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Report of the Environmental Statement dated November 2009. The outfalls shall be constructed in accordance with the approved details.

17. If, during development, contamination is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with.
18. No development shall commence on a phase until details of a lighting plan for that phase, which shall include measures to protect the sky from light pollution, have been submitted to and approved in writing by the Local Planning Authority. The details shall comply with the requirements of paragraphs 8.5.21-8.5.23 of Volume 2 Main Report of the Environmental Statement dated November 2009. The development shall be carried out in accordance with the approved details.
19. No development shall commence within a phase until details of all internal streets, including longitudinal sections, typical cross sections, street specifications of the materials used, street lighting, street furniture, street drainage, traffic calming features, the surface materials for the estate roads, shared surfaces, car parks, footways and footpaths, the levels (including the levels of any linkages to Green Lane), details of the treatment of the site boundary to Pearce Way, and the location of any retaining structures within that phase have been submitted to and approved in writing by the Local Planning Authority. The works within each phase shall be constructed in accordance with the approved details within 12 months of the occupation of the last dwelling within the phase.
20. No dwelling shall be occupied until the roads, including shared surfaces, footpaths and turning spaces linking that dwelling to the public highway, have been constructed to at least binder course (also referred to as base course) level.
21. Before development commences a scheme for the traffic calming of Pearce Way and the construction of a footway/cycleway along the north side of Pearce Way, including the introduction of a 30mph speed limit on Pearce Way, full construction details and details of timing of implementation and phasing of the works, shall be submitted to and approved in writing by the Local Planning Authority. No development shall be occupied until the approved scheme has been completed.
22. No dwelling shall be occupied until the allocated car parking serving that dwelling, including any visitor spaces, have been constructed and made available for parking purposes for occupiers of that dwelling.
23. Notwithstanding the provisions of the Town and Country Planning (General Development Order) 1995 (or any order revoking, re-enacting or modifying that Order), garages within the housing scheme shall not be converted to habitable accommodation.
24. No development shall commence on any phase adjacent to the River Bourne until details of a protective fencing plan for a buffer zone adjacent to the River Bourne have been submitted to and approved in writing by the Local Planning