by the parties that the condition is to relate to both Area A and Area B.	23.04.26 – agreed.
19	Construction Environment Management Plan (Area A and Area B as identified on plan ref. JCD0064-001-D-210331 - Site Boundary Plan)	No development shall commence, including any works of demolition, until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The CEMP shall include the following details: <ul style="list-style-type: none"> the parking of vehicles of site operatives and visitors; loading and unloading of plant and materials; storage of plant and materials used in constructing the development; 		It was requested at the Inquiry that the condition include the requirement for ecological supervision during construction. Appellant update: additional requirement in respect of use of low carbon materials and construction techniques proposed.	No comment 27.3.26 LPA response: Agreed except insofar that it requires compliance with 'environmental regulations' (not precise, potential duplication) Appellant response (27/03/2026) agree to omission of

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	Condition	Requirement	Reason	Comment	LPA Response
		<ul style="list-style-type: none"> • the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; • wheel washing facilities; • measures to control and mitigate the emission of dust, smoke, other airborne pollutants and dirt during construction; • a scheme for recycling/disposing of waste resulting from demolition and construction works. • hours of construction; • details of a sensitive lighting strategy to ensure all new light is directed away from all wooded habitats, retained hedgerows, and newly created habitats; • management, control and mitigation of noise and vibration; • odour management and mitigation; • diesel and oil tank storage areas and bunds; • how the developer proposes to accord with the Considerate Constructors Scheme (www.considerateconstructorscheme.org.uk) during the course of the construction of the development; and • a system for the management of complaints from local residents which will incorporate a reporting system. • details of the construction programme including timetable, details of site clearance which should follow Precautionary Methods of Working; • details of site construction drainage, and any watercourse or surface drain. 		<p>10/04/2026 inquiry update: it has been agreed by the parties that the condition is to relate to both Area A and Area B.</p>	<p>'environmental regulations'.</p> <p>23.04.26 – agreed.</p>

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	Condition	Requirement	Reason	Comment	LPA Response
		<ul style="list-style-type: none"> • pollution prevention, including details of emergency spill procedures and incident response plan. • details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details • details of landscape/ecological clerk of works (to ensure construction compliance with approved plans and environmental regulations). • use of lower carbon materials and construction practices. • a system for monitoring for the occurrence of extreme weather events detail of emergency response measures. • details of an Invasive Species Management Plan to be implemented and biosecurity measures put in place to control the spread of invasive non-native plant species. <p>The construction of the development shall be undertaken in accordance with the approved CEMP.</p>			