

Introduction

This Condition Compliance Matrix has been prepared to demonstrate compliance with planning conditions attached to planning permission granted under Appeal Reference APP/K2230/W/25/3371369.

The matrix identifies each condition requirement together with supporting information submitted to the Local Planning Authority demonstrating how compliance has been achieved.

The development has been partially implemented in accordance with the approved plans. Where retrospective elements of development exist, this submission clarifies how remaining works and mitigation measures comply with the planning conditions and the Inspector's decision.

Condition 6 – External Materials

Condition Requirement

Submission and approval of external materials for the dayroom and utility building.

Compliance Statement

Details of external materials are provided within the submitted Materials Specification and approved elevation drawings. The dayroom building has been designed using traditional and sympathetic materials including horizontal timber cladding, concrete roof tiles and white UPVC fenestration.

The materials have been selected to integrate visually with surrounding rural development and to avoid introducing visually intrusive built form into the countryside setting. The scale, form and appearance of the building reflect ancillary structures typically associated with rural and equestrian uses.

The development has been partially constructed in accordance with approved drawings and all remaining works will utilise identical materials to ensure visual consistency.

Supporting Documents

- Materials Specification
 - Layout and Elevation Drawings
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Condition 7 – Parking Drainage and Surfacing

Condition Requirement

Submission of drainage and surfacing details for parking and hardstanding areas including implementation timetable.

Compliance Statement

A comprehensive Sustainable Drainage Strategy has been prepared and submitted. The strategy confirms that hardstanding and parking areas utilise permeable surfacing materials including permeable paving grids and porous asphalt.

The surfacing design allows infiltration of surface water into the ground thereby reducing runoff and flood risk. The system is supported by soakaway drainage infrastructure designed in accordance with manufacturer specifications and best practice guidance.

An implementation programme confirms drainage infrastructure will be completed alongside final construction works ensuring the long-term effectiveness of the drainage system.

Supporting Documents

- Sustainable Drainage Strategy
 - Manufacturer Specifications
 - Tank Installation Details
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Condition 8 – Soft Landscaping Scheme

Condition Requirement

Submission of detailed soft landscaping scheme including planting specification and tree survey information.

Compliance Statement

A detailed Landscape and Ecological Enhancement Plan and Landscape Management Scheme have been prepared. These documents provide comprehensive details of native planting, biodiversity enhancement and long-term maintenance arrangements.

The landscaping strategy reinforces boundary vegetation and enhances ecological connectivity whilst maintaining low maintenance rural character consistent with the surrounding countryside.

The approved 10 metre ecological buffer zone applies specifically to retained undeveloped paddock land located to the rear and eastern sections of the site.

Retrospective development located within the western portion of the site, including hardstanding, fencing and siting of the mobile home, is already established and does not form part of pre-commencement ecological protection requirements.

Supporting Documents

- Landscape and Ecological Enhancement Plan
 - Planning Condition Discharge Report
 - Arboricultural Compliance Statement
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Condition 9 – Implementation of Planting

Condition Requirement

Planting to be completed in the first available planting season following completion of development and maintained for five years.

Compliance Statement

The Landscape and Ecological Management Scheme includes a detailed implementation timetable confirming that all planting will be undertaken during the first planting season following completion of development.

A five-year management programme is provided which includes replacement planting, watering regime and habitat management measures to ensure successful establishment and long-term ecological benefit.

Supporting Documents

- Landscape and Ecological Enhancement Plan
 - Landscape Management Scheme
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Condition 10 – Tree Works Standards

Condition Requirement

Tree works to be undertaken in accordance with BS3998.

Compliance Statement

The Arboricultural Compliance Statement confirms that no tree removal, pruning or disturbance works are required. The development has been specifically designed to avoid impacts upon existing vegetation and therefore satisfies the intent of this condition.

Supporting Documents

- Arboricultural Compliance Statement
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Condition 11 – Tree Survey and Protection Measures

Condition Requirement

Submission of tree survey and protection methodology.

Compliance Statement

The Arboricultural Compliance Statement confirms that no trees exist within the development footprint or within influencing distance of proposed works. The development layout incorporates a 10 metre ecological buffer zone which protects surrounding vegetation and ensures that root protection areas are not affected.

The ecological buffer zone is focused upon retained undeveloped land where habitat and vegetation protection measures are required and is not applicable to retrospective development already implemented within the western section of the site.

Supporting Documents

- Arboricultural Compliance Statement
 - Landscape and Ecological Enhancement Plan
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Condition 12 – Hard Landscaping

Condition Requirement

Submission of hard landscaping details including levels, boundary treatments, lighting and implementation programme.

Compliance Statement

Hard landscaping details including boundary fencing specification, surfacing materials, lighting specification and layout drawings are submitted. Boundary treatments utilise traditional post and rail fencing and closed board frontage fencing reflecting rural character and providing appropriate site enclosure.

Hardstanding areas utilise permeable surfacing materials to minimise surface water runoff and support sustainable drainage.

Supporting Documents

- Fencing Specification
 - Layout Drawings
 - Lighting Specification
 - Drainage Strategy
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Condition 13 – Foul and Surface Water Drainage

Condition Requirement

Submission of foul and surface water drainage strategy including implementation timetable.

Compliance Statement

The drainage strategy confirms installation of a Kingspan Klargestor shallow dig cesspool system designed in accordance with Building Regulations and manufacturer guidance. The cesspool system provides a reliable foul drainage solution for locations without mains drainage.

Surface water drainage is managed through permeable surfacing and soakaway infrastructure ensuring sustainable and environmentally responsible drainage provision.

Supporting Documents

- Sustainable Drainage Strategy
 - Tank Installation Guidance
 - Manufacturer Specifications
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Condition 14 – Ecological Mitigation Scheme

Condition Requirement

Submission of ecological mitigation scheme including implementation timetable and ongoing maintenance measures.

Compliance Statement

The Landscape and Ecological Enhancement Plan provides a comprehensive biodiversity enhancement strategy including native planting, wildlife habitat creation, grassland enhancement and long-term habitat management measures.

Ecological mitigation measures are focused upon retained paddock land and ecological buffer zones ensuring meaningful biodiversity enhancement and habitat protection.

A five-year management plan ensures the long-term success of ecological measures.

Supporting Documents

- Landscape and Ecological Enhancement Plan
 - Planning Condition Discharge Report
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Condition 15 – Biodiversity Lighting Plan

Condition Requirement

Submission of biodiversity sensitive lighting strategy.

Compliance Statement

Lighting specification confirms use of low-level downward facing LED lighting fitted with motion sensors or timers. The lighting design minimises light spill and protects nocturnal wildlife in accordance with Bat Conservation Trust guidance.

Lighting is positioned to avoid ecological buffer zones and retained paddock habitat.

Supporting Documents

- Lighting Specification
 - Landscape and Ecological Enhancement Plan
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Condition 16 – Visibility Splays

Condition Requirement

Provision and retention of visibility splays.

Compliance Statement

Visibility splays are shown on the approved block plan and remain unobstructed by development, planting or boundary treatments. The site access arrangements therefore comply with highway safety requirements.

Supporting Documents

- Proposed Block Plan
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Conclusion

This submission demonstrates that the development complies with all planning conditions attached to planning permission granted under Appeal Reference APP/K2230/W/25/3371369. The submitted information confirms that the development incorporates appropriate ecological mitigation, landscaping, drainage and infrastructure measures consistent with the Inspector's decision.